

Minutes

The City of Princeton

City Council Meeting of June 12, 2023

The City Council of the City of Princeton, Texas, met in Regular Session on June 12, 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, Mayor Pro Tempore Steven Deffibaugh, and Councilmember Bryan Washington.

The following Councilmembers were absent: Keven Underwood

The following Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Director of Community Engagement Tenishea Turner, Director of Community Events Stephanie O'Brien, Director of Public Works Tommy Mapp, Interim Police Chief James Waters, Lt. Rodriguez, Sgt. Flatt, Det. Crawford, Det. Bradford, Officer Rizzo, Officer Quimbey, Officer Dominguez, Officer Trim, Sgt. Spears, and Officer Hooks.

Mayor **Chacón** called the City Council Meeting to order at 6:35 p.m.

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

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: Clinton Lowrance, Charlise Lee, Terrance Johnson, John Kusterbeck, Dorinda Powell, Michael Keating, Anne Bruner, Ms. Neal, and Kala Poche.

Mayor **Chacón** announced Mayor's Comments: In October of 2021, our City Manager had informed me that one of our developers was coming into Princeton had a sizable donation that they wanted to make to a nonprofit organization and wanted to know if I knew of any organization that it could be given to. Being the Mayor least then a year at that time. I did not know of a ton of 501c3's and organizations to give that to, now three years later, sure I know plenty. Back then no. I had very limited scope of people who I thought would represent Princeton and give back to the community in a big way. How ever AEYL was always an organization that wanted to be involved with Princeton, specifically with our youth and I think our youth are the most important thing here in Princeton, that is our future, so if I have an organization that directly wants to help our youth, that's a good thing. With our City Manager we did have Megatel along with AEYL up to City Hall to do a formal introduction to introduce two parties to see if that is something Megatel wanted to do, was to give back to this organization. This was never money that had anything to do with the city, this is not city business, this is not taxpayer money, this is nothing that ever made it into an account in Princeton, this is nothing Princeton ever had jurisdiction over. This is money from a private organization who talked with another private organization and had an agreement. I was made aware that on May 18th, it does appear that our City Manager did reach out to Megatel inquiring specifically about what happened to those funds, I was made aware of that today I did not realize our City Manager was the one who reintroduced this back into public eye, however that is where we are now. At the last council meeting I did request for that conversation to be shut down, because it's not city business. We cannot discuss something as a council that is not city business. I can't have someone come up here

and discuss something that is not on the agenda. So that is me keeping order in our room here, that's me making sure that our meetings go the way they are supposed to go. And having a slide snook in last minute to disclose and email between two private entities that have nothing to do with the with the City of Princeton is not something we are going to discuss as a Council. Both organizations were given an opportunity to present tonight, I emailed and called and tried to get in touch with Megatel to see if they wanted to be here tonight to do a presentation or discuss this and as you can see by everyone in the room tonight, they are not here. I know there are questions about why this is not on the agenda, I would a ploy you if you really want to know why, ask Megatel.

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 22, 2023, Regular City Council Meeting. **Ordinance No. 2023-06-12-03 (Sale of 228 N. 2nd Street):** Discussion and possible action regarding Ordinance No. 2023-06-12-03 approving the final sale price of the property located at 228 N. 2nd Street. Councilmember **Washington made a motion to approve the Consent Agenda.** Councilmember **Kleiber seconded the motion to approve.** The motion carried **4-0.**

Mayor **Chacón** then announced the first item under the Regular Agenda: **2023-110 November 2023 Park Bond Election:** Presentation, discussion and possible action regarding the November Park Bond Election, by Jim Sabonis. **No action taken.**

Mayor **Chacón** then announced the second item under the Regular Agenda: **2023-111 Resolution 2023-06-12-R03 (Sicity PID)**: Consider resolution calling a public hearing and considering the preliminary project and finance plans for the creation of Reinvestment Zone Number Four, City of Princeton, Texas; and resolving other matters related thereto. Mayor Pro Tempore **Deffibaugh** made a motion to approve.

Councilmember **Obera** seconded the motion to approve. The motion carried 4-0.

Mayor **Chacón** then announced the third item under the Regular Agenda: **2023-112 Public Hearing (PD#14A Amendment 1)**: Conduct a public hearing regarding a request received from Hazelwood Villas, LLC, for a rezoning of the property from "PD-14A to PD-14A-1", Being a tract of land situated in the Hardin Wright Survey, Abstract No. 957, in Collin County, Texas beginning at a Mag nail found in asphalt within E. Hazelwood Street (Right-of-way varies), in the east line of said QT Properties tract; City of Princeton, Collin County, Texas, and is described as follows: 38.032 acres of land, more or less.

Mayor **Chacon** opened the public hearing at 7:31 p.m.

Mayor **Chacon** closed the public hearing at 7:31 p.m.

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2023-113 Ordinance No. 2023-06-12 (PD14A Amendment 1)**: Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016- 01-25-01 of the City of Princeton, from "PD14A", Planned Development 14A to "PD14A-1", Planned Development 14A-1, on a portion of the Hardin Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember

Washington seconded the motion to approve. The motion carried 4-0.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-114 Public Hearing (Charles Smith Funeral Home):** Conduct a public hearing regarding a request received from Charles W. Smith & Sons Funeral Home, for a rezoning of the property from "SF-1" to "C-2", being a tract of land situated in the Harden Wright Survey, Abstract No. 957, Collin County, Texas being all of Lot 4 of the Caldwell Addition, an addition to the City of Princeton, according to the plat thereof, recorded in Volume 6, Page 6 Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a General Warranty Deed to Charles W. Smith and Lorretta R. Smith, recorded in Document No. 20200302000300040, Deed Records, Collin County, Texas (D.R.C.C.T.) and said lot being more particularly described by metes and bounds as follows: 0.252 acres of land, more or less.

Mayor Chacon opened the public hearing at 7:33 p.m.

Mayor Chacon closed the public hearing at 7:33 p.m.

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2023-115 Ordinance No. 2023-06-12-01 (Charles Smith Funeral Home):** Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016- 01-25-01 of the City of Princeton, from "SF-1" Single Family Residence-1 to "C-2" General Commercial, on a portion of the Hardin Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried 4-0.

Mayor **Chacón** then announced the seventh item under the Regular Agenda:

2023-116 Public Hearing (Annexation of City Property): Conduct a public hearing received from City of Princeton, regarding the voluntary annexation of property Being a parcel of land located in Collin County, Texas, a part of the W.D. Thompson Survey, Abstract No. 892, Being a part of that called 12.15 acre tract of land, described by deed to Princeton Independent School District, as recorded under Document No. 20200131000137460, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows: 1.787 acres of land.

Mayor Chacon opened the public hearing at 7:37 p.m.

Mayor Chacon closed the public hearing at 7:38 p.m.

Mayor **Chacón** then announced the eighth item under the Regular Agenda: **2023-117 Ordinance No. 2023-06-12-02 (Annexation of City Property):** Discussion and possible action regarding an ordinance of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 1.787 acres. Councilmember **Washington made a motion to approve this item.** Councilmember **Obera seconded the motion. The motion carried 4-0.**

Mayor **Chacón** then announced the ninth item under the Regular Agenda: **2023-118 Street Repair (Greenfield Acres):** Discussion and update on the street repair in Greenfield Acres, requested by Councilmember Obera. **No action taken.**

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2023-119 Commendations:** Discussion and presentation by Chief Waters regarding commendations to officers. **No action taken.**

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2023-120 Agenda Deadline:** Discussion and receive direction in regard to setting a

deadline for items to be added to the agenda by City Council, requested by Mayor Pro Tempore Deffibaugh. Mayor Pro Tempore **Deffibaugh made a motion to have a policy to have the agenda items in from all boards, council, and departments on Wednesday before it goes out on Friday.** Councilmember **Washington seconded the motion.** The motion carried **4-0**

Mayor **Chacón** then announced the twelfth item under the Regular Agenda: **2023-121 Invocation** Discussion and possible action to put the Invocation back on the agenda, requested by Councilmember Kleiber. Councilmember **Kleiber asked for item to be removed from agenda until the next Council meeting.**

Mayor **Chacón** then announced the thirteenth item under the Regular Agenda: **2023-122 National Motto:** Discussion and possible action to put the National Motto " IN GOD WE TRUST" on all Princeton's emergency vehicles, requested by Councilmember Kleiber. Councilmember **Kleiber asked for item to be removed from agenda until the next Council meeting.**

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2023-123 Resolution No. 2023-06-12-R02 (S. EST Waterline Project CO):** Discussion and possible action regarding a resolution by the City Council of the City of Princeton, Texas authorizing Greater Texoma Utility Authority to award additional funding to a contract with BELT Construction of Texas for the City of Princeton Water Main CIP Projects 6, 8 and 17. Councilmember **Obera made a motion to approve this item.** Councilmember **Washington seconded the motion.** The motion carried **4-0.**

Mayor **Chacón** then announced the fifteenth item under the Regular Agenda: **2023-124 Resolution No. 2023-06-12-R01 (Caldwell Park Shade Sail Project):**

Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction of the Caldwell Park Restrooms and Shade Structure; and authorizing the City Manager to execute the documents required for construction. Mayor Pro Tempore **Deffibaugh Obera** made a motion to **approve this item**. Councilmember **Washington** seconded the motion to approve. **The motion carried 4-0.**

Mayor **Chacón** then announced the sixteenth item under the Regular Agenda: **2023-125 Resolution No. 2023-06-12-R (Eastridge Booster Station)**: Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction of the Eastridge Booster Station, and authorizing the City Manager to execute the documents required for construction. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Obera** seconded the motion to approve. **The motion carried 4-0**

Mayor **Chacón** then announced the seventeenth item under the Regular Agenda: **2023-126 EDC Director**: Discussion and receive direction regarding the EDC director position, requested by Mayor Chacon. Mayor **Chacón** asked that it be put on **the next agenda after we receive full legal council.**

Mayor **Chacón** then announced the eighteenth item under the Regular Agenda: **2023-127 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. Councilmember **Obera** wants a sign corrected coming into Princeton that **shows the Police Station still downtown.**

2. Councilmember **Kleiber** wants some information on apartments next to **Walmart.**

3. Councilmember **Kleiber** wants a list of health inspections and the findings of those health inspections within the current year.

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: **None**

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 26, 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) On June 22, 2023, Movie in the park at the municipal center park. Free games and

Kona Ice, and the movie will start around 8.

5) On June 24, 2023, we will have the Beauchamp Blvd dedication @10 am at the new entrance of the park.

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 Wednesday, June 14, is flag day.

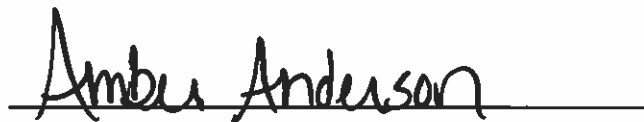
Mayor **Chacón** asked for a motion of adjournment of the meeting.

Councilmember **Washington** made a motion to adjourn. Mayor Pro Tempore **Deffibaugh** seconded the motion. The motion carried 4-0. The meeting adjourned at 8:04 p.m.



Brianna Chacón, Mayor

ATTEST:



Amber Anderson, City Secretary

