

Minutes

The City of Princeton

City Council Meeting of October 24, 2022

The City Council of the City of Princeton, Texas, met in Regular Session on October 24, 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 Harvey, Interim Police Chief Waters, Officer Rizzo, Officer Bradford, Officer Loya, Lt. Cabrera, Sgt. Mathews, Director of Parks and Rec. Chase Bryant, Director of Public Works Tommy Mapp, Captain Lankford, Engineer Kruse, Firefighter Vega, and Inspector Cendeno.

Mayor **Chacón** called the City Council Meeting to order at 6:32 p.m.

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

Stan Fike 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: Clinton Lowrance, Tiana Crane, and Robert Smith.

Mayor **Chacón** announced Mayors Comments: 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 were Minutes**: Discussion and possible action regarding the minutes of October 11, 2022, Special City Council Meeting. **Resolution No. 2022-10-24-R (JJ Book Co #1)**: Discussion and possible action regarding approval of change order #1 to allow for the construction and installation of a standing seam metal roof system on the JJ Book Wilson Memorial Park project. **FY2023 Interlocal Agreement (Ambulance Service Agreement)**: Discussion and possible action regarding the Interlocal Ambulance Service Agreement between Collin County and the City of Princeton. **Ordinance 2022-10-24-03 (Ratify Tax Roll)**: Discussion and possible action regarding an Ordinance of the City of Princeton, Collin County, Texas, approving the appraisal district for tax year 2022; providing a severability clause; and providing effective date. **Resolution No. 2022-10-24-R02 (Princeton Crossroad S. & Hazelwood)**: Discussion and possible action regarding a resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for South Princeton Crossroad and Hazelwood Street Public Improvements; providing for an effective date; finding proper notice and meeting. **Preliminary & Final Plat (418 2nd Street)**: Discussion and possible action regarding a request by the City of Princeton for preliminary and final plat approval for a 0.371 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Texas. **FP20200881 Final Plat - (Townhomes at Monticello)**: Discussion and possible action regarding a final plat request from Cope Equities for a 9.537 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton,

Collin County, Texas. Councilmember **Obera made a motion to approve the Consent Agenda.** Mayor Pro Tempore **Deffibaugh second the motion to approve.** The motion carried **5-0.**

Mayor **Chacón** then announced the first item under the Regular Agenda: **2022-279 Recognition:** Recognizing Officer Loya for the Certificate of Merit. On 02/10/2022 Officer Loya responded to a 1 year who had fallen and became unresponsive. Because of Officer Loya's responsiveness the infant ultimately survived and was released from the hospital in good health a short time later. No action taken.

Mayor **Chacon** then announced the second item under the Regular Agenda: **2022-280 Recognition:** to the remarkable individuals that acted swiftly and prevented a serious injury from taking place on July 3rd during the Princeton Fireworks event. **Terrance Gilmore, Edie Summerford-AMR Paramedic, Steven Cortinas-AMR Paramedic, Joe Vega-FD EMT, Zach Lannerd-FD EMT, Matthew Kruse-FD Paramedic.** No action taken.

Mayor **Chacón** then announced the third item under the Regular Agenda: **2022-281 Public Hearing (TIRZ 5-Whitewing Trails PID No. 2):** Conduct Public Hearing on creation of Tax Increment Reinvestment Zone Number 5 (Whitewing Trails PID No. 2

Mayor Chacón opened the public hearing at 7:04 p.m.

Mayor Pro Tempore **Deffibaugh made a motion to move the public hearing to the next council meeting scheduled for November 14, 2022.** Councilmember **Washington seconded the motion.** The motion carried **5-0**

Mayor **Chacón** then announced the fourth item under the Regular Agenda: **2022-282 Public Hearing (TIRZ 4-Sicily PID):** Conduct Public Hearing on creation of Tax Increment Reinvestment Zone Number 4 (Sicily).

Mayor Chacón opened the public hearing at 7:04 p.m.

Mayor Pro Tempore Deffibaugh made a motion to move the public hearing to the next council meeting scheduled for November 14, 2022. Councilmember Washington seconded the motion. The motion carried 5-0

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

2022-283 Ordinance 2022-10-24-02 (TIRZ 4-Sicily PID): Consider and act on an Ordinance Creating Tax Increment Reinvestment Zone Number 4 (Sicily; designating the boundaries of the zone; creating a board of directors; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a termination date for the zone; providing for immediate effectiveness of the zone.

Mayor Chacón made a request to remove from agenda and to be placed on a later date.

Mayor Chacón then announced the sixth item under the Regular Agenda: 2022-284 Resolution 2022-10-24-R01 (TIRZ 4-Sicily PID): Consider Resolution determining costs of authorized improvements, calling public hearing on assessment levy, approving Preliminary Service and Assessment Plan and proposed assessment rolls; and directing publication and mailing of notice of November 14, 2022, public hearing. **Mayor Chacón made a request to remove from agenda and to be placed on a later date.**

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

2022-285 Public Hearing (Garden Homes of Venice): Conduct a public hearing regarding a request received from Abdul Mohammed, East Melissa LLC – Garden Homes of Venice, for a rezoning of the property from Agricultural "AG to PD" Planned Development, being a tract of land situated in the Rufus Sewell Survey, abstract number 873, Collin County, Texas being all of a called 20.738-acre tract of land described as "Tract 1" and Being a tract of land situated in Carter T. Clift survey,

abstract No. 162, Collin County, Texas being a called 83.875-acres of land described as "Tract 2" said tract being conveyed and being more particularly described by metes and bounds as follows: containing: 104.613 acres of land, more or less.

Mayor Chacón opened the public hearing at 7:07 p.m.

Mayor Chacón closed the public hearing at 7:07 p.m.

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

2022-286 Ordinance No. 2022-10-24-05 (Garden Home of Venice): Discussion and possible action regarding Ordinance No. 2022-10-24-05 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 38" Planned Development 38, on a portion of the Rufus Sewell Survey, Abstract No. 873 and the Cart T. Clift Survey, Abstract No. 162; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date. . Councilmember **Obera 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: ~~**2022-287 Public Hearing (Princeton Landmark) Conduct a public hearing regarding a request received from Srinivas Kuthuru, Princeton Estates TX LLC—Princeton Landmark, for a rezoning of the property from Agricultural "AG to SFZ" Planned Development, being a tract of land situated in the David Cherry survey, abstract number 166, Collin County, Texas being all of a called 50-acre tract of land described as "Parcel 10" and being a tract of land situated in David Cherry survey, abstract number 166, Collin County, Texas being all of a called 30-acre of land described as "Parcel 11" said tract being conveyed**~~

~~and being more particularly described by metes and bounds as follows: containing: 80 acres of land, more or less. Application Withdrawn~~

Mayor **Chacón** then announced the tenth item under the Regular Agenda: **2022-288 Recreation Center - Master Plan Update**: Discussion and possible action regarding the Parks & Trails Master Plan Update for a recreation center presented by Kimley-Horn. Mayor Pro Tempore **Deffibaugh** made a motion to approve the Parks & Trails master plan. Councilmember **Washington** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the eleventh item under the Regular Agenda: **2022-289 IPO #156 Georgia Texas Land & Cattle Masterplan**: Discussion and possible action regarding parks and field update including IPO #156 Georgia Texas Land and Cattle Masterplan, as requested by Mayor Chacon and Councilmember Washington 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 twelfth item under the Regular Agenda: **2022-290 IPO#157 Dale Heard Lambert Masterplan**: Discussion and possible action regarding parks and field update including IPO #157 Dale Heard Lambert Masterplan, as requested by Mayor Chacon and Councilmember Washington. 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 thirteenth item under the Regular Agenda: **2022-291 Texas Arbor Day (Tickey Creek Tree Planting) Presentation and discussion regarding Texas Arbor Day Tickey Creek Tree Planting Event** presented by

Parks Director, Chase Bryant. No action taken.

Mayor **Chacón** then announced the fourteenth item under the Regular Agenda: **2022-292 Water and Wastewater Impact fee Study Update**: Discussion and possible action regarding an update to the water and wastewater impact fee study, presented by Kimley-Horn. No action taken.

Mayor **Chacón** then announced the fifteenth item under the Regular Agenda: **2022-293 Roadway Impact Fee Study Update**: Discussion and possible action regarding an update to the roadway impact fee study, presented by Kimley-Horn. No action taken.

Mayor **Chacón** then announced the sixteenth item under the Regular Agenda: **2022-294 Ordinance No. 2022-10-24 (Water & Wastewater Impact Fees)**: Discussion and possible action regarding and ordinance of the City of Princeton, Texas, updating and amending Chapter 78, Article IV, Impact Fees. Councilmember **Obera made a motion to increase to 100% maximum fee**. Councilmember **underwood second the motion**. The motion carried 5-0.

Mayor **Chacón** then announced the seventeenth item under the Regular Agenda: **2022-295 Ordinance No. 2022-10-24-01 (Roadway Impact Fees)**: Discussion and possible action regarding an ordinance of the City of Princeton, Texas, repealing and replacing Ordinance No. 2021-03-22-01 Roadway Impact Fees per service unit. Councilmember **Obera made a motion to increase to 100% maximum fee**. Councilmember **Washington second the motion**. The motion carried 5-0.

Mayor **Chacón** then announced the eighteenth item under the Regular Agenda: **2022-296 Human Resources (renaming)**: Discussion and possible action for

the renaming of the Human Resources Department for the City of Princeton to Employee Experience. Councilmember **Washington** made a motion to approve. Mayor Pro Tempore **Deffibaugh** seconded the motion to approve. The motion carried 5-0.

Mayor **Chacón** then announced the nineteenth item under the Regular Agenda: **2022-297 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 **Obera** wants to have a discussion on the crime statistics from the police department. (2). Councilmember **Kleiber** wants to have a discussion on how to regulate developers.

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. None.

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

- 1) Next Special City Council Meeting, Monday, November 14, 2022, @ 6:30 p.m.
- 2) Texas Arbor Day, Friday November 4, 2022 @ 9 a.m. Caldwell Park
- 3) Nov. 8, 2022, Special Election – Consideration of Adoption of a Home Rule Charter.

Mayor **Chacon** then announced the City Council reports about items of community

interest regarding which no action will be taken. Mayor **Chacón** asked that everyone please get out and vote. Councilmember **Washington** stated what a wonderful time he had at the Fall Fest. Mayor **Chacón** stated it was an awesome event and thank you so much to City staff. Mayor Pro Tempore **Deffibaugh** announced on November 10th is the Marine Corp 247th birthday, and on November 11th there will be a Veterans Day program. Mayor **Chacón** reported that on November 11th Pulte homes gives away a home to a veteran in Whitewing trails. Councilmember **Underwood** would like to recognize that today starts the first day of Diwali - learn more about it and ask questions. Mayor **Chacón** thanked Mrs. Turner for putting it on our City's page, and to also acknowledge our neighbors and friends that celebrate that.

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

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

The meeting adjourned at 8:09 p.m.

Brianna Chacón
Brianna Chacon, Mayor

ATTEST:

Amber Anderson
Amber Anderson, City Secretary

