

Minutes

The City of Princeton

City Council Meeting of July 25, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on July 25, 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 Brianna Chacon, Mayor Pro Tempore Steven Deffibaugh, Councilmember Marlo Obera, Councilmember David Kleiber, Councilmember Bryan Washington and Councilmember Keven Underwood.

The following Councilmembers were absent: None.

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, Fire Chief Harvey, Police Chief Moyle, Lieutenant Rodriguez, and Officer Rizzo.

Mayor **Chacón** called the City Council Meeting to order at 6:32 p.m.

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

Kelly Carr led the invocation.

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: Ghenga Abiodun, Karen Robertson, and Kelly Carr.

Mayor **Chacón** announced Mayors Comments: Remind everyone about back-to-school bash again that is going to be this Saturday, July 30th @ that starts at 10 am and that's going to be at Smith Elementary, there is free health care services, free haircuts,

and free school supply for the kiddos. So, make sure that you go up there. Parents in the past it's been if you were not available to come up there the Chamber was able to hold a lot of those items for the kids, this year they are not able to do that, they don't have a location to store it. If you know someone that needs it and is not able to get up there, send someone in their place to make for sure you go pick those up for them.

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 the July 11, 2022, Regular City Council Meeting. **Dispatch Services Agreement:** Discussion and possible action regarding the Dispatch Service Agreement. **Preliminary Plat (Windmore):** Discussion and possible action regarding PL20220618 a request from GRBK Edgewood, LLC for preliminary plat approval for a property being a 427.09 acre tract of land in the William D. Thompson Survey, Abstract No. 982, City of Princeton, Collin County, Texas. **Preliminary Plat (Princeton Retreat):** Discussion and Possible action regarding PL20212597 a request form Shoolin Ventures, LLC for preliminary plat approval for a property being a 19.99 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **Final Plat (Eastridge Phase 1B).** Discussion and possible action regarding FP20210052 a request from GRBK Edgewood, LLC for final plat approval for a property being a 35.86 acre tract of land in the Rufus Sewell Survey, Abstract No. 873, City of Princeton, Collin County, Texas. Councilmember **Underwood made a motion to approve the Consent Agenda.** Mayor Pro Tempore **Deffibaugh seconded the motion to approve.** The motion

carried 5-0.

Mayor **Chacón** then announced the first item under the Regular Agenda: **2022-205 Elderly welfare checks**: Discussion and possible action regarding programs we have in place to check on the welfare of our elderly, presentation by Chief Harvey. No action taken.

Mayor **Chacon** then announced the second item under the Regular Agenda: **2022-206 Public Hearing (Eastridge PID)**: Public hearing on the levy of assessments in Improvement Area No. 1 of the Eastridge Public Improvement District.

Mayor **Chacón** opened the public hearing at 6:56 p.m.

Mayor **Chacón** closed the public hearing at 6:56 p.m.

Mayor **Chacón** then announced the third item under the Regular Agenda: **2022-207 Ordinance No. 2022-07-25 (Eastridge 1A)**: Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Eastridge Public Improvement District Improvement Area No. 1 project; fixing a charge and lien against all properties within Improvement Area No. 1 of the District. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2022-208 Ordinance No. 2022-07-25-01 (TIRZ 3 Eastridge)**: Consider an ordinance of approving a project plan and financing plan for Tax Increment Reinvestment Zone Number Three. Councilmember **Washington** made a motion to approve. Mayor Pro Tempore **Deffibaugh** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2022-209 Ordinance No. 2022-7-25-02: (Bond Ordinance)** Consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue

Bonds, Series 2022 (Eastridge Public Improvement District Improvement Area No. 1 Project)". Councilmember **Underwood** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2022-210 Princeton Municipal Code Regulations**: Consideration and possible action on amendments to the Princeton Municipal Code regulations for fireworks and the general penalty clause. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the seventh item under the Regular Agenda: **2022-211 Water CCN Agreement (Culleoka & Princeton)**: Discussion and possible action regarding an agreement between the City of Princeton and the Culleoka Water Supply Corporation for the adjustment and amendment of certain CCN boundaries, for the orderly development of bisected properties and respective service areas. Councilmember **Obera** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the eighth item under the Regular Agenda: **2022-212: Public Hearing (Beachamp Plaza)**: Conduct a public hearing regarding a request from Retails Partners, LLC, for a rezoning of property from AG "Agricultural" to "C-1" Commercial, BEING 7.632 acres of land situated in the H. WRIGHT SURVEY, Abstract No. 957, City of Princeton, Collin County, Texas, and being a portion of the tracts of land conveyed to Durrie L. Caldwell, by the deeds recorded in Instrument No. 96-0058224, Instrument No. 97-0038174, Volume 1986, Page 743, and Volume 2505, Page 811, of the Official Public Records of Collin County, Texas. Said 7.632 acres of land being more particularly described by metes and bounds as follows: Containing 7.632 acres of land more or less.

Mayor Chacón opened the public hearing at 7:25 p.m.

Mayor Chacón closed the public hearing at 7:25 p.m.

Mayor **Chacón** then announced the ninth item under the Regular Agenda: **2022-213: Ordinance No. 2022-07-25-04 (Beauchamp Plaza)**: 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 "AG", Agricultural to "C-1" Light 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 **Underwood** **seconded the motion to approve.** **The motion carried 5-0.**

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2022-214: Public Hearing (Princeton Luxury Villas)**: Conduct a public hearing regarding a request from Sanjeev Jain, Tasacom Investments, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING situated in the Rufus Sewell Survey, Abstract No. 873, Collin County, Texas, and being part of a called 47.32 acre part of a tract of land described in a deed to the Harold L. Clem and Mary L. Clem Living Trust, of record under County Clerk's File No. 99-0064223, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows: containing: 28.451 acres of land, more or less.

Mayor Chacón opened the public hearing at 7:30 p.m.

Mayor Chacón closed the public hearing at 7:30 p.m.

Mayor **Chacón** then announced the eleventh item under the Regular Agenda:
2022-215: Ordinance No. 2022-07-25-05 (Princeton Luxury Villas): 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 "AG" Agricultural to "PD 34" Planned Development 34, on a portion of the Rufus Sewell Survey, Abstract No. 873; 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 5-0.

Mayor **Chacón** then announced the twelfth item under the Regular Agenda:
2022-216: Public Hearing (Princeton Landmark): ~~Conduct a public hearing regarding a request from Srinivas Kuthuru, Princeton Estates TX, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING A part of that certain resurvey of the called 306.81 acre tract of land conveyed to Hasan Pirkul ET AL, a called 30 acre parcel of land described as parcel 10 and a called 50 acre parcel of land described as parcel 11, As described in a deed recorded in volume 5218, page 3630, deed records, Collin County Texas, save and except that certain called 8.775 acre tract of land to Collin County as recorded in clerks files numbers 20110621000640470, 20110621000640480, 20110621000640490 & 2012013000106690 and being more particularly described by metes and bounds as follows: containing: 80.00 acres of land, more or less. (Withdrawn by Applicant) No action taken.~~

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

2022-217: Public Hearing (Monticello Park Ph 3): Conduct a public hearing regarding a request from Anthony Loeffel, P.E, Starlight Homes Texas, LLC, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING a tract of land situated in the Dave Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas and being all of a called 5.20-acre tract of land conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No. 20200903001489060, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and all of a called 47.15-acre tract of land described as Tract 2, a called 9.7455-acre tract described as Tract 3 and a called 1.193-acre tract of land described as Tract 4 conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No. 20170428000540990 (O.P.R.C.C.T.), and being more particularly described as follows: containing: 61.87 acres of land, more or less.

Mayor Chacón opened the public hearing at 7:32 p.m.

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

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2022-218: Ordinance No. 2022-07-25-03 (Monticello Park Phase 3):** 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 "AG" Agricultural to "PD 30A" Planned Development 30A, on a portion of the David Cherry Survey, Abstract no. 166; repealing all conflicting ordinances; providing for a penalty; and providing an effective date. Councilmember **Underwood made a motion to approve.** Councilmember **Obera seconded the motion to approve.** The motion **carried 5-0.**

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

2022-219: Public Hearing (Winchester Crossing 9,10, & 11): Conduct a public hearing regarding a request from David L. Booth, D.R.Horton-Texas, LTD, for the voluntary annexation of property Being a parcel of land located in Collin County, Texas, a part of the Hardin Wright Survey, Abstract Number 957, Being a parcel of land located in Collin County, Texas, a part of the William D. Thompson Survey, Abstract Number 892, and being a part of that called 187.250 acre tract of land described in deed to D.R. Horton-Texas, LTD. As recorded in Instrument Number 20211201002443260, Official Public Records of Collin County, Texas, and being further described as follows: 130.61 acres of land, more or less.

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

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

Mayor Chacón then announced the sixteenth item under the Regular Agenda:

2022-220: Ordinance No. 2022-07-25-06 (Annexation Winchester 9, 10 & 11):

Discussion and possible action regarding an ordinance annexing the hereinafter described territory to the City of Princeton, Collin County, Texas, and extending the boundary limits of said municipality so as to include said hereinafter described property within said municipal corporate limits and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the act, ordinances, resolutions, and regulations of said City; providing a repealer clause; providing a severability clause; and providing an effective date. Councilmember **Obera made a motion to approve. Councilmember Kleiber seconded the motion to approve. The motion carried 5-0.**

Mayor Chacón then announced the seventeenth item under the Regular Agenda: **2022-221: Resolution No. 2022-07-25-R (S. Est. Water Main):** Discussion

and possible action regarding a resolution by the City Council of the City of Princeton, Texas authorizing Greater Texoma Utility Authority to award a contract to BELT Construction of Texas for the City of Princeton Water Main CIP Projects 6, 8 and 17. Mayor Pro Tempore **Deffibaugh** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the eighteenth item under the Regular Agenda: **2022-222: Resolution No 2022-07-25-R01 (2nd Street Reconstruction):** Discussion and possible action regarding a resolution of the City of Princeton, Texas, Establishing the allocation of funds for the 2nd Street Reconstruction Project; and authorizing the City Manager to execute the documents required for construction. 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 nineteenth item under the Regular Agenda: **2022-223: Teakwood Drive:** Update and discussion on Teakwood Drive requested by Councilmember Kleiber. No action taken

Mayor **Chacón** then announced the twentieth item under the Regular Agenda: **2022-224: Monte Carlo/6th St./FM 1377:** Update and discussion regarding the stop sign on Monte Carlo/6th St. requested by Councilmember Kleiber. No action taken

Mayor **Chacón** then announced the twenty first item under the Regular Agenda: **2022-225: 2022 Budget Planning Calendar:** Update for council regarding our 2022 Budget Planning Calendar. No action taken

Mayor **Chacón** then announced the twenty second item under the Regular Agenda: **2022-226: Future Agenda Items:** Possible action to approve request for items to be

placed on a future agenda and NOT for discussion of these requests. Councilmember **Kleiber** would like to see a list of all streets in Princeton that are not paved, and a schedule of when they will be paved.

Mayor **Chacon** 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.

Section 551.074. Personnel Matters

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 a 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) Ceremonial & Appearance Policy

2) Juvenile Crime Policies

3) Appointment, replacement, and removal of City board members. [Consultation only; no action to be taken this meeting]

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

Mayor Chacon reconvened into Regular Session at 9:26 p.m.

Action pertaining to executive session- No action taken.

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

- 1) Next HRC Meeting, Wednesday, August 3, 2022, @ 6:30 p.m.
- 2) Ribbon Cutting Ceremony, Saturday, August 6, 2022, 10a-1p @ Community Center.
- 3) Next Regular City Council Meeting, Monday, August 8, 2022 @ 6:30 p.m.

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken. None

Mayor **Chacon** asked for a motion of adjournment of the meeting. Councilmember **Obera** made a motion to adjourn. Councilmember **Kleiber** second the motion. The motion carried 5-0.

The meeting adjourned at 9:27 p.m.


Brianna Chacon, Mayor

ATTEST:


Amber Anderson, City Secretary

