

Minutes

The City of Princeton

City Council Meeting of May 22, 2023

The City Council of the City of Princeton, Texas, met in Regular Session on May 22, 2023, 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 Chacón, Councilmember Marlo Obera, Councilmember David Kleiber, Councilmember Keven Underwood, Mayor Pro Tempore Steven Deffibaugh, and Councilmember Bryan Washington.

The following Councilmembers were absent:

The following Staff Members were present: City Manager Derek Borg, City Attorney David Overcash, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Director of Community Engagement Tenishea Turner, Utility Billing Supervisor Will Rosales, Director of Parks & Rec. Chase Bryant, Interim Police Chief James Waters, Officer Toler, Officer Trim, Officer Crawford, and Officer Matthews.

Mayor **Chacón** called the City Council Meeting to order at 6:41 p.m.

Mayor **Chacón** called roll, present were Councilmembers: **Deffibaugh, Kleiber, Obera, Washington, and Underwood.**

Moment of Silence.

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

Mayor **Chacón** then announced Public Appearance: The following is a list of speakers that spoke in order under Public Appearance: John Prom, Darrel Evans, Mike Bates, Dorinda Powell, Deborah Wilson, Clinton Lowrance, and John Campbell,

Mayor **Chacón** announced Mayor's Comments: The only thing I want to address tonight is the flyers that were handed out amongst our community tonight from the white supremacy group. I want to make sure everyone here tonight as well as everyone online listening fully understands that is not the City we live in. We do not stand by that; we do not tolerate any type of hate activity and that is never anything I am going to get behind. It was a disgusting act; it was a cowardly act to do it at nighttime. We are investigating and we will figure it out, I promise you that.

Mayor **Chacón** 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 May 8, 2023, Regular City Council Meeting. **SSD at Frisco**: Discussion and possible action to approve the First Addendum to the Development Agreement and Performance Agreement with SSD at Frisco, LLC, to extend certain deadlines and update notice addresses. **Ordinance No. 2023-05-22-02 (Sale of 418 N. 2nd Street)**: Discussion and possible action regarding Ordinance No. 2023-05-22-02 approving the final sale price of the property located at 418 N. 2nd Street. **Ordinance No. 2023-05-22-01 (Sale of 414 N. 2nd Street)**: Discussion and possible action regarding Ordinance No. 2023-05-22-01 approving the final sale price of the property located at 414 N. 2nd Street. **Grant of Easement to Oncor**: Discussion and possible action regarding the grant of an easement to Oncor at the Bridgewater lift station site to allow for the installation of underground electrical infrastructure. **Sale of City owned property (228 N. 2nd Street)** Discussion and possible action regarding entering into sale contract for the sale of the

City owned property located at 228 N. 2nd Street. Mayor Pro Tempore **Deffibaugh** made a motion to approve the **Consent Agenda**. Councilmember **Washington** seconded the motion to approve. The motion carried **5-0**.

Mayor **Chacón** then announced the first item under the Regular Agenda: **2023-093 Annual Comprehensive Financial Report**: Discussion and possible action regarding the Annual Comprehensive Financial Report for the year ended September 30, 2022 (audited) presented by Louis Breedlove, with Brooks Watson & Co. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried **5-0**.

Mayor **Chacón** then announced the second item under the Regular Agenda: **2023-094 Sicily Laguna Development**: Presentation and progress report on the Sicily Laguna Development, by Zach Ipour. **No action taken**.

Mayor **Chacón** then announced the third item under the Regular Agenda: **2023-095 Sicily Laguna PID**: Discussion and presentation summarizing Sicily PID Section 1 Improvement Area #1 Series 2023 Special Assessment Revenue Bonds and Section 1 Major Improvement Area Series 2023 Special Assessment Revenue Bonds Plan of Finance, by Jim Sabonis. **No action taken**.

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2023-096 Eastridge and Sicily Developments**: Update and presentation for financing plans for Eastridge and Sicily developments, by Jim Sabonis. **No action taken**

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-097 EDC Director**: Update and discussion on the EDC Director position, requested by Councilmember **Obera**. **No action taken**.

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2023-098 Consulting Firm**: Discussion and possible action regarding issuance of re proposals to engage a consulting firm to review personnel matters for the City, such as staffing levels, talent allocation, and workplace culture. Councilmember **Obera** made a motion to table this item. Councilmember **Washington** seconded the motion. The motion carried 4-1. Councilmember **Kleiber** Opposed.

Mayor **Chacón** then announced the seventh item under the Regular Agenda: **2023-099 Public Hearing (SUP Commercial Antenna)**: Conduct a public hearing regarding a request received from the City of Princeton regarding a Specific Use Permit for a Commercial Antenna per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01).

Mayor **Chacon** opened the public hearing at 10:24 p.m.

Mayor **Chacon** closed the public hearing at 10:24 p.m.

Mayor **Chacón** then announced the eighth item under the Regular Agenda: **2023-100 Ordinance No. 2023-05-22 (SUP Commercial Antenna)**: Discussion and possible action regarding an ordinance of the City of Princeton amending comprehensive zoning ordinance of the city of Princeton by approving a specific use permit for certain properties containing 83.57 acres of land in the City or Princeton, Collin County, Texas. Councilmember **Obera** made a motion to approve this item. Councilmember **Washington** seconded the motion. The motion carried 5-0.

Mayor **Chacón** then announced the ninth item under the Regular Agenda: **2023-101 CWD (Princeton Annual Review)**: Discussion and presentation for the CWD annual review and cost adjustment, by Jason Roemer. **No action taken.**

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2023-102 Resolution No. 2023-05-22-R (SiEnergy 2023 SOI)**: Discussion and possible action regarding a Resolution by The City of Princeton, Texas; denying the rate increase proposed by SiEnergy, LP in its statement of intent to change rates filed on about May 5, 2023. Councilmember **Underwood** made a motion to approve this item. Councilmember **Washington** seconded the motion. The motion carried **5-0**.

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2023-103 Boorman Ln. & City Roads Update**: Update and discussion on Boorman Lane and other City Roads requested by Councilmember Kleiber. **No action taken.**

Mayor **Chacón** then announced the twelfth item under the Regular Agenda: **2023-104 Parks Update**: Update and discussion regarding the parks, requested by Councilmember Washington. **No action taken.**

Mayor **Chacón** then announced the thirteenth item under the Regular Agenda: **2023-105 Parks Equipment**: Update and discussion regarding the damaged equipment out at the park, requested by Councilmember Underwood. **No action taken.**

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2023-106 Nuisance Update**: Update and discussion on the sound levels in response to the nuisance issues, requested by Councilmember Obera. **No action taken.**

Mayor **Chacón** then announced the fifteenth item under the Regular Agenda: **2023-107 Incentive Agreement for New Economic Development (Princeton Landing)**: Discussion and possible action regarding an incentive agreement for new economic development on a 20.56 acre tract of land in the David Cherry Survey, Abstract No. 166. City of Princeton, Collin County, Texas. Councilmember **Obera** made

a motion to approve with a max payout of twelve months. Mayor Pro Tempore Deffibaugh seconded the motion to approve. The motion carried 3-2.

Councilmember Washington and Underwood Opposed.

Mayor **Chacón** then announced the sixteenth item under the Regular Agenda: **2023-108 PL20230969 - Preliminary Plat - Princeton 28 Addition:** Discussion and possible action regarding a request from Riata Development for preliminary plat approval for a property being a 1.61 acre tract in the David Cherry Survey, Abstract No. 166, Collin County, Texas. Mayor Pro Tempore **Deffibaugh** made a motion to approve.

Councilmember Washington seconded the motion to approve. The motion carried 3-2. Councilmember Kleiber and Obera Opposed.

Mayor **Chacón** then announced the seventeenth item under the Regular Agenda: **2023-109 Future Agenda Items:** Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.

- 1. Mayor Chacón would like to have Megatel and AEYL to do a presentation together.**
- 2. Mayor Pro Tempore Deffibaugh would like a presentation about ad valorem taxes.**
- 3. Mayor Pro Tempore Deffibaugh would like a discussion on a policy about when the agenda should be distributed to Councilmembers.**
- 4. Councilmember Obera would like to discuss street repair at Greenfield Acres.**

Mayor **Chacón** then announced Executive Session. **Executive Session:** In accordance with terms of Chapter 551 of the 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 pending or contemplated litigation, a settlement offer, or 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 listed elsewhere within this agenda, and/or the subject matter listed below:

United States District Court, Eastern Division of Texas, Sherman Division, North Collin Special Utility District v. City of Princeton, Texas, Civil Action No. 4:23-cv-00002-ALM.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING. (a) This chapter does not require a governmental body to conduct an open meeting:

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

1) City Attorney

Mayor Chacón adjourned into Executive Session at 7:05 p.m.

Mayor Chacón reconvened into Regular Session at 9:14 p.m.

Action pertaining to executive session- No action taken.

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

- 1) Next City Council Meeting, Monday, June 12, 2023, @ 6:30 PM.
- 2) Meal on Wheels-Mondays, Tuesdays, Wednesdays, and Fridays from 10:00 AM - 1:00 PM @ Steven and Judy Deffibaugh Community Center.
- 3) CPR/AED and Fire Safety Education Training Classes are held on the 3rd Thursday of each month from 6:00 PM - 9:00 PM @ the Steven and Judy Deffibaugh Community Center.
- 4) Vendor applications for our July Spectacular are now open. The link can be found on the website or our FB page.
- 5) Public Works Open House celebration May 27th, 10 AM – 1 PM, at Princeton Public Works 225 E Monte Carlo Boulevard.
- 6) On 6/22/23 Movie in the park at the municipal center park. Free games and Kona Ice, and the movie will start around 8.
- 7) On 6/24/23 we will have the Beauchamp Blvd dedication @ 10 am at the new entrance of the park.
- 8) Utility Bill Pay Kiosk now operational.

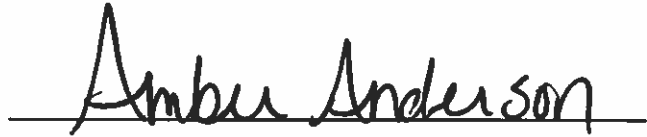
Mayor **Chacón** then announced the City Council reports about items of community interest regarding which no action will be taken. Mayor Pro Tempore **Deffibaugh** wanted to remind everyone that there is a Memorial Day remembrance service here at the City Hall this coming Monday at 11:30.

Mayor **Chacón** asked for a motion of adjournment of the meeting. Councilmember **Washington** made a motion to adjourn. Councilmember **Obera** seconded the motion. The motion carried 5-0. The meeting adjourned at 11:48 p.m.



Brianna Chacón, Mayor

ATTEST:



Amber Anderson, City Secretary

