

Minutes

The City of Princeton

Regular City Council Meeting of April 23, 2018

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on April 23, 2018 at 6:30 p.m.

The following Councilmembers were present: Councilmember David Kleiber, Mayor Pro-Tempore Rich Hooper, Councilmember Mike Guillen and Councilmember Steve Deffibaugh. Mayor John – Mark Caldwell was absent. The following Staff Members were present: City Manager Derek Borg, Assistant City Manager Lesia Gronemeier, City Secretary Tabatha Monk, Chief Building Official Shawn Fort, Director of Finance Carron Prigmore, Police Chief James Waters, Police Lieutenant Jesus Rodriguez, Police Sargent Chance Alexander and Communications Coordinator Nakia Patton.

Mayor Pro-Tempore **Hooper called the City Council Meeting to order at 6:34 PM.**

Mayor Pro-Tempore **Hooper** called roll, present were Councilmembers **David Kleiber, Mike Guillen and Steve Deffibaugh.**

Councilmember **Deffibaugh** led the audience in the invocation.

Councilmember **Kleiber** then led the audience in the **Pledge of Allegiance.**

Mayor Pro-Tempore **Hooper** then announced **Citizen Appearance.** No one spoke.

Mayor Pro-Tempore **Hooper** 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. Councilmember **Deffibaugh** made a motion to approve the minutes. Councilmember **Guillen** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the first item under the Regular Agenda:

(2018-086) "Presentation of Proclamation honoring Motorcycle Safety and Awareness Month, May 2018." No action required.

Mayor Pro-Tempore **Hooper** then announced the second item under the Regular Agenda: **(2018-087)** "Continued public hearing to accept public comments and discuss the petition (the "Petition"), filed by IC-SB Princeton Land Partners, L.P. (the "Petitioner"), requesting that the City create the Crossroads Public Improvement District (the "District") to include property owned by the Petitioner located entirely within the corporate limits of the City."

Mayor Pro-Tempore **Hooper** opened the public hearing at 6:42 p.m.

Mayor Pro-Tempore **Hooper** left the item open.

Mayor Pro-Tempore **Hooper** then announced the third item under the Regular Agenda: **2018-088)** "Conduct a public hearing to consider a Service and Assessment Plan (SAP) and proposed assessments to be levied against the assessable property within the Arcadia Farms Public Improvement District pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended."

Mayor Pro-Tempore **Hooper** opened the public hearing at 6:42 p.m.

Mayor Pro-Tempore **Hooper** closed the public hearing at 6:43 p.m.

Mayor Pro-Tempore **Hooper** then announced the fourth item under the Regular Agenda: **(2018-089)** "Discussion and possible action regarding a Construction, Funding, and Acquisition Agreement between the City of Princeton and PRINCETON 380, LTD, a Texas limited liability company and owner of approximately 216.976 acres of real property within the corporate limits of the City of Princeton." Councilmember **Deffibaugh** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the fifth item under the Regular Agenda:

(2018-090) “Consideration and action on Ordinance, **2018-04-23**, authorizing the issuance of the “City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2018 (Arcadia Farms Public Improvement District Phases 1 and 2 Project)”; approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a continuing Disclosure Agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date.” Councilmember **Kleiber** made a motion to approve. Councilmember **Guillen** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the sixth item under the Regular Agenda :(**2018-091**) “Consider an action on Ordinance, **2018-04-23-01** of the City Council of the City of Princeton accepting and approving a Service and Assessment plan and Assessment Rolls for the ARCADIA FARMS Public Improvement District; making a finding of special benefit to the property in the district; levying special assessments against property within the district and establishing a lien on such property; providing for payment of the Assessments in accordance with chapter 372, Texas local government code, as amended; providing for the method of assessment and the payment of the Assessments; providing penalties and interest on delinquent assessments; providing for severability; and providing an effective date.” Councilmember **Deffibaugh** made a motion to approve. Councilmember **Guillen** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the seventh item under the Regular Agenda: **(2018-092)** “Consider **LANDOWNER AGREEMENT** (the “Agreement”), between the CITY OF PRINCETON, TEXAS (the “City”), a general law municipality of the State of Texas (the “State”), and LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION,

LTD., a Texas limited partnership (the "Landowner")." Councilmember **Deffibaugh** made a motion to approve. Councilmember **Guillen** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the eighth item under the Regular Agenda: **(2018-093)** "Discussion and possible action regarding a request from F & L, LLP for Specific Use Permit approval of a 6.0 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas."

Mayor Pro-Tempore **Hooper** opened the public hearing at 7:10 p.m.

Mayor Pro-Tempore **Hooper** closed the public hearing at 7:10 p.m.

Mayor Pro-Tempore **Hooper** then announced the ninth item under the Regular Agenda :**(2018-094)** "Discussion and possible action regarding a request from Griffin West Partnership for Planned Development approval of a 41.20 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas."

Mayor Pro-Tempore **Hooper** announced this item would be tabled.

Mayor Pro-Tempore **Hooper** then announced the tenth item under the Regular Agenda: **(2018-095)** "Discussion and possible action regarding a request from D.R. Horton – Texas, LTD. for final plat approval of a 26.887 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas." Councilmember **Deffibaugh** made a motion to approve. Councilmember **Guillen** seconded the motion. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the eleventh item under the Regular Agenda: **(2018-096)** "Discussion and possible action regarding a request from Lennar Homes of Texas Land & Construction, LTD. for final plat approval of a 4.86 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas." Councilmember **Deffibaugh** made a motion to approve.

Councilmember **Kleiber seconded the motion. The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the twelfth item under the Regular Agenda :(**2018-097**) Discussion and possible action regarding a request from Lennar Homes of Texas Land & Construction, LTD. for final plat approval of a 20.135 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas." Councilmember **Guillen made a motion to approve. Councilmember Deffibaugh seconded the motion. The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the thirteenth item under the Regular Agenda: (**2018-098**) "Discussion and possible action regarding a request from Lennar Homes of Texas Land & Construction, LTD. for final plat approval of a 25.844 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas. Councilmember **Guillen made a motion to approve. Councilmember Kleiber seconded the motion. The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the fourteenth item under the Regular Agenda: (**2018-099**) "Discussion and possible action regarding a request from IC-SB Princeton Land Partners, LP for an extension of the Preliminary Plat approval." Councilmember **Deffibaugh made a motion to approve. Councilmember Kleiber seconded the motion. The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the fifteenth item under the Regular Agenda :(**2018-100**) "Discussion and possible action regarding the Second Quarter Financials."Councilmember **Deffibaugh made a motion to approve. Councilmember Kleiber seconded the motion. The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the sixteenth item under the Regular Agenda: (**2018-101**) "Discussion and possible action regarding a resolution for the construction of a section of Monte Carlo Blvd. from FM75 west to a 4 lane."

Councilmember **Deffibaugh** made a motion to approve. Councilmember **Kleiber** seconded the motion. The motion carried unanimously.


Mayor Pro-Tempore **Hooper** then announced the seventeenth item under the Regular Agenda: (2018-102) "Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests." Councilmember **Kleiber** requested an update on the apartments by Wal-Mart. Councilmember **Deffibaugh** requested an update on the new Public Works building.

Mayor Pro-Tempore **Hooper** then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items: Next meeting Wednesday, April 23, 2018 @5:30; Next Special City Council Meeting (this will be the only City Council meeting for the month of May). Public meeting regarding TxDOT and Hwy. 380 at Princeton High School on May 1, 2018 @6:00 p.m. Third Annual Princeton Leadership Prayer Gala, Thursday, May 3, 2018 at Princeton High School. Registration begins @6:30 p.m. and the Gala is from 7:00 p.m. – 9:00 p.m.

City Council reports about items of community interest regarding which no action will be taken: Councilmember **Kleiber** stated on Saturday will be the 2nd annual Casino Night sponsored by the Princeton Area Chamber of Commerce. Councilmember **Guillen** stated that Saturday would be the take back program from 10:00 a.m. – 2:00 p.m.

Councilmember **Deffibaugh** made a motion to adjourn. Councilmember **Guillen** seconded the motion. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** adjourned the meeting at 7:51 p.m.



Rich Hooper, Date
Mayor Pro-Tempore

ATTEST:



Tabatha Monk, Date
City Secretary

