

Minutes

The City of Princeton

City Council Meeting of August 22, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on August 22, 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 Tom Harvey, Director of Public Works Tommy Mapp, Director of Finance Carron Prigmore, EDC/CDC Coordinator DeShawyna Walker, Lieutenant Rodriguez, Detective Crawford, and Officer Rizzo.

Mayor **Chacón** called the City Council Meeting to order at 6:33 p.m.

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

Marc Hooks 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: Linda Dillard, Brandy Kusterbeck, John Kusterbeck, Charlise Lee, Elam Vaiypuri, Nikki Krum, Darsell Johnson, and Chad Carnahan.

Mayor Chacón announced Mayors Comments: No action taken

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 August 8, 2022, Regular City Council Meeting. **FY23 Interlocal Agreement (Animal Services)**: Discussion and possible action regarding the Interlocal Animal Services Agreement between Collin County and the City of Princeton. **FY23 Interlocal Agreement (Animal Shelter)**: Discussion and possible action regarding the Interlocal Animal Shelter Agreement between Collin County and the City of Princeton. **FY23 Interlocal Agreement (Jail Services)**: Discussion and possible action regarding the Interlocal Jail Services Agreement between Collin County and the City of Princeton. **Resolution No. 2022-08-22-R (Dogwood Upgrades)**: Discussion and possible action regarding Resolution No. 2022-08-22-R a resolution of the City of Princeton, Texas, authorizing amendment #1 to individual project order #134 for the engineering and design of the Dogwood Pump Station- pump capacity upgrades, authorizing the funding, and authorizing the City Manager to execute the agreements. **PL20220471 Preliminary Plat (Princeton Landing)**: Discussion and possible action regarding a request from Butler Development Company, LLC for preliminary plat approval for a property being a 20.933-acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **PL20221230 Preliminary Plat (Beauchamp Plaza)**: Discussion and possible action regarding a request from Retail Partners, LLC for preliminary plat approval for a property being a 9.615 acres tract of land in the Hardin

Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **PL20221859 Preliminary Plat (Business Park Retail Development):** Discussion and possible action regarding a request from PTX Storage, LLC for preliminary plat approval for a property being a 2.367-acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **PL20221865 Preliminary Plat (Business Park Commercial Development):** Discussion and possible action regarding a request from Paage, LTD for preliminary plat approval for a property being a 6.276 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. **FP20200138 Final Plat (The Estates):** Discussion and possible action regarding Discussion and possible action regarding a request from Yes Estates TX, LLC for final plat approval for a property being a 67.05-acre tract of land situated in the S.D. Terry Survey, Abstract No. 890, Collin County, Texas. **Joint General and Special Election Service Contract:** Discussion and possible action regarding a contract between the City of Princeton and Collin County for Elections services for the City of Princeton. **Ordinance No. 2022-08-22-03 (Crossroads PID Major Imp Project):** Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Crossroads Public Improvement District (Major Improvement Project including the collection of the 2022-23 annual installments. **Ordinance No. 2022-08-22-04 (Whitewing Trails PID No. 2):** Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Whitewing Trails Public Improvement District No. 2 including the collection of the 2022-23 annual installments. **Ordinance No. 2022-08-22-05 (Winchester Ph 1-4):** Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to

the service and assessment plan and assessment roll for Winchester PID No. 1 (Phase 1 and 2 Project and Phase 3 and 4 Project) including the collection of the 2022-23 annual installments. **Ordinance No. 2022-08-22-06 (Arcadia Farms Ph 1-2):**

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 1 and 2 Project) including the collection of the 2022-23 annual installments. **Ordinance No. 2022-08-22-07 (Arcadia Farms Ph 3-4):** Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 3 and 4 Project) including the collection of the 2022-23 annual installments.

**Ordinance No. 2022-08-22-09 Brookside PID (Ph 1 & Ph 2 & 3 Project):** Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Brookside Public Improvement District (Phase 1 and Phase 2 and 3 Project) including the collection of the 2022-23 annual installments. **Resignation (Community Development Corporation):** Discussion and possible action to accept the resignation from Darsell Johnson on the Community Development Corporation Place 2. Mayor Pro Tempore **Deffibaugh made a motion to approve** the consent agenda, with the exception of item Ordinance No. 2022-08-22-11 Amending Special Election to be discussed in the regular agenda, Councilmember **Washington seconded the motion to approve. The motion carried 5-0.**

Mayor **Chacón** then announced the first item under the Regular Agenda: **2022-232 Meals on Wheels:** Discussion and possible action regarding city partnerships and programs, presentation by Chief Harvey and DeShawyna Walker. No action taken.

Mayor Chacon then announced the second item under the Regular Agenda: **2022-233 Ordinance No. 2022-08-22 (Certificate of Obligation)**: Consider an ordinance authorizing the issuance and sale of combination tax and revenue certificates of obligation, series 2022; and enacting other provisions relating to the subject. Councilmember **Obera** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried **5-0**.

Mayor Chacón then announced the third item under the Regular Agenda: **2022-234 Resolution No. 2022-08-22-R01 (Truist Bank)**: Discussion and possible action on Resolution 2022-08-22-R01, updating the terms for financing of certain vehicles through lease agreements with Truist Bank, to revise and replace Resolution 2022-06-27-R01 and Resolution 2022-08-08-R02 relating to the same transaction. Councilmember **Underwood** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried **5-0**.

Mayor Chacón then announced the fourth item under the Regular Agenda: **2022-235 Water Rate Study**: Discussion and possible action regarding the overview of interim findings and recommendations from the ongoing Water and Sewer Rate Study to be presented by Matthew Garrett of NewGen Strategies and Solutions, LLC. No action taken.

Mayor Chacón then announced the fifth item under the Regular Agenda: **2022-236 FY 22-23 Proposed Budget**: Discussion and possible action regarding the FY 22-23 proposed budget and setting a date and time for public hearing. 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 sixth item under the Regular Agenda: **2022-237 Resolution No 2022-08-22-R02 (Proposed Tax Rate)**: Discussion and possible

action regarding a resolution of the City of Princeton, Texas naming the proposed tax rate the council may adopt for the 2022 tax year and setting the dates and times for public hearings on the tax rate. 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 seventh item under the Regular Agenda: **2022-238 Community Development Corporation**: Discussion and possible action regarding the appointments and/or reappointments to the Community Development Corporation. Mayor-Place 7, Mayor **Chacón appointed Jeff Watson to place 7**. Mayor Pro Tempore **Deffibaugh made a motion to approve the appointment**. Councilmember **Obera seconded the motion to approve**. The **motion carried 5-0**.

Mayor **Chacón** then announced the eighth item under the Regular Agenda: **2022-239 CDC/EDC Budget**: Discussion and possible action regarding the CDC/EDC budget, requested by Councilmember Kleiber. Councilmember **Underwood made a motion to table until next meeting** Mayor Pro Tempore **Deffibaugh seconded the motion**. The **motion carried 3-2**.

Mayor **Chacón** then announced the ninth item under the Regular Agenda: **2022-240 Public Hearing (Winchester 9,10, & 11)**: Conduct a public hearing regarding a request from David L. Booth, D.R.Horton-Texas, LTD, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, 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: containing: 130.61 acres of land, more or less.

**Mayor Chacón opened the public hearing at 8:35 p.m.**

**Mayor Chacón closed the public hearing at 8:37 p.m.**

Mayor Chacón then announced the tenth item under the Regular Agenda: **2022-241: Ordinance No. 2022-08-22-02 (PD#36 Winchester West):** Discussion and possible action regarding Ordinance No. 2022-08-22-02 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 36" Planned Development 36, 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 5-0.

Mayor Chacón then announced the eleventh item under the Regular Agenda: **2022-242 Public Hearing (Garden Homes of Princeton):** Conduct a public hearing regarding a request from Steve Trolio, Garden Homes of Princeton, for the voluntary annexation of property Being a 7.763- acre tract of land situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas, and being a part of 10.00 acre tract as conveyed to Doris & Ladella Strickland and recorded in Volume 579, Page 351, Land Records of Collin County, Texas. Being a 4.426 – acre tract of land situated in the David Cherry 4605-acre Survey, Abstract No 166, Collin County, Texas tract being conveyed unto Brian Deeds and Jennifer Deeds by deed recorded in Instrument number

20101220001395190, Official Public Records, Collin County, Texas, and being more particularly described as follows: 12.2 acres of land, more or less.

**Mayor Chacón opened the public hearing at 8:41 p.m.**

**Mayor Chacón closed the public hearing at 8:48 p.m.**

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

**2022-243 Ordinance No. 2022-08-22-01 (Annexation):** Discussion and possible action regarding a request for voluntary annexation of 12.189-acre tract of land in the David Cherry Survey, Abstract No. 166, Collin County, Texas. Councilmember **Washington** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried 5-0.

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

**2022-244 Future Agenda Items:** Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests. Mayor Chacón would like to bring the CDC/EDC Budget item back. Councilmember **Kleiber** would like to discuss why the City is no longer a member of the Chamber of Commerce.

Councilmember **Obera** wants an update on when Beauchamp will be totally open

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. No action taken

Mayor Chacon then announced the Report Agenda: City Manager: **Derek Borg**



spoke on the following items:

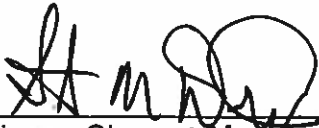
- 1) Next Regular City Council Meeting, Monday, September 12, 2022, @ 6:30 p.m.
- 2) Nov. 8, 2022, Special Election – Consideration of Adoption of a Home Rule Charter.
- 3) Sept. 1 st-30th Peanut Butter Drive-The City of Princeton is participating in the annual North Texas Food Bank peanut butter drive that is being held throughout September, with a goal of receiving 500,000 pounds of peanut butter donations to help feed hungry children and families. There will be boxes located at all city buildings.
- 4) Oct 1st Floating Jack-o'-lanterns and a movie in the park.
- 5) Oct 22nd Annual Fall Fest. Follow the City of Princeton Community Events page on Facebook for more information.

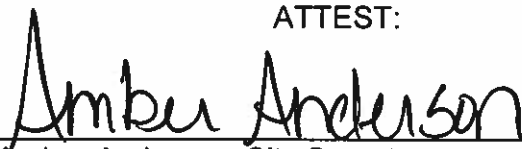
Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken. None

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

Mayor Pro Tempore **Deffibaugh** made a motion to adjourn. Councilmember **Kleiber** second the motion. The motion carried 5-0.

The meeting adjourned at 8:52 p.m.

  
Brianna Chacon, Mayor Pro Tempore  
Steve Deffibaugh

ATTEST:  
  
Amber Anderson, City Secretary



