

Minutes

The City of Princeton

City Council Meeting of June 27, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on June 27, 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 Pro Tempore Steve Deffibaugh, Councilmember Marlo Obera, Councilmember David Kleiber, and Councilmember Bryan Washington.

The following Councilmembers were absent: Mayor Brianna Chacon, and 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, City Attorney David Overcash, Chief of Police Mark Moyle, Lieutenant Rodriguez, Officer Royalty and Officer Rizzo.

Mayor Pro Tempore **Deffibaugh** called the City Council Meeting to order at 6:30 p.m.

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

Wes Brown led the invocation.

Mayor Pro Tempore **Deffibaugh** then announced the Pledge of Allegiance.

Mayor Pro Tempore **Deffibaugh** then announced Public Appearance: The following is a list of speakers that spoke in order under Public Appearance: Wes Brown, John Kusterbeck, Brandy Kusterbeck, Ghenga Abiodun, and Jenny Gonzalez.

Mayor Pro Tempore **Deffibaugh** announced Mayors Comments: No comments.

Mayor Pro Tempore **Deffibaugh** 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 June 13, 2022, Regular City Council Meeting. **Collin County Road & Bridge Interlocal Agreement FY22-26:** Discussion and possible action regarding the FY 2022-2026 Collin County Road & Bridge Interlocal Cooperation Agreement between Collin County and the City of Princeton. **PL20220392 Preliminary Plat (Core Spaces):** Discussion and possible action regarding a request from CORE PBSFR Acquisition Vehicle, LLC for preliminary plat approval for a property being a 50.35 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **FP202001933 Final Plat (Winchester Crossing Phase 7):** Discussion and possible action regarding a request from D.R. Horton - Texas, LTD for final plat approval for a property being a 53.409 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **Resolution No. 2022-06-27-R03 (Bridgewater 4A & 4C Acceptance):** Discussion and possible action regarding Resolution No. 2022-06-27- R03 a resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Bridgewater Phase 4A/4C utilities public improvements; providing for an effective date; finding proper notice and meeting. **Resolution No. 2022-06-27-R04 (Shade Sail & Restroom):** Discussion and possible action regarding Resolution No. 2022-06-27- R04 a resolution of the City of Princeton, Texas, authorizing individual project order #125 for the engineering and design of

proposed shade sail and pre-manufactured restroom facility, authorizing the funding, and authorizing the City Manager to execute the agreements. **Resolution No. 2022-06-27-R05 (IPO#107 Amendment):** Discussion and possible regarding Resolution No.2022-06-27-R05 a resolution of the City of Princeton, Texas, Authorizing amendment #1 to individual project order #107 for additional engineering and design services for the Eastridge Booster Station, authorizing the funding, and authorizing the City Manager to execute the agreements. **Resolution No. 2022-06-27-R02 (DocuSign):** Discussion and possible action on Resolution No. 2022-06-27-R02, authorizing the expenditure of up to \$5,000 annually in funds from the Municipal Court Technology Fund to acquire use of the DocuSign goods and services through a state-administered purchasing program. Councilmember **Washington made a motion to approve the Consent Agenda.** Councilmember **Obera seconded the motion to approve.** The motion carried **4-0.**

Mayor Pro Tempore **Deffibaugh** then announced the first item under the Regular Agenda: **2022-179 Recognition:** Recognizing Lt. Jesus Rodriguez on his graduation/completion from the FBI National Academy. No action taken.

Mayor Pro Tempore **Deffibaugh** then announced the second item under the Regular Agenda: **2022-180 Presentation of RFP Candidate:** Presentation, discussion and possible action regarding RFP candidate for DEI, Ree-Konnect. Councilmember **Obera made a motion to approve.** Councilmember **Kleiber seconded the motion to approve.** The motion carried **4-0.**

Mayor Pro Tempore **Deffibaugh** then announced the third item under the Regular Agenda: **2022-181 Public Hearing (Eastridge Tax Increment):** Conduct Public Hearing on creation of the Eastridge Tax Increment Reinvestment Zone.

Mayor Pro Tempore **Deffibaugh** opened the public hearing at 7:23 p.m.

Mayor Pro Tempore **Deffibaugh** closed the public hearing at 7:23 p.m.

Mayor Pro Tempore **Deffibaugh** then announced the fourth item under the Regular Agenda: **2022-182 TIRZ 3 Eastridge**: Discussion and possible action regarding an ordinance designating a geographic area within the city as tax increment reinvestment zone number three; describing the boundaries of the zone; creating a board of directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a termination date for the zone Councilmember **Washington** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the fifth item under the Regular Agenda: **2022-183 Resolution No. 2022-06-27-R (Eastridge PID)**: Discussion and possible action regarding Resolution No. 2022-06-27-R, determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Eastridge Public Improvement District. Councilmember **Obera** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the sixth item under the Regular Agenda: **2022-184 Development Agreement (Winchester Crossing)**: Discussion and possible action regarding Amendment to Winchester Crossing Development Agreement between the City of Princeton, Texas and D.R. Horton - Texas, Ltd. Councilmember **Obera** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the seventh item under the Regular Agenda: **2022-185 Ordinance No. 2022-06-27 (Winchester No. 2)**: Discussion and possible action regarding an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2022 (Winchester Public Improvement District No. 2 Project"; approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds. Councilmember **Kleiber made a motion to approve**. Councilmember **Obera seconded the motion**. The motion carried **4-0**.

Mayor Pro Tempore **Deffibaugh** then announced the eighth item under the Regular Agenda: **2022-186 Ordinance No. 2022-06-27-01 (SAP Winchester No. 2)**: Discussion and possible action regarding an ordinance approving an update to the service and assessment plan for Winchester Public Improvement District No. 2. Councilmember **Obera made a motion to approve**. Councilmember **Washington seconded the motion**. The motion carried **4-0**.

Mayor Pro Tempore **Deeffibaugh** then announced the ninth item under the Regular Agenda: **2022-187 Public Hearing (Children's Lighthouse)**: Conduct a public hearing regarding a request from CRE Project Management, LLC, for a rezoning of the property from M-1 "Light Manufacturing" to "PD" Planned Development, Being a 2.05-acre tract or parcel of land situated in the Hardin Wright Survey, Abstract Number 957 in the City of Princeton, Collin County, Texas and being a portion of Lot 1, Block B of Princeton Business Park an addition to the City of Princeton, recorded in Document Number 2017- 737 of the Plat Records of Collin County, Texas and being more particularly

described by metes and bounds as follows: containing 2.05 acres of land more or less.

Mayor Pro Tempore **Deffibaugh** opened the public hearing at 7:41 p.m.

Mayor Pro Tempore **Deffibaugh** closed the public hearing at 7:41 p.m.

Mayor Pro Tempore **Deffibaugh** then announced the tenth item under the Regular Agenda: **2022-188 Ordinance No. 2022-06-27-02 (PD#34 Children's Lighthouse):** Discussion and possible action regarding Ordinance No. 2022-06-27-02 an ordinance of the City of Princeton, from "M-1" Light Manufacturing/Industrial to "PD 34" Planned Development 34, 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. Councilmember **Washington** made a motion to approve. Councilmember **Kleiber** seconded the motion. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the eleventh item under the Regular Agenda: **2022-189 Resolution No. 2022-06-27-R01 (Truist Proposal):** Discussion and possible action regarding Resolution No. 2022-06-27-R01, Truist Bank ("Lender" is pleased to offer this proposal for the financing requested by the City of Princeton, TX ("Borrower". WHEREAS: The City of Princeton, TX ("Borrower" has previously determined to undertake a project for the financing of various vehicles (the "Project"), and the Finance Officer has now presented a proposal for the financing of such Project. Councilmember **Obera** made a motion to approve. Councilmember **Kleiber** seconded the motion. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the twelfth item under the Regular Agenda: **2022-190 Ordinance No. 2022-06-27-03 (Solicitors Ordinance):** Discussion and possible action on amendments to the City's ordinances regulating activities of

solicitors. Councilmember **Washington made a motion to approve.** Councilmember **Kleiber seconded the motion.** The motion carried **4-0.**

Mayor Pro Tempore **Deffibaugh** then announced the thirteenth item under the Regular Agenda: **2022-191 Beauchamp Boulevard:** Update and discussion on the completion and opening of Beauchamp Blvd. North requested by Councilmember Washington. No action taken.

Mayor Pro Tempore **Deffibaugh** then announced the fourteenth item under the Regular Agenda: **Raintree MUD:** Discussion and possible action regarding The Fire Protection Agreement (the "Agreement") by and between the City of Princeton (the "City" or "Princeton") and Raintree Municipal Utility District No. 1 of Collin County (the "District"). Councilmember **Kleiber made a motion to approve.** Councilmember **Obera seconded the motion.** The motion carried **4-0.**

Mayor Pro Tempore **Deffibaugh** then announced the fifteen item under the Regular Agenda: **2022-193 Juvenile Crime:** Discussion and possible action regarding an update with the Police Departments Juvenile Crime policy requested by Councilmember Obera. No action taken.

Mayor Pro Tempore **Deffibaugh** then announced the sixteenth item under the Regular Agenda: **2022-194 Active Shooter Preparedness:** Discussion and possible action regarding preparedness/training for active shooter incidents involving the Princeton ISD, Chief Moyle, requested by Councilmember Underwood. No action taken

Mayor Pro Tempore **Deffibaugh** then announced the seventeenth item under the Regular Agenda: **2022-195 Myrick Lane Update (Concrete Pours):** Discussion regarding early morning concrete pour on Myrick Lane. No action taken.

Mayor Pro Tempore **Deffibaugh** then announced the eighteenth item under the Regular Agenda: **2022-196 Resolution No. 2022-06-27-R06 (JJ Book Restroom Facility)**: Discussion and possible action regarding Resolution No. 2022-06-27-R) a resolution of the City of Princeton, Texas establishing the allocation of funds for the premanufactured restroom facility to be installed as part of the JJ Book Wilson Memorial Park Phase 1, improvements; and authorizing the City Manager to execute the documents required for purchase and installation. Councilmember **Washington made a motion to approve**. Councilmember **Kleiber seconded the motion**. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the nineteenth item under the Regular Agenda: **2022-197 Resolution No. 2022-06-27-R07 (Sheamar Ln. Wastewater Interceptor)**: Discussion and possible action regarding Resolution No. 2022-06-27-R07 a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction of the phase 1, Sheamar Lane Wastewater Interceptor; and authorizing the City Manager to execute the documents required for construction. Councilmember **Obera made a motion to approve**. Councilmember **Washington seconded the motion**. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the twentieth item under the Regular Agenda: **2022-198 Certificate of Obligation, Sewer Bonds**: Consider a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation. Councilmember **Obera made a motion to approve**. Councilmember **Kleiber seconded the motion**. The motion carried 4-0.

Mayor Pro Tempore **Deffibaugh** then announced the twenty first item under the

Regular Agenda: **2022-199 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** would like to add the Juvenile discussion to the next Executive Session meeting. 2. Councilmember **Kleiber** would like to an update on the Forest Grove lift station and the College Street lift station.

Mayor Pro Tempore **Deffibaugh** then announced 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. No action taken

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

- 1) July Spectacular, Sunday, July 3, 2022, 2p-10p
- 2) Next HRCC Meeting, Wednesday, July 6, 2022 @ 6:30 p.m.
- 3) Next Home Rule Charter Work Session with Public, Sunday, July 10, 2022, 2p-4p.
- 4) Next Home Rule Charter Work Session with Public, Saturday, July 16, 2022, 10a-12p
- 5) Next Regular City Council Meeting, Monday, July 11, 2022 @ 6:30 p.m.

Mayor Pro Tempore **Deffibaugh** then announced the City Council reports about items of community interest regarding which no action will be taken. Councilmember **Kleiber**, wanted to thank the Chief for implementing the police academy. I don't know if I'd passed, but I'd enjoyed it.

Mayor Pro Tempore **Deffibaugh** asked for a motion of adjournment of the meeting.

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

The meeting adjourned at 8:19 p.m.

Brianna Chacón
~~Steven Deffibaugh, Mayor Pro Tempore~~
Brianna Chacón

ATTEST:

Amber Anderson
Amber Anderson, City Secretary

