

Minutes

The City of Princeton

City Council Meeting of September 25, 2023

The City Council of the City of Princeton, Texas, met in Regular Session on September 25, 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, Councilmember Bryan Washington, and Councilmember Ryan Gerfers.

The following Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Deputy City Manager Shawn Fort, Director of Development Craig Fisher, City Attorney Grant Lowry, Interim Police Chief Waters, Lieutenant Cabrera, EDC Coordinator DeShawyna Walker, Detective Loya, Officer Toler, Officer Bradford, Officer Schlosser, Officer Trim.

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

Mayor **Chacón** called roll, present were Councilmembers: **Kleiber, Obera, Washington, Gerfers** 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: Terry Gilmore, Stan Fike.

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 September 11, 2023, Regular City Council Meeting and the minutes of September 11, 2023, Special City Council Meeting. **Resolution No. 2023-09-25-R02 (380 12" Waterline Replacement):** Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing amendment #1 to 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. **Ordinance No. 2023-09-25-03 (Appendix A):** Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, amending the Municipal Code Appendix A, Fee Schedule. **Resolution No. 2023-09-25-R04 (ETJ Removal Request - Maten Tovi):** Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from Maten Tovi to remove a tract of land

MAYORS COMMENTS CONSENT AGENDA Special CC Meeting Minutes 9.11.23.pdf CC Meeting Minutes 9.11.23.pdf Resolution No 2023-09-25-R02

Amendment #1 to IPO#182(full).pdf Ordinance No 2023-09-25-03 (Construction Observation Fee & Health Inspections).pdf from the City's extraterritorial jurisdiction, said property being a 0.41 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas. **Resolution No. 2023-09-25-R05 (ETJ Removal Request - multiple properties):** Discussion and possible action regarding a resolution to the City of Princeton, regarding a request from multiple property owners to remove several tracts of land from the City's extraterritorial jurisdiction, said properties being 148.16 acres of land situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas. **Resolution No. 2023-09-25-R06 (ETJ Removal Request - Randall and Joell Morris):** Discussion and d possible action regarding a resolution of the City of Princeton, regarding a request from Randal and Joell Morris to remove a tract of land from the City's extraterritorial jurisdiction, said property being a 4.88 acre tract of land situated in the W.D. Thompson Survey, Abstract No. 892, Collin County, Texas.

Mayor Pro Tempore **Deffibaugh** made a motion to approve the Consent Agenda. Councilmember **Obera** seconded the motion to approve the Consent Agenda. The motion carried 5-0.

Mayor **Chacón** then announced the first item under the Regular Agenda: **2023-210 Award:** Life Saving Award for Sgt. Gerald Schlosser, presented by Interim Chief Waters. **No Action.**

Mayor **Chacón** then announced the second item under the Regular Agenda: **2023-211 Proclamation (Fire Prevention Week):** Proclamation honoring Fire Prevention Week, October 8, 2023. **No Action.**

Mayor **Chacón** then announced the third item under the Regular Agenda: **2023-212 Resolution No. 2023-09-25-R (TIRZ 6-Southridge)**: Discussion and possible action to consider a resolution approving a preliminary project plan and financing plan for reinvestment zone number six, and establishing the boundaries of such zone number six; calling a public hearing with regard to the creation of such zone; providing an effective date; and resolving other matters related thereto. Mayor Pro Tempore **Deffibaugh** made the motion to approve. Councilmember **Washington** seconded motion to approve. The motion carried **5-0**.

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2023-213 Resolution No. 2023-09-25-R01 (Southridge PID)**: Discussion and possible action to consider a resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Southridge Public Improvement District; directing the publication and mailing of notice of such public hearing. Councilmember **Obera** made the motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried **5-0**.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-214 Public Hearing (Amend PD#32)**: Conduct a public hearing regarding a request received from The NRP Group, for a rezoning of the property from PD32 to PD-32A, being a 20.0 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957 in the City of Princeton, Collin County, Texas.

Mayor Chacón opened Public Hearing session at 6:52 p.m.

Mayor Chacón closed Public Hearing session at 6:52 p.m.

Mayor **Chacón** then announced the sixth item under the Regular Agenda: **2023-215 Ordinance No. 2023-09-25 (PD#32 Amendment)**: Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016- 0125-01 of the City of Princeton, from "PD 32" (Planned Development 32) to "PD 32A" (Planned Development 32), on a portion of the Harden Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date. Councilmember **Obera** made the motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried **5-0**.

Mayor **Chacón** then announced the seventh item under the Regular Agenda: **2023-216 Public Hearing (PD#40)**: Conduct a public hearing regarding a request received from Vivere Princeton, LLC, for a rezoning of the property from AG to PD-40, being a 24.57 acre tract of land situated in the David Cherry Survey, Abstract No. 166 in the City of Princeton, Collin County, Texas.

Mayor Chacón opened Public Hearing session at 7:04 p.m.

Mayor Chacón closed Public Hearing session at 7:05 p.m.

Mayor **Chacón** then announced the eighth item under the Regular Agenda: **2023-217 Ordinance No. 2023-09-25-01 (PD#40)**: Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016- 0125-01 of the City of Princeton, from "AG " (Agricultural) to "PD40" (Planned Development 40), on a portion of the David Cherry Survey, Abstract No. 166; 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 ninth item under the Regular Agenda: **2023-218 Public Hearing (SF-Z):** Conduct a public hearing regarding a request received from SriSri, LLC, for a rezoning of the property from SF-2 to SF-Z, being a 19.08 acre tract of land situated in the David Cherry Survey, Abstract No. 166 in the City of Princeton, Collin County, Texas.

Mayor Chacón opened Public Hearing session at 7:11 p.m.

Mayor Chacón closed Public Hearing session at 7:11 p.m.

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2023-219 Ordinance No. 2023-09-25-02 (SF-Z):** Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016- 0125-01 of the City of Princeton, from "AG " (Agricultural) to "PD40" (Planned Development 40), on a portion of the David Cherry Survey, Abstract No. 166; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date. **Withdrawn – No Action**

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: Tex. Gov't Code 551.071 – Consultation with Attorney - A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) 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. Any agenda item listed elsewhere within this agenda, and/or the subject matter listed below: Tex. Gov't Code 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 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. (Tex. Gov't Code 551.087.) Discuss or deliberate Economic Development Negotiations:

The council **went into Executive Session at 7:04 p.m.**

The council **reconvened from Executive Session at 7:05 p.m.**

ACTION PERTAINING TO EXECUTIVE SESSION: No Action.

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2023-220 Resolution No. 2023-09-25-R07 (EDC/CDC Bylaws)**: Discussion and possible action regarding a resolution of the City of Princeton to ratify and approve the updated bylaws for the Economic Development Corporation and Community Development Corporation, based on prior direction given from the City Council. Mayor **Chacón** stated there will be no action, but we would like to give staff the direction as well as legal direction to present all the boards CDC, EDC, P&Z & the Library with direction to adopt a more comprehensive attendance policy to bring back to council.

Mayor **Chacón** then announced the twelfth item under the Regular Agenda: **2023-221 Board Appointments**: Discussion and possible action regarding the absences and the appointments/reappointments to the Community Development Corporation,

Economic Development Corporation, and Planning and Zoning Board for the remainder of the existing term.

CDC:

Gabriel Rubio-Place 1

Kareem Evans-Place 3

Jeff Watson-Place 7

Jaisen Rutledge-Place 4

EDC:

Mike Thompson-Place 1

Emarcus Bingham-Place 3

P&Z:

Vacant-Place 2

Councilmember **Washington** made a motion to approve the appointment of Melissa Ned for CDC, Place 1, Ryan Shiflet for P&Z, Place 2 and the reappointment of Kareem Evans, CDC, Place 3, Jeff Watson, CDC, Place 7, Jaisen Rutledge, CDC, Place 4, Mike Thompson, EDC, Place 1, and Emarcus Bingham, EDC, Place 3.

Councilmember **Obera** seconded the motion to approve the appointment of Melissa Ned for CDC, Place 1, Ryan Shiflet for P&Z, Place 2 and the reappointment of Kareem Evans, CDC, Place 3, Jeff Watson, CDC, Place 7, Jaisen Rutledge, CDC, Place 4, Mike Thompson, EDC, Place 1, and Emarcus Bingham, EDC, Place 3.

Mayor **Chacón** then announced the thirteenth item under the Regular Agenda: **2023-222 Economic Development:** Discussion and possible action to participate in a round table discussion with the Princeton Lowry Crossing Chamber of Commerce and the

Princeton Independent School District to revisit the City's Vision Statement, requested by Councilmember Kleiber. **No Action.**

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2023-223 The City's Vision Statement:** Discussion and possible action to participate in a round table discussion with the Princeton Lowry Crossing Chamber of Commerce and the Princeton Independent School District to revisit the City's Vision Statement, requested by Councilmember Kleiber. **No Action.**

Mayor **Chacón** then announced the fifteenth item under the Regular Agenda: **2023-224 Resolution No. 2023-09-25-R03 (380 Utility Relocation):** Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #186 for the preparation of construction plans and bidding documents for the utility conflicts related to the 380 widening project, 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 **5-0.**

Mayor **Chacón** then announced the sixteenth item under the Regular Agenda: **2023-225 Ordinance No. 2023-09-25-04 (Health and Sanitation):** Discussion and possible action regarding an ordinance of the City of Princeton, Texas, amending the municipal code Chapter 26, Environment. Amending Chapter 26, creating Article VI, Health and Sanitation repealing all conflicting ordinances; providing for severability; providing a penalty; and providing an effective date. Councilmember **Obera** made the motion to approve. Councilmember **Washington** seconded the motion to approve. The motion carried **5-0**

Mayor **Chacón** then announced the seventeenth item under the Regular Agenda:
2023-226 Future Agenda Items: Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.

- 1) Councilmember **Washington** requested an update on 2nd Street.
- 2) Councilmember **Obera** requested an update on the Braums, and Firehouse Subs projects. He would also like information on New Business permit process, and fees for surrounding cities.
- 3) Mayor **Chacón** requested an update on Beauchamp lights.

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


- 1) Next City Council Meeting, Tuesday, October 10th , 2023, @ 6:30 PM .
- 2) Meal on Wheels-Mondays, 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 will be held on Monday/Wednesday/Fridays at 10am located at Steven and Judy Deffibaugh Community Center.
- 5) City Council Meeting Holiday Schedule for the November and December : Regular City Council Meeting, Monday, November 13, Health and Sanitation Ord. 2023-09-25-04 (for adoption).pdf 2023 @6:30 p.m.; and Regular City Council Meeting, Monday, December 11, 2023 @6:30 p.m.
- 6) September is Library Card sign up month.
- 7) Tangled Under the Stars: Movie in the Park is October 7, 2023 @ 6:30,the movie will start at sunset. There will be lantern decorating, yard games, free s'mores, and SMOK'N Meat Rack Food Truck will have

food available for purchase. If you have questions about the event, please contact the Community Events Department.

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. **No one had any items to discuss.**

Mayor **Chacón** asked for a motion of adjournment of the meeting. Councilmember **Washington** made a motion to adjourn. Councilmember **Gerfers** seconded the motion. The motion carried 5-0.

The meeting adjourned at 8:59 p.m.



Brianna Chacon, Mayor

ATTEST:



Amber Anderson, City Secretary

