

Minutes

The City of Princeton

City Council Meeting of May 9, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on May 9, 2022, at 6:30 p.m. in the City Council Chamber at City Hall, located at 2000 E. Princeton Dr. Princeton, Texas 75407.

The following Councilmembers were present: Mayor Brianna Chacon, Mayor Pro Tempore Steven Deffibaugh, Councilmember Marlo Obera, Councilmember David Kleiber, and Councilmember Bryan Washington.

The following Councilmembers were absent: Councilmember Keven Underwood.

The following Staff Members were present: City Manager Derek Borg, Chief of Police Mark Moyle, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Director of Community Engagement Tenishea Turner, Director of Public Works Tommy Mapp, Director of Finance Carron Prigmore, David Overcash, Officer Royalty and Officer Rizzo.

Mayor **Chacon** called the City Council Meeting to order at 6:32 p.m.

Mayor **Chacon** called roll, present were Councilmembers **Washington, Kleiber, Obera and Mayor Pro Tempore Deffibaugh.**

Wes Brown led the invocation.

Mayor **Chacon** then announced the Pledge of Allegiance.

Mayor **Chacon** then announced Public Appearance: The following is a list of speakers that spoke in order under Public Appearance: Clinton Lowrance, Wes Brown, Holly Choate.

Mayor **Chacon** announced Mayors Comments: Fabulous night, at National night of prayer.

Mayor **Chacon** announced the Consent Agenda: All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Items on the **Consent Agenda were: Minutes** Discussion and possible action regarding the minutes of the April 25, 2022, Regular City Council Meeting. **Resolution No. 2022-05-09-R01 (ICAC)** Discussion and possible action regarding resolution of the City of Princeton, Texas approving an updated Interlocal Agreement for the Internet Crimes Against Children Task Force grant program between the City of Dallas, Texas, and the City of Princeton, Texas, and authorizing the City Manager to execute the same. **Resolution No. 2022-05-09-R05** Discussion and possible action regarding a resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Bridgewater Phase 4B utilities public improvements; providing for an effective date. finding proper notice and meeting. Mayor Pro Tempore **Deffibaugh made a motion to approve the Consent Agenda.** Councilmember **Washington seconded the motion to approve.** The motion carried **4-0.**

Mayor **Chacon** then announced the first item under the Regular Agenda: **2022-122 Proclamation (National Public Works Week)** Proclamation honoring National Public Works Week, May 16-22, 2022. No action taken

Mayor **Chacon** then announced the second item under the Regular Agenda: **2022-123 Proclamation (Municipal Clerks Week)** Proclamation honoring Municipal Clerks Week, May 1-7, 2022. No action taken

Mayor **Chacon** then announced the third item under the Regular Agenda: **2022-124 Proclamation (VFW Day)** Proclamation honoring VFW Day, May 14, 2022. No action

taken

Mayor **Chacon** then announced the fourth item under the Regular Agenda:

Annual Comprehensive Financial Report Discussion and possible action regarding the Annual Comprehensive Financial Report for the year ended September 30, 2021 (audited) presented by Louis Breedlove, with Brooks Watson & Co.

Mayor **Chacon** then announced the fifth item under the Regular Agenda:

2022-125 Section 3 Presentation Consider Section 3 Presentation related to the City's 2020 CDBG grant-funded water project, Contract No. 7220369 presented by Jessica Wagner with Lawrence & Associates. No action taken

Mayor **Chacon** then announced the sixth item under the Regular Agenda: **(2022-126 Public Hearing (PD#29 Kalterra Princeton)** Conduct public hearing regarding a request from Srinivas Kuthuru, Grandscape Land Developers, LLC, for a rezoning of the property from Agricultural "AG" to "PD" Planned Development, SITUATED in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166 and being part of a called 46.64-acre tract of land described in a deed to Longneck Drive Venture, LLC, a Texas Limited Liability Company, recorded in document number 20161209001671360, Official Public Records of said county being more particularly described by metes and bounds as follows: 23.33 Acres of Land.

Mayor **Chacon** opened the public hearing at 7:11 p.m.

Mayor **Chacon** closed the public hearing at 7:11 p.m.

Mayor **Chacon** then announced the seventh item under the Regular Agenda **(2022-127 Ordinance No. 2022-05-09 (PD# 29 Kalterra Princeton)** Discussion and possible action regarding Ordinance No. 2022-05-09 and ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of

Princeton, from "AG" Agricultural to "PD 29" Planned Development 29, on a portion of the David Cherry Survey, Abstract No. 166; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing and effective date. Speaker with presentation Maxwell Fisher. (No low income 1500 & up)

Mayor Pro Tempore **Deffibaugh made motion a motion to approve.** Councilmember **Washington seconded the motion. The motion carried 4-0.**

Mayor **Chacon** then announced the eighth item under the Regular Agenda **(2022-128 Public Hearing (PD#28Sicily)** Conduct public hearing regarding a request from Steve Maglisceau, Megatel Homes, LLC, for a rezoning of property from Agricultural "AG" to "PD #28" Planned Development, Tract 1-Being a 313.72 acre tract of land situated in the John Russell Survey, Abstract No. 743, and the David Cherry Survey, Abstract No. 166, Collin County, Texas, being part of a 314.088 acre tract as conveyed to Sicily Laguna Azure LLC, and recorded in Instrument No. 20211015002108560 of the Official Public Records, Collin County, Texas, said 313.72 acre tract being more particularly described as follows: Tract 2-Being a 33.615 acre tract of land situated in the John Russell Survey, Abstract No. 743, Collin County, Texas, being all of that 15.000 acre tract of land conveyed to Sicily Laguna Azure, LLC, as recorded in Instrument No. 20210910001842580, Official Public Records, Collin County, Texas, and all of that 18.616 acre tract of land conveyed to Sicily Laguna Azure, LLC, as recorded in Instrument No. 20210910001842570, Official Public Records, Collin County, Texas, said 33.631 acre tract being more particularly described as follows: Tract 3-Being a 154.50 acre tract of land situated in the Rufus Sewell Survey, Abstract No. 873, and the Thomas A. Rhodes Survey, Abstract No. 741, Collin County, Texas, and being all of

that 154.50 acre tract of land as conveyed to Sicily Laguna Azure LLC, as recorded in Instrument No. 20210927001966930, Official Public Records, Collin County, Texas, said 154.50 acre tract being more particularly described as follows: 501.84 Acres of Land.

Mayor Chacon opened the public hearing at 7:26 p.m.

Mayor Chacon closed the public hearing at 7:26 p.m.

Mayor **Chacon** then announced the ninth item under the Regular Agenda: **(2022-129 Ordinance No. 2022-05-09-01 (PD#28 Sicily)** Discussion and possible action regarding Ordinance No. 2022-05-09-01 An ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "AG" Agricultural to "PD 28" Planned Development 28, on a portion of the John Russel Survey, Abstract No. 743, The David Cherry Survey Abstract No. 166, Rufus Sewell Survey, Abstract No. 873 and the Thomas A. Rhodes Survey, Abstract No. 741; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date. Councilmember **Obera made a motion to approve.** Mayor Pro Tempore **Deffibaugh seconded the motion to approve.**

Mayor **Chacon** then announced the tenth item under the Regular Agenda: **(2022-130 Public Hearing (Longneck Multi-Family) WITHDRAWN** Public hearing regarding a request received from Merrill Kaliser, for a rezoning of property from Agricultural "AG" to "MF-2" Multi-Family, Being a 19.933-acre tract of land situated in the David Cherry Survey, Abstract No. 166, Extraterritorial Jurisdiction of the City of Princeton, Collin County, Texas, and being a part of a tract of land described as the South half of a 50-

acre tract described in Deed to Mamie McGee, recorded in Volume 1022, Page 825, Deed Records, Collin County, Texas (DRCCT) and being further described as the Parent Tract in General Warranty Deed recorded in Document Number 20080318000319100, Official Public Records, Collin County, Texas (OPRCCT), said 19.933-acre tract as determined from a survey by Desireé L. Hurst, RPLS 6230 on May 26, 2001 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710) being more particularly described as follows: 19.933 acres of land, more or less. No action taken

Mayor **Chacon** then announced the eleventh item under the Regular Agenda: **(2022-131 Public Hearing (Voluntary Annexation)** Conduct public hearing regarding a request Srikanth Kommalpati, for the voluntary annexation of property BEING all that certain tract or parcel of land lying and being situated in the City of Princeton, Collin County, Texas, a part of the Hardin Wright Survey, Abstract No. 957, and being out of and a part of a 42.83-acre tract described in a deed to Aloha Village Incorporated as recorded under Clerk's Document No. 20071015001415660, Collin County Deed Records, said tract or parcel of land is herein described as follows: containing 20 acres of land, more or less.

Mayor **Chacon** opened the public hearing at 7:32 p.m.

Mayor **Chacon** closed the public hearing at 7:32 p.m.

Mayor **Chacon** then announced the twelveth item under the Regular Agenda: **(2022-132 Ordinance No. 2022-05-09-02 (Voluntary Annexation)** Discussion and possible action regarding Ordinance No. 2022-05-09-02 An ordinance of the City Council of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of

Princeton, Texas, being approximately 20.00 acres as fore fully described in exhibit A and as depicted in exhibit A.1, finding that all necessary and required legal conditions have been satisfied; providing that such area shall become a part of the City and that the owners and inhabitants thereof shall be entitled to the rights and privileges of other citizens and be bound by the acts and ordinances now in effect and to be hereafter adopted; further providing for amending and correcting the official boundaries of the City as heretofore adopted; providing a severability clause; and providing for said ordinance to take effect and be in force from and after its passage. Councilmember **Washington made a motion to approve** Councilmember **Obera seconded the motion. The motion carried 4-0.**

Mayor **Chacon** then announced the thirteenth item under the Regular Agenda: **(2022-133 Resolution No. 2022-05-09-R (Temporary Fields)** Discussion and possible action regarding Resolution No. 2022-05-09-R a resolution of the City of Princeton Texas, 4B Community Development Corporation establishing the allocation of funds for a specific project, and authorizing the City Manager to execute the required documents to complete the project. Mayor Pro Tempore **Deffibaugh made motion a motion to approve.** Councilmember **Washington seconded the motion.**The motion carried **4-0.**

Mayor **Chacon** then announced the fourteenth item under the Regular Agenda: **(2022-134 Resolution No. 2022-05-09-R02 (Greenspot EV Charging Station)** Consideration and possible action on Resolution No. 2022-05-09-R02 approving an agreement with Greenspot JC, LLC for installation and operations of electric vehicle charging stations at City of Princeton facilities. Councilmember **Obera made a motion to approve.** Councilmember **Washington seconded the motion.** The motion carried

4-0.

Mayor **Chacon** then announced the fifteen item under the Regular Agenda:
(2022-135 Resolution No. 2022-05-09-R03 (Winchester PID No. 2) Consider a resolution calling a public hearing to consider an ordinance levying assessments on property located within the Winchester Public Improvement District No. 2. Mayor Pro Tempore **Deffibaugh** made motion a motion to approve. Councilmember **Obera** seconded the motion. The motion carried **4-0**.

Mayor **Chacon** then announced the sixteenth item under the Regular Agenda:
2022-136 Resolution No. 2022-05-09-R04 (Winchester PID No. 3)
Consider a resolution accepting for filing a landowner petition requesting the creation of the Winchester Public Improvement District No. 3; calling a public hearing to consider the creation of such public improvement district. Councilmember **Obera** made a motion to approve Councilmember **Kleiber** seconded the motion. The motion carried **4-0**.

Mayor **Chacon** then announced the seventeenth item under the Regular Agenda:
2022-137 Reimbursement Agreement (Eastridge PID) Discussion and possible action regarding a reimbursement agreement for Eastridge Public Improvement District.
No action taken.

Mayor **Chacon** then announced the eighteenth item under the Regular Agenda:
2022-138 Development Agreement (Princeton EDC and JB Partnership)
Discussion and possible action regarding a development agreement and property sale between the Princeton EDC and JB Partnership ILP.

Mayor Pro Tempore **Deffibaugh made motion a motion to approve.** Councilmember **Washington seconded the motion to approve.** The motion carried **4-0.**

Mayor **Chacon** then announced the nineteenth item under the Regular Agenda: **2022-139 CWD** Discussion and possible action regarding the Solid Waste and Recycling contract, Community Waste Disposal (CWD) advising of an annual market adjustment. This notice is to inform the council of our request for a Market Adjustment effective June 01, 2022. Mayor Pro Tempore **Deffibaugh made motion a motion to approve.** Councilmember **Washington seconded the motion.** The motion carried **4-0.**

Mayor **Chacon** then announced the twentieth item under the Regular Agenda: **2022-140 Library Advisory Board** Discussion and possible action regarding the appointment and/or reappointment to the Library Advisory Board. Place 2, Vacant Councilmember **Obera** appointed Rene Aparicio. Mayor Pro Tempore **Deffibaugh made motion a motion to approve.** Councilmember **Kleiber seconded the motion.** The motion carried **4-0.**

Mayor **Chacon** then announced the twenty-first item under the Regular Agenda: **2022-141 Ordinance No. 2009-09-08-03 (Solicitation Ordinance)** Discussion and Possible action regarding ordinance no. 2009-09-08-03 an ordinance of the City of Princeton regulating solicitation, handbill distribution, and ticket scalping; establishing definitions; protecting child solicitors; establishing permit requirements at the request of Councilmember Kleiber. No action taken

Mayor **Chacon** then announced the twenty-second item under the Regular Agenda: **2022-142 Resolution No. 2022-05-09-R06 (S. Est. 24inch Waterline)** Discussion and

possible action regarding Resolution No. 2022-05-09-R06 a resolution of the City Council of the City of Princeton, Texas, Finding that a public necessity exists for acquisition of right-of-way on, across and under 6.26 acre of real property, more or less; authorizing the City Manager, staff, contractors, and the City's attorneys to acquire said municipal utility easement and temporary construction easements by any lawful means, including but not limited to negotiations, and, if necessary, proceedings in eminent domain; providing an effective date. Mayor Pro Tempore **Deffibaugh** made **motion a motion to approve**. Councilmember **Washington** **seconded the motion**. The **motion carried 4-0**.

Mayor **Chacon** then announced the twenty-third item under the Regular Agenda: **2022-143 Future Agenda Items** Possible action to approve a request for items to be placed on a future agenda and NOT for discussion of these requests. (1) Councilmember **Washington** would like to look at the solicitation ordinance. (2) Councilmember **Kleiber** update on Boorman Lane (458). (3) Mayor **Chacon** wants an update on Beauchamp.

Mayor **Chacon** then announced Executive Session. Executive Session: Executive Session: Under terms of Chapter 551 of Texas Government Code the City Council may enter into CLOSED SESSION or Executive Session to discuss the following: Section 551.071 (2) Texas Government Code. Consultation with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter on any posted agenda items. 1) Texas Open Meeting Act. No action taken

Mayor **Chacon** then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items:

1) Our blood drive is Thursday, May 19th, 2022, at the Municipal Center from 1p-6p.

Sign up online.

2) Next HRCC Meeting, Wednesday, May 18, 2022 @ 6:30 p.m.

3) Next Regular City Council Meeting, Monday, May 23, 2022 @ 6:30 p.m.


4) Police Vehicles

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken.

Mayor **Chacon** asked for a motion of adjournment of the meeting.

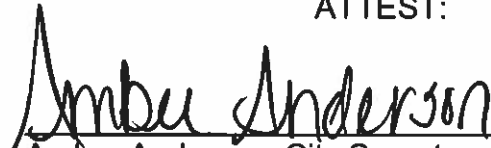
Councilmember **Washington** made a motion to adjourn. Councilmember **Obera** second the motion. The motion carried 4-0.

The meeting adjourned at 8:12 p.m.



Brianna Chacon, Mayor

ATTEST:



Amber Anderson, City Secretary

