

Minutes

The City of Princeton

City Council Special Meeting of October 10, 2023

The City Council of the City of Princeton, Texas, met in Special Session on October 10, 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, City Attorney Grant Lowry, Interim Police Chief Waters, Police Department Admin Assistant Tiffany West, Director of Communication's Tenishea Turner, Detective Loya, Patrol Sargent Mathews, Officer Toler, Officer Scott, Officer Trim, Officer Webb, Detective Rizzo.

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, Clinton Lowrance, and Kelly Carr.

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 25, 2023, Regular City Council Meeting. **Interlocal Cooperative Agreement (Simpson Crossing):** Discussion and possible action regarding a Interlocal Cooperative Agreement by and between the City of Lowry Crossing, Texas and the City of Princeton, Texas for the purpose of memorializing the terms by which certain public improvements within the Simpson Road Public Improvement District will be owned, operated and maintained by Princeton for the benefit of the District's residents. **Resolution No. 2023-10-10-R01 (ETJ Removal Request - Mostapha Ayachi):** Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from Mostapha Ayachi to remove a tract of land from the City's extraterritorial jurisdiction, said property being a 4.99 acre tract of land situated in the Issac Walters Survey, Abstract No. 950, Collin County, Texas. **Non-Standard Wastewater Service Agreement (No Bad Day's Amendment #1):** Discussion and possible action regarding

first amendment to nonstandard wastewater service agreement by and between the City of Princeton, Texas and No Bad Day's, LLC. **Resolution No. 2023-10-10-R02 (ETJ Removal Request - David and Brenda Lee):** Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from David and Brenda Lee to remove a tract of land from the City's extraterritorial jurisdiction, said property being a 31.07 acre tract of land situated in the John Russell Survey, Abstract No. 743, Collin County, Texas. **Non-Standard Wastewater Service Agreement (Arbor South):** Discussion and possible action regarding a non-standard wastewater service agreement by and between the City of Princeton, Texas and S2 Land Development, LLC. **Resolution No. 2023-10-10-R (Receipt of Electronic Dynamic Message Board Equipment from PWERT):** Discussion and possible action regarding a resolution of the City of Princeton, regarding the City's acceptance of a transfer of electronic dynamic message board equipment from the City of Rowlett, on behalf of PWERT. 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 5-0.**

Mayor **Chacón** then announced the first item under the Regular Agenda: **2023-227 Swearing In (PD):** Swearing In, badge presentation, and badge pinning for Sgt. Crawford as an internal promotion, by Interim Chief Waters. **No Action.**

Mayor **Chacón** then announced the second item under the Regular Agenda: **2023-228 Collin County Bond Election:** Presentation and discussion to inform the council of the upcoming County Bond Election, presented by Collin County Planning Board Member, Tim Bennett. **No Action.**

Mayor **Chacón** then announced the third item under the Regular Agenda: **2023-229 Southridge PID: Presentation summarizing the Results of Southridge PID Series 2023 Special Assessment Revenue Bonds Pricing. No Action**

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2023-230 Public Hearing (Southridge TIRZ No. 6): Conduct Public Hearing on Creation of Princeton TIRZ No. 6.**

Mayor **Chacón** opened **Public Hearing** session at 6:45 p.m.

Mayor **Chacón** closed **Public Hearing** session at 6:45 p.m.

Mayor **Chacón** then announced the fifth item under the Regular Agenda: **2023-231 Public Hearing (Amend PD#32): Discussion and possible action to Consider an ordinance designating a geographic area within the city as Tax Increment Reinvestment Zone Number 6; describing the boundaries of the zone and other matters related thereto. 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 sixth item under the Regular Agenda: **2023-232 Public Hearing (Southridge Conduct Public Hearing on Levy of Assessments For Southridge Public Improvement District Improvement Area No. 1. Councilmember Obera made the motion to approve.**

Mayor **Chacón** opened **Public Hearing** session at 6:46 p.m.

Mayor **Chacón** closed **Public Hearing** session at 6:47 p.m.

Mayor **Chacón** then announced the seventh item under the Regular Agenda: **2023-233 Ordinance No. 2023-10-10-01 (Southridge IA 1): Discussion and possible action to consider an ordinance levying assessments for the costs of certain improvements to**

be provided in the Southridge Public Improvement District Improvement Area No. 1 project; fixing a charge and lien against all properties within Improvement Area No. 1 of the district, and the owners thereof, and enacting other provisions related thereto. .

Councilmember **Obera made a motion to approve.** Councilmember **Kleiber seconded the motion to approve.** **The motion carried 5-0.**

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

2023-234 Ordinance No. 2023-10-10-02 (Bond Ordinance Southridge 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 (Southridge 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 **Obera made a motion to approve.** Councilmember **Gerfers seconded the motion to approve.** **The motion carried 5-0.**

Mayor **Chacón** then announced the ninth item under the Regular Agenda: **2023-235 Beauchamp Blvd.:** Discussion and update regarding the lights on Beauchamp Blvd., requested by Mayor Chacon. **No Action.**

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2023-236 Project Update:** Update and discussion regarding Braum's, Firehouse Subs and 2nd street project, requested by Councilmember Obera and Councilmember Washington. **No Action**

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2023-237 New Business Permit/Process:** Update and discussion regarding the permit

process/fees for new businesses in Princeton, and for surrounding cities, requested by Councilmember Obera. **No Action.**

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2023-238 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 Pro Tempore **Deffibaugh** requested a step by step presentation on permitting process.
- 2) Mayor Pro Tempore **Deffibaugh** requested a discussion on concrete pads on 6th Street for trash cans.
- 3) Mayor **Chacón** requested explore the options on the entrance to 4th St. From Monte Carlo.
- 4) Councilmember **Obera** requested an update on water in JJ Book park.
- 5) Councilmember **Obera** requested an update n the status of the Lagoon.
- 6) Councilmember **Obera** requested a discussion on: additional police presence in whitewing due to Street racing.
- 7) Councilmember **Obera** requested a discussion on “No Parking” signs being placed on Torrey Rd. & Beauchamp.
- 8) Councilmember **Gerfers** requested an update on cellphone towers.

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: **None.**

ACTION PERTAINING TO EXECUTIVE SESSION: No Action.

Mayor Chacon adjourned into executive session at 7:19 p.m.

Mayor Chacon reconvened the executive session at 7:50 p.m.

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

- 1) Next City Council Meeting, Monday, October 23, 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.

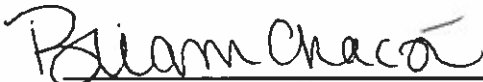
4) Senior citizen exercise program will be held on Monday/Wednesday/Fridays at 10am located at Steven and Judy Deffibaugh Community Center.

Mayor **Chacón** wanted to thank the Community Event's staff for the movie in the park event.

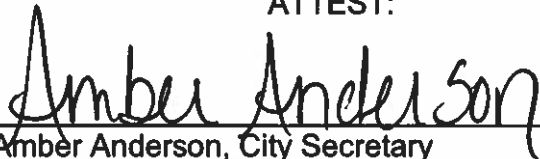
Mayor **Chacón** asked for a motion of adjournment of the meeting.

Councilmember **Washington** made a motion to adjourn. Mayor pro Tempore **Deffibaugh** seconded the motion. The motion carried 5-0.

The meeting adjourned at 7:52 p.m.



Brianna Chacon, Mayor

ATTEST:


Amber Anderson, City Secretary

