

Minutes

The City of Princeton

City Council Meeting of September 11, 2023

The City Council of the City of Princeton, Texas, met in Special Session on September 11, 2023, at 4:00 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 Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Deputy City Manager Shawn Fort, Director of Communications Tenishea Turner, City Attorney Grant Lowry, Interim Police Chief Waters, Lieutenant Rodriguez, Detective Rizzo, Officer Scott, Fire Chief Harvey, Deputy Chief Operations Michael Stiltz, Fire Inspector Joe Cadeno, EDC/CDC Coordinator DeShawyna Walker, and Park and Rec Director Chase Bryant

Mayor **Chacón** called the City Council Meeting to order at 4:03 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: Ben Long, Terry Gilmore, 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: 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:**
Minutes: Discussion and possible action regarding the minutes of August 14, 2023, Regular City Council Meeting and the minutes of August 21, 2023, Special City Council Meeting. **Ordinance No. 2023-09-11 (Arcadia Farms PID (Phases 1 and 2):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 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 2023-24 annual installments. **Ordinance No. 2023-09-11-02 (Arcadia Farms PID (Phases 3 and 4 Project):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 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 2023-24

annual installments. **Ordinance No. 2023-09-11-03 (Arcadia Farms PID (Phases 5-7):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 5, 6 and 7 Project) including the collection of the 2023-24 annual installments. **Ordinance No. 2023-09-11-08 (Juvenile Curfew):** Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, repealing ordinance number 2014-01-13-02, as amended, in its entirety. **Ordinance No. 2023-09-11-09 (Arcadia Farms PID (Phases 8 and 9 Project):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 8 and 9 Project) including the collection of the 2023-24 annual installments. **Ordinance No. 2023-09-11-10 (Brookside PID (Phase 1-3 Projects):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Brookside Public Improvement District (Phase 1 Project and Phase 2 and 3 Project) including the collection of the 2023-24 annual installments. **Ordinance No. 2023-09-11-11 (Crossroads PID (Major Improvements Project):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Crossroads Public Improvement District including the collection of the 2023-24 annual installments. **Ordinance No. 2023-09-11-12 (Winchester PID Phases 1-4):** Discussion and possible action regarding an ordinance of the City of

Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Winchester Public Improvement District No. 1 (Phases 1 and 2 Project and Phases 3 and Phase 4 Project) including the collection of the 2023-24 annual installments. **Ordinance No. 2023-09-11-13 (Winchester PID 2):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Winchester Public Improvement District No. 2 including the collection of the 2023-24 annual installments. **Ordinance No. 2023-09-11-14 (Whitewing Trails PID 2):** Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Whitewing Trails Public Improvement District No. 2 including the collection of the 2023-24 annual installments. **FY24 Interlocal Agreement (Animal Shelter):** Discussion and possible action regarding the Interlocal Animal Shelter Agreement between Collin County and the City of Princeton. **FY24 Interlocal Agreement (Animal Control Services):** Discussion and possible action regarding the Interlocal Animal Services Agreement between Collin County and the City of Princeton. **PL20232391 - Preliminary Plat - Princeton 20:** Discussion and possible action and recommendation to City Council regarding a request from Princeton 20, LLC for preliminary plat approval for a property being a 20.02 acre tract of land situated in the John Snyder Survey, Abstract No.865, Collin County, Texas. **PL20232188 - Preliminary Plat - Morning Ridge Phases 2 & 3:** Discussion and possible action and recommendation to City Council regarding a request from Forestar (USA) Real Estate Group, Inc. for preliminary plat approval for a property being a 39.37 acre tract of land

situated in the Sarah D. Terry Survey, Abstract No. 890, City of Princeton, Collin County, Texas. **FP20190413 - Final Plat - Whitewing Trails Phase 2A:** Discussion and possible action regarding a request from MM Princeton 854, LLC for final plat approval for a property being a 51.66 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas. **Amendment to final plat of Bridgewater Phase 5 (Lennar):** Discussion and possible action regarding an amendment to the final plat of Bridgewater Phase 5, deleting note 16 from the plat as it is no longer applicable to the development. **Termination of Temporary Construction Easement (Lennar):** Discussion and possible action regarding the termination of a temporary construction easement related to the construction of the Tillage Farms wastewater force main being .084 acres of land located in the Sarah D. Terry Survey Abstract No. 890. Collin County, TX. **Resolution No. 2023-09-11-R01 (Investment Policy):** Discussion and possible action regarding a resolution of the City of Princeton, Texas, adopting the written Investment Policy for Investment of Municipal Funds; designating Investment Officers of the City of Princeton; providing a severability clause; and providing an effective date. **FP20232393 - Final Plat - Southridge Phase 1:** Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 57.31 acre tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas. Mayor Pro Tempore Deffibaugh made a motion to approve the Consent Agenda. Councilmember Washington seconded the motion to approve the Consent Agenda. The motion carried 4-0.

Mayor **Chacón** then announced the **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.

Council went into executive session 4:12 p.m.

Council reconvened from executive session 4:44 p.m.

ACTION PERTAINING TO EXECUTIVE SESSION: None

Mayor **Chacón** then announced the first item under the Special Agenda: **2023-172 Proclamation (Hunger Action Month)**: A Proclamation from the office of the Mayor designating September as Hunger Action Month. **No Action.**

Mayor **Chacón** then announced the second item under the Special Agenda: **2023-173 Health Inspection Services**: Discussion and possible action regarding the performance of Health Inspection Services. 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 third item under the Special Agenda: **2023-174 Princeton Luxury Apartments**: Discussion and possible action regarding an update on the progress of the Princeton Luxury Apartment complex. **No Action.**

Mayor Chacón then announced the fourth item under the Special Agenda: **2023-175 Sicily PID: Presentation summarizing the Results of Sicily PID Series 2023 Special Assessment Revenue Bonds Pricing, by Jim Sabonis. No Action.**

Mayor Chacón then announced the fifth item under the Special Agenda: **2023-176 Reimbursement Agreement (Sicily PID): Discussion and possible action for approval of Reimbursement Agreement for Sicily PID. 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 sixth item under the Special Agenda: **2023-177 Public Hearing (Sicily): Conduct Public Hearing on Levy of Assessments.**

Public Hearing opened at 5:08 p.m.

Public Hearing closed 5:08

Mayor Chacón then announced the seventh item under the Special Agenda: **2023-178 Public Hearing (Sicily TIRZ 4): Conduct Public Hearing on TIRZ No. 4 Project and Finance Plan.**

Public Hearing opened at 5:08 p.m.

Public Hearing closed 5:08 p.m.

Mayor Chacón then announced the eighth item under the Special Agenda: **2023-179 Ordinance No. 2023-09-11-04 (Assessment Ordinance Sicily MIA and IA No 1): Discussion and possible action to consider an ordinance levying assessments for the costs of certain improvements to be provided in the Sicily Public Improvement District Major Improvement Area and Improvement Area No. 1 Projects. 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 Special Agenda: **2023-180 Ordinance No. 2023-09-11-05 (TIRZ 4 Sicily):** Discussion and possible action to consider an ordinance approving the Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Four. Councilmember **Obera made a motion to approve.** Councilmember **Washington seconded the motion to approve.** The motion carried **4-0.**

Mayor **Chacón** then announced the tenth item under the Special Agenda: **2023-181 Ordinance No. 2023-09-11-06 (Bond Ordinance (Sicily IA 1)):** Discussion and possible action to consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Sicily Public Improvement District Improvement Area No. 1 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 **Washington made a motion to approve.** Councilmember **Obera seconded the motion to approve.** The motion carried **4-0.**

Mayor **Chacón** then announced the eleventh item under the Special Agenda: **2023-182 Ordinance No. 2023-09-11-07 (Bond Ordinance (Sicily MIA):** Discussion and possible action to consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Sicily Public Improvement District Major Improvement Area 1 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 twelfth item under the Special Agenda: **2023-183 Southridge PID**: Presentation summarizing Southridge PID Improvement Area #1 Series 2023 Special Assessment Revenue Bond Plan of Finance, by Jim Sabonis. **No Action**.

Mayor **Chacón** then announced the thirteenth item under the Special Agenda: **2023-184 Resolution No. 2023-09-11-R03 (TIRZ 5-Southridge)**: Discussion and possible regarding a resolution approving a preliminary project plan and financing plan for reinvestment zone number five and calling the September 25, 2023 public hearing for the creation of the Tax Increment Reinvestment Zone No. 5. Mayor Pro Tempore **Deffibaugh** made a motion to table to next meeting. Councilmember **Kleiber** seconded the motion to table to next meeting. The motion carried **4-0**.

Mayor **Chacón** then announced the fourteenth item under the Special Agenda: **2023-185 Park Bond Update**: Presentation, discussion, and update regarding the Park Bond, presented by Kimley-Horn. **No Action**.

Mayor **Chacón** then announced the fifteenth item under the Special Agenda: **2023-186 Parks and Rec**: Presentation and discussion regarding the proposed FY 2023-2024 Parks and Rec Department Budget, presented by Parks and Rec Director, Chase Bryant. **No Action**.

Mayor **Chacón** then announced the sixteenth item under the Special Agenda: **2023-187 Community Engagement**: Presentation and discussion regarding the proposed

FY 2023-2024 Community Engagement Department Budget, presented by Director of Community Engagement, Tenishea Turner. **No Action.**

Mayor Chacón called for recess at 5:57 p.m.

Mayor Chacón reconvened at 6:03 p.m.

Mayor **Chacón** then announced seventeenth item under the Special Agenda: **2023-188 Community Preparedness Update:** Update and discussion on the Princeton CDC's Community Preparedness Initiatives, presented by EDC/CDC Coordinator DeShawyna Walker and Fire Chief Tom Harvey. **No Action.**

Mayor **Chacón** then announced eighteenth item under the Special Agenda: **2023-189 Public Hearing (Annexation - Vivere Princeton):** Conduct a public hearing regarding a request received from Vivere Princeton, LLC, for the voluntary annexation of property being a tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, and containing 24.57 acres.

Public Hearing opened at 6:13 p.m.

Public Hearing closed 6:13 p.m.

Mayor **Chacón** then announced nineteenth item under the Special Agenda: **2023-190 Ordinance No. 2023-09-11-01 (Vivere Annexation):** Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 24.57 acres. Councilmember **Obera** made a motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried **4-0.**

Mayor **Chacón** then announced twentieth item under the Special Agenda: **2023- 191 Public Hearing (Amend PD#32) – CANCELLED.**

Mayor **Chacón** then announced twenty-first item under the Special Agenda: **2023-192 Public Hearing - (PD#40) – CANCELLED.**

Mayor **Chacón** then announced twenty-second item under the Special Agenda: **2023-193 Public Hearing - (SF-Z) – CANCELLED.**

Mayor **Chacón** then announced twenty-third item under the Special Agenda: **2023-194 Board Attendance:** Discussion and update regarding attendance for all boards. Mayor **Chacón** asked that it be placed as a future agenda item at next meeting.

Mayor **Chacón** then announced twenty-fourth item under the Special Agenda: **2023-195 Invocation:** Discussion and possible action to add the Invocation back on the agenda, requested by Mayor Pro Tem Deffibaugh. 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 twenty-fifth item under the Special Agenda: **2023-196 Resolution No. 2023-09-11-R (Official Population):** Discussion and possible action regarding a resolution of the City of Princeton, Texas adopting 26,914 as the official population as of January 1, 2023, for the City of Princeton, Texas. Councilmember **Washington** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried **4-0.**

Mayor **Chacón** then announced twenty-sixth item under the Special Agenda: **2023-197 ETJ Boundary Map update:** Discussion and possible action regarding acceptance of an updated ETJ boundary map. Councilmember **Obera** made a motion to approve.

Councilmember **Washington** seconded the motion to approve. The motion carried **4-0**.

Mayor **Chacón** then announced twenty-seventh item under the Special Agenda: **2023-198 Resolution No. 2023-09-11-R02 (2nd Street CO)**: Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of additional funds for the 2nd Street reconstruction project; and authorizing the City Manager to execute the documents required for construction. Councilmember **Washington** made a motion to approve. Councilmember **Obera** seconded the motion to approve. The motion carried **4-0**.


Mayor **Chacón** then announced twenty-eighth item under the Special Agenda: **2023-199 Resolution No. 2023-09-11-R05 (Council Member Place 4 Appointment)**: Discussion and possible action to consider a resolution to appoint a new Council Member Place 4 to the City Council to complete the current term of Council Member Place 4. Mayor Pro Tempore **Deffibaugh** made a motion to approve **Ryan Gerfers** to complete the current term. Councilmember **Klaiber** seconded the motion to approve **Ryan Gerfers** to complete the current term. The motion carried **4-0**.

Mayor **Chacón** then announced twenty-ninth item under the Special Agenda: **2023-200 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) Mayor **Chacón** asked that we review Board Appointments.

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 6:24 p.m.


Brianna Chacon, Mayor

ATTEST:

Amber Anderson, City Secretary

