

Minutes

The City of Princeton

Special City Council Meeting of May 28, 2019

The City Council of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on May 28, 2019 at 6:30 p.m.

The following Councilmembers were present: Councilmember David Kleiber, Mayor Pro-Tempore Rich Hooper, Councilmember Nikki Krum, Councilmember Richard Sheehan 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, Director of Development Services Shawn Fort, Police Lieutenant Jesus Rodriguez and Police Officer David Toler.

Mayor Pro-Tempore **Hooper** called the **City Council Meeting to order at 6:30 PM.**

Mayor Pro-Tempore **Hooper** called roll, present were Councilmembers **David Kleiber, Nikki Krum, Richard Sheehan 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 under citizens appearance.

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. Items on the Consent Agenda were: Discussion and possible action regarding the minutes of the May 13,

2019, Regular City Council meeting; Discussion and possible action to receive a \$20,000.00 charitable donation to be exclusively used within the Princeton Fire Department. Councilmember **Deffibaugh** made a motion to approve the **Consent Agenda**. Councilmember **Krum** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the first item under the Special Agenda: **(2019-084)** "Consideration and action on Ordinance, 2019-05-28, authorizing the issuance and sale of City of Princeton, Texas Limited Tax Note, Series 2019; levying an annual ad valorem tax and providing for the security for and payment of said note; and enacting other provisions relating to the subject." 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 second item under the Special Agenda: **(2019-085)** "Public hearing to consider proposed assessments to be levied against certain assessable property within the Arcadia Farms Public Improvement District Phases 8 and 9 Project."

Mayor Pro-Tempore **Hooper** opened the public hearing at 6:37 p.m.

Mayor Pro-Tempore **Hooper** closed the public hearing at 6:37 p.m.

Mayor Pro-Tempore **Hooper** then announced the third item under the Special Agenda: **(2019-086)** "Consideration and approval of a "Landowner Agreement" between the City of Princeton and Lennar Homes of Texas Land and Construction" Councilmember **Krum** made a motion to approve. Councilmember **Sheehan** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the fourth item under the Special Agenda: **(2019-087)** "Consideration and approval of a "construction, funding, and acquisition agreement" between the City of Princeton and Lennar Homes of Texas Land and Construction." Councilmember **Sheehan made a motion to approve.** Councilmember **Krum seconded the motion to approve. The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the fifth item under the Special Agenda: **(2019-088)** "Consideration and action on Ordinance, 2019-05-28-01, levying assessments for the costs of certain improvements to be provided in the Arcadia Farms Public Improvement District Phases 8 and 9 project; fixing a charge and lien against all properties within phases 8 and 9 of the district, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in phases 8 and 9 of the district; approving a service and assessment plan; providing a severability clause; and providing an effective date." Councilmember **Deffibaugh made a motion to approve. Councilmember Krum seconded the motion to approve. The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the sixth item under the Special Agenda: **(2019-089)** "Consideration and action on Ordinance, 2019-05-28-02, authorizing the issuance of the "City Of Princeton, Texas, Special Assessment Revenue Bonds, Series 2019 (Arcadia Farms Public Improvement District Phases 8 And 9 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 **Deffibaugh** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. **The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the seventh item under the Special Agenda: **(2019-090)** “Public Hearing regarding a request from Billy Loftice, for Specific Use Permit approval of a 2.146 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 6:46 p.m.**

**Mayor Pro-Tempore Hooper closed the public hearing at 6:46 p.m.**

Mayor Pro-Tempore **Hooper** then announced the eighth item under the Special Agenda: **(2019-091)** “Discussion and possible action regarding Ordinance, 2019-05-28-04, Amending the Zoning Map of the City of Princeton by approving a Specific Use Permit for certain property a 2.146 acre tract of land in the Hardin Wright Survey, abstract no. 957, City of Princeton, Collin County, Texas; Providing a Repealer Clause; and Providing an Effective Date.” Mayor Pro-Tempore **Hooper announced this item would be pulled from the agenda.**

Mayor Pro-Tempore **Hooper** then announced the ninth item under the Special Agenda: **(2019-092)** “Discussion and possible action regarding a request from Nick Rhoads & Nate Hamilton, for final plat approval of a 5.964 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.” Councilmember **Kleiber made a motion to approve.** Councilmember **Sheehan seconded the motion to approve.** **The motion carried unanimously.**

Mayor Pro-Tempore **Hooper** then announced the tenth item under the Special Agenda: **(2019-093)** “Discussion and possible action regarding the approval of the

Contract with Culleoka Water Supply District." Councilmember **Deffibaugh** made a motion to approve. Councilmember **Krum** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the eleventh item under the Special Agenda: **(2019-094)** "Discussion and possible action following a presentation by Charlene Heydinger of the Texas PACE Authority regarding the Property Assessed Clean Energy Act, (the "PACE Act") and Resolution, 2019-05-08-R-01, of Intent to Establish a City of Princeton Pace Program." Councilmember **Deffibaugh** made a motion to move forward. Councilmember **Krum** seconded the motion to move forward. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the twelfth item under the Special Agenda: **(2019-095)** "Discussion and possible action regarding the appointment / reappointment of Directors to the Tax Increment Reinvestment Zone Board of Directors (TIRZ)." Councilmember **Deffibaugh** made a motion to approve. Councilmember **Krum** seconded the motion to approve. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** then announced the thirteenth item under the Special Agenda: **(2019-096)** "Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests." Councilmember **Krum** requested staff to bring information to the next meeting regarding trash cans to be placed in the food lanes at the food establishments in Princeton.


Mayor Pro-Tempore **Hooper** then announced the Report Agenda:  
City Manager: **Derek Borg** spoke on the following items: Next Regular City Council Meeting, Monday, June 10, 2019 @6:30 p.m.; City of Princeton Garage Sale has been

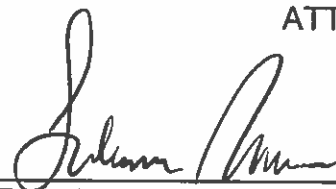
rescheduled for Saturday, June 1, 2019 @Princeton High School from 8:00 a.m. - 3:00 p.m.; Lois Nelson Public Library, Summer Reading Program begins Wednesday, June 5, 2019; City of Princeton, July Spectacular, will be held Wednesday, July 3, 2019.

City Council reports about items of community interest regarding which no action will be taken: No items were discussed.

Councilmember **Krum** made a motion to adjourn. Councilmember **Kleiber** seconded the motion. The motion carried unanimously.

Mayor Pro-Tempore **Hooper** adjourned the meeting at 7:22 p.m.

  
John - Mark Caldwell  
Mayor  
6/10/19  
Date

ATTEST:  
  
Tabatha Monk,  
City Secretary  
6/10/19  
Date

