

Minutes

The City of Princeton

Special City Council Meeting of October 12, 2021

The City Council of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on October 12, 2021 at 6:30 p.m.

The following Councilmembers were present: Mayor Brianna Chacon, Mayor Pro Tempore Steve Deffibaugh, Councilmember David Kleiber, and Councilmember Mike Robertson. The following Staff Members were present: City Manager Derek Borg, City Secretary Amber Anderson, Director of Development Service Shawn Fort, Lieutenant Rodriguez, Director of Community Engagement Tenishea Turner, City Attorney David Overcash, Officer Rizzo, Director of Public Works Tommy Mapp, Director of Parks & Recreation Chase Bryant, Police Chief Moyle, and Sergeant Cabrera. The following Councilmembers were absent: Councilmember Bryan Washington and Councilmember Keven Underwood.

Mayor Chacon called the City Council Meeting to order at 6:31 PM.

Mayor **Chacon** called roll, present were Mayor Pro Tempore **Deffibaugh**, Mayor **Chacon**, Councilmember's **Kleiber and Robertson**. Absent were Councilmembers **Washington and Underwood**.

Mayor **Chacon** asked Ms. Debbie Prom from Legacy Church to lead the Council and audience in the invocation.

Mayor **Chacon** then led the audience in the **Pledge of Allegiance**.

Mayor **Chacon** then announced **Citizen Appearance**. No one spoke.

Mayor **Chacon** then announced the Mayor's comments. Thanked everyone for working to help bring the missing child home.

Mayor **Chacon** then 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. 1) Discussion and possible action regarding the minutes of the September 27, 2021. 2) Discussion and possible action regarding the approval of a performance agreement with SSD at Frisco, LLC for Princeton Plaza. 3) Discussion and possible action regarding the designation of the official newspaper for the City of Princeton. 4) Discussion and possible action regarding an agreement for the seizure and forfeiture of property, Chapter 59 of the Texas Code of Criminal Procedure, with Collin County District Attorney Greg Willis, City of Princeton, Chief of Police Mark Moyle, and the establishment of a seizure fund account. 5) Discussion and possible action regarding Resolution No. EDC 2021-10-04-R, a Resolution of the City of Princeton, Texas, 4A Economic Development Corporation establishing the allocation of funds for a specific project. 6) Discussion and possible action regarding Resolution No. CD 2021-10-05-R, a Resolution of the City of Princeton, Texas, 4B Community Development Corporation establishing the allocation of funds for a specific project. 7) Discussion and possible action regarding grant of permanent electric distribution line easement to Texas-New Mexico Power Company for overhead, and underground utilities along West College Street adjacent to the JM Caldwell Sr. Community Park. 8) Discussion and possible action regarding approval of possession and use agreements with TXDOT for the US Highway 380 widening project. 9) Discussion and possible action regarding a Resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Cole Street, Princeton Crossroads – Paving & Utility Public Improvements. 10) Discussion and possible action regarding Ordinance No. 2021-10-12-01 an ordinance of the City of Princeton amending Ordinance No. 2021-06-28-02 of the City of Princeton from “PD 23” Planned Development 23 to “PD 25” Planned Development 25; repealing all conflicting ordinances. Mayor Pro Tempore **Deffibaugh made a motion to approve the consent**

agenda. Councilmember Robertson seconded the motion. The motion carried unanimously.

Mayor Chacon then announced the first item under the Special Agenda: **(2021-216)** "Discussion and possible action regarding an Interlocal Agreement with Collin County for the 2018 Parks and Open Space Project #OI18PG21 agreement, and authorizing the City Manager to sign". Mayor Pro Tempore Deffibaugh made a motion to approve item **2021-216, Interlocal agreement (2018 Parks and Open Space Project #OI18PG21)**. Councilmember Kleiber seconded the motion. The motion carried unanimously.

Mayor Chacon then announced the second item under the Special Agenda: **(2021-217)** "Discussion and possible action regarding an Agreement with NewGen Strategies and Solutions to perform a Retail and Wholesale, Water and Sanitary Sewer Rate Study, with a shared cost with Culleoka Water District". Councilmember Kleiber made a motion to approve item **2021-217, Water and Wastewater Rate Study.**

Councilmember Robertson seconded the motion. The motion carried unanimously.

Mayor Chacon then announced the third item under the Special Agenda: **(2021-218)** "Discussion and possible action regarding a Development Agreement with Megatel Homes for the Sicily Laguna Development". Mayor Pro Tempore Deffibaugh made a motion to approve item **2021-218, Development Agreement (Laguna Sicily Project by Megatel Homes)**. Councilmember Kleiber seconded the motion. The motion carried unanimously.

Mayor Chacon then announced the fourth item under the Special Agenda: **(2021-219)** "Update regarding CWD, and presentation by Jason Roemer". No action required.

Mayor Chacon then announced the fifth item under the Special Agenda: **(2021-220)** "Update and discussion regarding the Community Development Corporation (CDC) Projects, presented by Steve Deffibaugh, CDC President ". No action required.

Mayor **Chacon** then announced the sixth item under Special Agenda: **(2021-221)** "Presentation and discussion by EDC President Sherry Campbell regarding an update on projects, and an update on hiring a full time EDC Director". No action required.

Mayor **Chacon** then announced the seventh item under Special Agenda: **(2021-222)** "Consideration and potential action regarding Resolution No. 2021-10-12-R, finding a public necessity to acquire and authorizing the use of eminent domain to condemn property owned by James Wilson Griffin, Georgia-Texas Land & Cattle Company, LLC, Marvin Gathwright and Virginia Gathright, Zachary D. Thomas, Durrie L. Caldwell, and/or others for improvements to Myrick Lane, from its intersection with FM-982 and westward to the city limits, for a public right-of-way and related improvements".

Councilmember Robertson made a motion for the City of Princeton to approve Resolution No. 2021-10-12-R and authorize the use of power of eminent domain to acquire a fee simple title to and/or permanent easement rights under 6.646 acres of land, more or less, located in the Hardin Wright Survey Abstract No. 957 being various strips of land and easements and adjacent to Myrick Lane and depicted in the exhibits to Resolution No. 2021-10-12-R and this motion applies to all units of property to be condemned for providing, enlarging or improving alleys, streets and other roadways and for straightening, widening or extending public thoroughfares and other related functions in the public's interest. Mayor Pro Tempore Deffibaugh seconded the motion. The motion carried unanimously.

Mayor **Chacon** then announced the eighth item under Special Agenda: **(2021-223)** "Discussion and possible action regarding the selection of members and alternates for the Princeton Home Rule Charter Commission and administrative business relating to same". Mayor Pro Tempore **Deffibaugh** made a motion to take no action on approving the selection of members and alternates for the simple reason there were not enough to show up and to wait and see what the outcome of the election

is and to determine if they need to do this or not. Councilmember Robertson seconded the motion. The motion carried unanimously.

Mayor **Chacon** then announced the ninth item under Special Agenda: **(2021-224)** "First public hearing regarding a request received from Jeffrey Brouelette, Arroyo Cap II-2, LLC, for an annexation of property BEING a tract of land situated in the David 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. 202000903001489060, 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: 61.8753 acres 10455 CR 497, Princeton, Texas".

Mayor **Chacon** opened the public hearing at 7:54 PM

No one spoke on this item.

Mayor **Chacon** closed the public hearing at 7:54 PM

Mayor **Chacon** then announced the tenth item under Special Agenda: **(2021-225)** "First public hearing regarding a request received from Chandra Artham, Shoolin Ventures, LLC, for a voluntary annexation of property BEING all that certain lot, track or parcel of land situated in the David Cherry Survey, Abstract No. 166. Being part of a called 306.81 acres tract of land described in deed to Hasan Pirkul, recorded in Volume 5218, Page 3630, Deed Records, Collin County, Texas (D.R.C.C.T.). Being a tract of land described in deed to SS S&D Properties, LLC, a Texas Limited Liability Company, recorded under Instrument No. 20190821001020250 (D.R.C.C.T.) and being more particularly described by the following metes and bounds description: 19.99 acres or 670,837 square feet of land, County Road 408, Princeton, Texas".

Mayor **Chacon** opened the public hearing at 7:55 PM

No one spoke on this item

Mayor **Chacon** closed the public hearing at 7:55 PM

Mayor **Chacon** then announced the eleventh item under the Special Agenda: **(2021-226)** "Update, discussion and possible action on the sidewalks at Beauchamp Blvd. and Monte Carlo Dr.". No action taken.

Mayor **Chacon** then announced the twelfth item under the Special Agenda: **(2021-227)** "Discussion and possible action regarding the regarding the implementation of the COP program, presented by Chief Moyle". No action taken.

Mayor **Chacon** then announced the thirteenth item under the Special Agenda: **(2021-228)** "Discussion and possible action regarding the Library Board meeting to be conducted at City Hall rather than at the Library for recording purposes". No action taken.

Mayor **Chacon** then announced the fourteenth item under the Special Agenda: **(2021-229)** "Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests". No items.

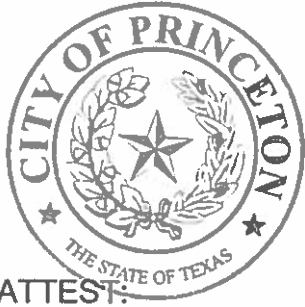
Mayor **Chacon** announced there would be no Executive Session.

Mayor **Chacon** then announced the first item under Report Agenda-City Manager. City Manager announced next City Council meeting would be on Monday, October 25, 2021 at 6:30 PM. and the Fall Festival and National Night Out would be on Saturday, October 23, 2 PM – 8:00 PM at the JM Caldwell Sr. Community Park.

Mayor **Chacon** then announced the second item under Report Agenda-City Council. Tough Like Jack this Saturday and the Christmas parade.

Mayor Pro Tempore **Deffibaugh** made a motion to adjourn. Councilmember **Robertson** seconded the motion. The motion carried unanimously.

Mayor **Chacon** adjourned the meeting at 8:02 PM.



Brianna Chacon 10.26.
Brianna Chacon, Mayor Date

ATTEST:

Amber Anderson 10-26-21
Amber Anderson, Acting City Secretary Date

