

Minutes

The City of Princeton

City Council Meeting of July 10, 2023

The City Council of the City of Princeton, Texas, met in Regular Session on July 10, 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, 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, City Secretary Amber Anderson, Director of Development Services Shawn Fort, Director of Community Engagement Tenishea Turner, City Attorneys Stan Lowry and Grant Lowry, Officer Rizzo, Officer Toler, Director of Public Works Tommy Mapp, and CDC/EDC Coordinator DeShawyna Walker.

Mayor **Chacón** called the City Council Meeting to order at 6:40 p.m.

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

**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: Melissa Ned, Marc Hooks, Dorinda Powell, and John Kusterbeck.

Mayor **Chacón** announced Mayors Comments: Pursuant to Section 551.0415 of the Texas Government Code, Mayor may report on Items of Community Interest, including:

(1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest. In addition to the foregoing, Mayor will address the following subject matters: "4th of July Event" Mayor gave shout out to all our city staff and vendors for an amazing 4<sup>th</sup> of July Event.

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 June 12, 2023, Regular City Council Meeting, and the minutes of June 20, 2023, Special City Council Meeting. FP20190889 - Final Plat (Quail Ridge Phase 1): Discussion and possible action regarding a request from Princeton Townhome, LLC for final plat approval for a property being a 6.05-acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, TX. FP20200052 - Final Plat (Eastridge Phase 2B): Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 43.418-acre tract of land situated in the Rufus Sewel Survey, Abstract No. 873, City of Princeton, Collin County, TX. PL20231697 - Preliminary Plat (Hazelwood South Community Center): Discussion and possible action regarding a request from Hazelwood Single Family, LLC for preliminary plat approval for a property being a 4.997-acre tract in the**

John Snyder Survey, Abstract No. 865, Collin County, Texas. **PL20231752 -**

**Preliminary Plat (Buff & Shine):** Discussion and possible action regarding a request from RERR, LLC for preliminary plat approval for a property being a 10.013-acre tract in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

**PL20231753 - Preliminary Plat - (Princeton Crossroads/U-Haul):** Discussion and possible action regarding a request from Amerco Real Estate Company for preliminary plat approval for a property being an 8.831-acre tract in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas. **Tower Site License**

**Agreement (Verizon):** Discussion and possible action regarding a Tower Site License Agreement by and between the City of Princeton & Celco Partnership, d/b/a/ Verizon Wireless modifying and extending the terms of the licensee's use of the subject property located at 512 Main Street. **Community Outreach Programs:** Discussion and possible

action to approve Res. 2023-05-09-R01, authorizing up to \$75,000 of project expenditures for Community Outreach Programs conducted at the Steven and Judy Deffibaugh Community Center. **Gold Star Memorial Fundraising:** Discussion and possible action to approve Res. 2023-04-04-R, endorsing the CDC's co-sponsorship of a fundraising event coordinated by the Woody Williams Foundation to support construction of a Gold Star Families Memorial Monument in Veterans Memorial

Park. **FY2024 Collin County Jail Services Amendment:** Discussion and possible action regarding the FY2024 Collin County Jail Services Amendment for the City of Princeton. **FY2024 Collin County Dispatch Services Amendment (Princeton Fire Dept.):** Discussion and possible action regarding the FY2024 Collin County Dispatch Services Amendment for the Princeton Fire Dept. **FY2024 Collin County Dispatch**

**Services Amendment:** Discussion and possible action regarding the FY2024 Collin County Dispatch Services Amendment for the City of Princeton. **Resolution No. 2023-07-10-R03 (J.J. Book) Wilson Memorial Park CO# 2&3):** Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing the allocation of additional funds for the construction of JJ Book Wilson Memorial Park Phase 1, improvements; and authorizing the City Manager to execute the documents required for construction. **Resolution No. 2023-07-10-R04 (Teakwood CO#2):** Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing the allocation of additional funds for the Teakwood Drive reconstruction; and authorizing the City Manager to execute the document required for construction. **Amended Ordinance No. 2023-06-12-02 (Annexation of City owned property):** Discussion and possible action regarding amendment to ordinance no 2023-06-12-02 of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 1.787 acres. **Amended Resolution 2023-06-12-R01 (Caldwell Park Shade Sail Project):** Discussion and possible action regarding amendment to resolution no. 2023-06-12-R01 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 made a motion to approve the Consent Agenda.** Councilmember **Washington second the motion to approve.** The motion carried 4-0.

Mayor **Chacón** then announced the first item under the Regular Agenda: **2023-128 Public Hearing (Forest Grove) Canceled:** Notices not sent-staff update. No action

taken.

Mayor **Chacón** then announced the second item under the Regular Agenda: **2023-129 Public Hearing (Sicily TIRZ):** Conduct a public hearing on the creation of Reinvestment Zone Number Four, City of Princeton, Texas.

Mayor **Chacón** opened the public hearing at 6:54 p.m.

Mayor **Chacón** left the public hearing open until the next CC meeting.

Mayor **Chacón** then announced the third item under the Regular Agenda: **2023-130 Sicily PID (380 Agreement):** Consider and approve a Tax Increment Reinvestment Zone Number 4 (Sicily) Economic Development Agreement with Sicily Laguna Azure LLC. 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 fourth item under the Regular Agenda: **2023-131 Resolution No. 2023-07-10-R (Eastridge PID):** Consider a resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Eastridge Public Improvement District; directing the publication and mailing of notice of such public hearing. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried 4-0.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-132 Resolution No. 2023-07-10-R01 (Reinvestment Zone Number Three):** Consider a resolution proposing amendments to the project plan and financing plan for Reinvestment Zone Number Three, City of Princeton, Texas; calling a public hearing; providing an effective date; and resolving other matters related thereto. Councilmember

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

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2023-133 Public Hearing (Beauchamp Grocery Store):** Conduct a public hearing regarding a request received from Retail Partners – MC Princeton, LLC, for a rezoning of the property from Commercial "C-1" and Agricultural "AG" to Planned Development "PD#40" with Commercial "C-2" and Multi-family "MF-2", Being a 25.44-acre tract of land out of the H. Wright Survey, Abstract Number 957 in the City of Princeton, TX, Collin County, Texas. Mayor **Chacón** made note there is a Scribner error in the notice that reads PD#40 which should be PD#39.

**Mayor Chacón opened the public hearing at 7:17 p.m.**

**Mayor Chacón closed the public hearing at 7:18 p.m.**

Mayor **Chacón** then announced the seventh item under the Regular Agenda: **2023-134 Ordinance No. 2023-07-10 (Beauchamp Grocery Store):** Discussion and possible action regarding Ordinance No. 2023-07-10 an ordinance to the city of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "C-1" Light Commercial and "AG" Agricultural to "PD 39" Planned Development 39 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 eighth item under the Regular Agenda:

**2023-135 Resolution No. 2023-07-10-R02 (Agenda item deadline):** Discussion and possible action regarding an amendment to the Council Relations Policy, Rules of Order, and Code of Ethics, Section 3.0 (D). Councilmember **Washington made a motion to approve.** Councilmember **Obera seconded the motion to approve.** The motion carried 4-0.

Mayor Chacón then announced the ninth item under the Regular Agenda: **2023-136 EDC:** Receive information, discuss, and provide direction regarding the administrative structure of the EDC. **Mayor** advised that the EDC will be discussing the job description and getting it finalized. EDC will be presenting that at the next council meeting.

Mayor Chacón then announced the tenth item under the Regular Agenda: **2023-137 Resolution No. 2023-07-10-R05 (IPO#182 12" Waterline Plan Update):** Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing the individual project order #182 for plan update, bidding and construction phase services related to the highway 380 12" waterline replacement project, authorizing the funding, and authorizing the City Manager to execute the agreements. 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 eleventh item under the Regular Agenda: **2023-138 Luxury Apartments Update:** Update and discussion on the luxury apartments next to Walmart, requested by Councilmember Kleiber and Councilmember Obera. No action taken.

Mayor **Chacón** then announced the twelfth item under the Regular Agenda:  
**2023-139 Health Inspections:** Update and discussion on the health inspections and findings of those health inspections within the current year, requested by Councilmember Kleiber. No action taken.

Mayor **Chacón** then announced the thirteenth item under the Regular Agenda: **2023-140 Wayfinder Signage:** Update and discussion regarding the sign showing that our Police Station is still located downtown, requested by Councilmember Obera. No action taken.

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2023-141 Myrick Lane:** Discussion and update on Myrick Lane construction. No action taken.

Mayor **Chacón** then announced the fifteenth item under the Regular Agenda: **2023-142 Amendment to Development Agreement (Northgate):** Discussion and possible action regarding a first amendment to Northgate Apartments at Monticello Development Agreement. Councilmember **Washington made a motion to approve.** Mayor Pro Tempore **Deffibaugh seconded the motion to approve.** The motion carried 4-0.

Mayor **Chacón** then announced the sixteenth item under the Regular Agenda: **2023-143 Future Agenda Items:** Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.  
**motion. (1) Mayor Pro Tempore Deffibaugh would like a Comprehensive plan Update and Update on Health Inspections. (2) Mayor Chacón would like an update on**



Beauchamp Blvd lights. (3) Councilmember Kleiber would like an update on the zoning signs.

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 any of the following: Section 551.071 (2) Texas Government Code. Consultation with the City Attorney on 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 agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

- 1) New Legal Counsel General Briefing

**Mayor Chacon adjourned into Executive Session at 8:02 p.m.**

**Mayor Chacon reconvened into Regular Session at 8:33 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, July 24, 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.

Mayor **Chacón** then announced the City Council reports: Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest. Councilmember **Washington** would like to say thank you to the entire city staff for our July Spectacular Event and mark your calendars for Sept. 9<sup>th</sup> Guns and Hoses boxing event at the Allen Event Center.

Mayor **Chacón** asked for a motion of adjournment of the meeting. Councilmember **Obera** made a motion to adjourn. Councilmember **Kleiber** seconded the motion. The motion carried 4-0. The meeting adjourned at 8:35 p.m.

Brianna Chacon  
Brianna Chacon, Mayor

ATTEST:

Amber Anderson  
Amber Anderson, City Secretary

