

Minutes

The City of Princeton

City Council Meeting of July 24, 2023

The City Council of the City of Princeton, Texas, met in Regular Session on July 24, 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, Deputy City Manager Shawn Fort, Director of Communications Specialist Mallory Cammarata, City Attorneys Stan Lowry and Grant Lowry, Planning Manager Craig Fisher, Interim Police Chief Waters, Officer Bradford, Officer Toler, Fire Chief Harvey, Deputy Fire Chief Stiltz, Emergency Management Specialist Captain Dustin Lankford, Director of Public Works Tommy Mapp, and Park and Rec Director Chase Bryant

Mayor **Chacón** called the City Council Meeting to order at 6:33 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: Kelly Carr, Ben Long, Clinton Lowrance, Matt Krum, and Elam Vaiyapuri.

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: None

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 July 10, 2023, Regular City Council Meeting. **FP20201939 - Final Plat (Avilla Towne Center)** Discussion and possible action regarding a request from NexMetro Towne Center, LP for final plat approval for a property being a 13.82-acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas. **Grant of Easement to TNMP (S. EST)**: Discussion and possible action regarding grant of easement to Texas New Mexico Power for underground electrical infrastructure along the Fire Station #3 & South Elevated Storage Tank property. **Grant of Easement to TNMP (Fire Station #2)**: Discussion and possible action regarding the grant of easement to Texas New Mexico Power for underground electric infrastructure on the Fire Station #2 property. 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 **Chacón** then announced the first item under the Regular Agenda: **2023-144 Recognition: Citizens Life-Saving Award for Kyle Miller & Aubrey Mendoza on behalf of the Princeton Fire Department, presented by Chief Harvey. No action taken.**

**Mayor Chacón called for a recess at 6:53 p.m.**

**Mayor Chacón reconvened at 7:03 p.m.**

Mayor **Chacón** then announced the second item under the Regular Agenda: **2023-145 Parks and Library Bond Program: Presentation, discussion, and possible action regarding the results from the public engagement process and prioritize the upcoming bond projects, presented by Kimley-Horn. No action taken.**

Mayor **Chacón** then announced the third item under the Regular Agenda: **2023-146 Eastridge PID: Discussion and presentation summarizing the Results of Eastridge PID IA #2 Series 2023 Special Assessment Revenue Bonds Pricing. No action taken.**

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2023-147 Public Hearing (Eastridge): Conduct a Public Hearing on Levy of Assessments.**

**Mayor Chacón opened the public hearing at 7:58 p.m.**

**Mayor Chacón closed the public hearing at 8:00 p.m.**

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-148 Public Hearing (Eastridge TIRZ Plan Amendments): Conduct a Public Hearing on TIRZ Plan Amendments.**

**Mayor Chacón opened the public hearing at 8:00 p.m.**

**Mayor Chacón closed the public hearing at 8:00 p.m.**

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2023-149 Ordinance No. 2023-07-24 (Eastridge Assessment Ordinance)**: Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Eastridge Public Improvement District Improvement Area No. 2 Project. 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 seventh item under the Regular Agenda: **2023-150 Ordinance No. 2023-07-24-01 (Eastridge TIRZ Plans)**: Consider an ordinance approving an Amended and Restated Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Three. 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 eighth item under the Regular Agenda: **2023-151 Ordinance No. 2023-07-24-02 (Eastridge Bond Ordinance)**: Consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Eastridge Public Improvement District Improvement Area 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. Councilmember **Obera** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried 4-0.

Mayor **Chacón** then announced the ninth item under the Regular Agenda: **2023-152 US380 Widening**: Discussion, and receive direction for the relocation of the decorative

monuments at the corners of 2nd and 4th street in preparation for the TxDOT US380 widening project. No action taken.

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2023-153 EDC**: Presentation and discussion regarding a job description for an EDC president. Mayor **Chacón** asked that it be tabled until EDC can convene. Councilmember **Washington** made a motion to table. Councilmember **Kleiber** seconded the motion to table. The motion carried 4-0.

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2023-154 Comprehensive Plan Update**: Discussion and update on the Comprehensive Plan for the City of Princeton, requested by Mayor Pro Tem Deffibaugh. No action taken.

Mayor **Chacón** then announced the twelfth item under the Regular Agenda: **2023-155 Comprehensive Plan Update: 380 LAR Corridor Plan Discussion**: Discuss the Comprehensive Plan Update: 380 LAR Corridor Plan. No action taken.

Mayor **Chacón** then announced the thirteenth item under the Regular Agenda: **2023-156 Health Inspections**: Discussion, update, and possible action regarding ease of access to the health inspections on local establishments, requested by Mayor Pro Tem Deffibaugh. Mayor **Chacón** and Mayor Pro Tem **Deffibaugh** asked for a presentation showing cost comparison between Collin County and Bureau Veritas.

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2023-157 Beauchamp Blvd. lights**: Discussion and update on the operation of the streetlights along the north section of Beauchamp Blvd. requested by Mayor Chacon. No action taken.

Mayor **Chacón** then announced the fifteenth item under the Regular Agenda:  
**2023-158 Zoning Signs:** Discussion and update regarding the time and placement of zoning signs informing the public of upcoming Zoning meetings, requested by Councilmember Kleiber. No action taken.

Mayor **Chacón** then announced the sixteenth item under the Regular Agenda:  
**2023-159 Resolution No. 2023-07-24-R01 (IPO#183 Greenfield Acres Streets)**  
Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #183 for the engineering and design of the Greenfield Acres Road rehabilitation, authorizing the funding, and authorizing the City Manager to execute the agreements. 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:  
**2023-160 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) Councilmember Obera request information on how HB 2127 will affect any of our ordinances or regulations.

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: None

**ACTION PERTAINING TO EXECUTIVE SESSION: None**

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

- 1) Next City Council Meeting, Monday, August 14, 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) Senior citizen exercise program begins July 31st and will be held on Monday/Wednesday/Fridays at 10am located at 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 remind everyone this Saturday is the Back to School Bash,

it's the annual event that is put on by the Chamber and it will be at Southard MS from 10-12. School supplies, backpacks, haircuts, vision screening and all kinds of great things for the community.

**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 4-0.**

**The meeting adjourned at 8:55 p.m.**

  
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Brianna Chacon, Mayor

ATTEST:

  
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Amber Anderson, City Secretary

