

Minutes

The City of Princeton

Teleconference City Council Meeting of April 26, 2021

The City Council of the City of Princeton, Texas, met in Regular Session on April 26, 2021 at 6:30 p.m. in the City Council Chamber at City Hall, located at 123 W Princeton Dr. Princeton, Texas 75407.

The following Councilmembers were present: Councilmember David Kleiber, Councilmember Mike Robertson, Councilmember Bryan Washington, Councilmember Keven Underwood and Mayor Pro-Tempore Steve Deffibaugh.

The following Staff Members were present: City Manager Derek Borg, City Secretary Tabatha Monk, Director of Development Services Shawn Fort, Director of Community Engagement Tenishea Turner, Special Events Coordinator Stephanie O'Brien, Police Administrative Sargent Cabrera and Police Officer Rizzo.

Mayor **Chacon** called the City Council Meeting to order at 6:33 p.m.

Mayor **Chacon** called roll, present were Councilmembers **David Kleiber, Mike Robertson, Bryan Washington, Keven Underwood and Steve Deffibaugh.**

Kelly Carr led the invocation.

Councilmember **Underwood** led the Pledge of Allegiance.

Mayor **Chacon** then announced Citizen Appearance; Pastor Kelly Carr reminded us of the National Day of Prayer event on May 6<sup>th</sup> at 7:00 p.m. at PISD Stadium.

Mayors Comments: Mayor Chacon welcomed everyone back to the in person City Council meetings.

Mayor **Chacon** 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 April 12, 2021 Regular City Council Meeting; Discussion and possible action regarding a donation for equipment from the City of Allen; Discussion and possible action regarding the FY2020-21 Financial Report for the six months ended March 31, 2021 (unaudited); Discussion and possible action regarding a request from Lennar Homes of Texas Land and Construction, LTD. for final plat approval of a 18.62-acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas; Discussion and possible action regarding a request from Vinjay Holding, LLC for preliminary & final plat approval of a 2.947 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas; Discussion and possible action regarding the Animal Shelter Agreement; Discussion and possible action regarding the Collin County Emergency Operations Plan. Mayor Pro-Tempore **Deffibaugh made a motion to approve the Consent Agenda.** Councilmember **Kleiber seconded the motion to approve.** The motion carried **unanimously.**

Mayor **Chacon** then announced the first item under the Regular Agenda: **(2021-095 Public Hearing (Winchester Crossing): "Public Hearing on Levy of Assessments within Phases 3 and 4 of the Winchester Public Improvement District No. 1."**

Mayor **Chacon** opened the public hearing at 6:42 p.m.

Mayor **Chacon** closed the public hearing at 6:42 p.m.

Mayor **Chacon** then announced the second item under the Regular Agenda: **(2021-096 Winchester Crossing: “Approval of First Amendment to Winchester Crossing Reimbursement Agreement and Second Amendment to Winchester Crossing Development Agreement (Winchester Public Improvement District No. 1).”** Councilmember **Underwood made a motion to approve.** Councilmember **Washington seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the third item under the Regular Agenda: **(2021-097 Ordinance 2021-04-26-01 (Winchester Crossing): “Consider and ace on Ordinance 2021-04-26-01, levying assessments for the cost of certain improvements to be provided in Phases 3 and 4 of the Winchester Public Improvement District No. 1; fixing a charge and lien against all properties within Phases 3 and 4 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 3 and 4 of the district; approving an emended and restated service and assessment plan; providing a severability clause; and providing an effective date.”** Mayor Pro-Tempore **Deffibaugh made a motion to approve.** Councilmember **Robertson seconded the motion to approve. The motion carried unanimously.**

Mayor **Chacon** then announced the fourth item under the Regular Agenda: **(2021-098 Public Hearing (791 E. Princeton Dr.): “Public hearing to consider a proposed specific use permit request by VASP, LLC, for property located at 791 E. Princeton Dr. Being a 1.52 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.”**

Mayor **Chacon** opened the public hearing at 6:49 p.m.

Mayor **Chacon** closed the public hearing at 6:49 p.m.

Mayor **Chacon** then announced the fifth item under the Regular Agenda **(2021-099 PL20210052 - Preliminary Plat (Eastridge):** “Discussion and possible action regarding request from Meritage Homes of Texas LLC for preliminary plat approval of a 547.96 acre tract of land situated in the Rufus Sewall Survey, Abstract No. 873, Thomas Rhodes Survey, Abstract No. 741 & David Cherry Survey, Abstract No. 166 City Princeton, Collin County, Texas.” Mayor Pro-Tempore **Deffibaugh** made a motion to approve. Councilmember **Underwood** seconded the motion to approve. The motion carried unanimously.

Mayor **Chacon** then announced the sixth item under the Regular Agenda **(2021-100 Ordinance No. 2021-04-26-02 (Specific Use Permit):** “Discussion and possible action regarding Ordinance 2021-04-26-02 a request from VASP, LLC for specific use permit approval of a 1.52 acre tract of land in the Hardin Wright Survey, Abstract No.957, City of Princeton, Texas.” Councilmember **Washington** made a motion to approve. Councilmember **Underwood** seconded the motion to approve. The motion carried unanimously.

Mayor **Chacon** then announced the seventh item under the Regular Agenda **(2021-101 Resolution No. 2021-04-26-R01 (Contribution of Right of Way Funds):** “Discussion and possible action regarding Resolution No. 2021-04-26-R01 a resolution of the City of Princeton, Texas, authorizing contribution of right of way funds, authorizing the funding and authorizing the City Manager to execute the agreements.” Mayor Pro-Tempore **Deffibaugh** made a motion to approve. Councilmember **Kleiber** seconded the motion to approve. The motion carried unanimously.

Mayor **Chacon** then announced the eighth item under the Regular Agenda **(2021-102 Resolution No. 2021-04-26-R02 (Contribution of Right of way Funds):** “Discussion and possible action regarding Resolution No. 2021-04-26-R02 a resolution of the City of Princeton, Texas, authorizing contribution of right of way funds, authorizing the funding, and authorizing the City Manager to execute the agreements.” Councilmember **Kleiber made a motion to approve.** Councilmember **Washington seconded the motion to approve.** The motion carried unanimously.

Mayor **Chacon** then announced the City Council would be taking Executive Session at this time: 7:02 p.m. 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.

Mayor **Chacon** reconvened into Regular Session at 7:55 p.m.

Mayor **Chacon** then announced the ninth item under the Regular Agenda **(2021-103 Resolution No. 2021-04-26-R03 (Tickey Drive Reconstruction):** “Discussion and possible action regarding Resolution No. 2021-04-26-R03 a resolution of the City of Princeton, Texas, Establishing the Funding for the Tickey Drive Reconstruction Project, and authorizing the City Manager to execute the agreements.” Mayor Pro-Tempore **Deffibaugh made a motion to approve.** Councilmember **Washington seconded the motion to approve.** The motion carried unanimously.

Mayor **Chacon** then announced the tenth item under the Regular Agenda **(2021-**

**104: Resolution No. 2021-04-26-R04 (Dogwood Pump Station):** “Discussion and possible action regarding Resolution No. 2021-04-26-R04 a resolution of the City of Princeton, Texas Establishing the allocation of additional fund for the construction of the Dogwood Pump Station Tank Mixing and Chloramine Boosting System.”

Councilmember **Robertson made a motion to approve.** Councilmember **Underwood seconded the motion.** The motion carried unanimously.

Mayor **Chacon** then announced the eleventh item under the Regular Agenda (**2021-105 Myrick Lane and CR 546**): “Discussion and possible action regarding the alignment of Myrick Lane to CR 546 and the alignment of the 380 bypass within the City limits of Princeton and direct staff to prepare a resolution regarding the same.” Mayor Pro-Tempore **Deffibaugh made a motion to approve.** Councilmember **Underwood seconded the motion.** The motion carried unanimously.

Mayor **Chacon** then announced the twelfth item under the Regular Agenda: (**2021-106 Emergency Response Plan (IPO #130)**): “Discussion and possible action regarding IPO# 130, the preparation of the Emergency Response Plan for the Princeton Water and Waste Water Plan.” Councilmember **Robertson made a motion to approve.** Councilmember **Washington seconded the motion.** The motion carried unanimously.

Mayor **Chacon** then announced the thirteenth item under the Regular Agenda: (**2021-107 Lois Nelson Public Library Board**): Discussion and possible action regarding the removal of Kim Winn (Place 4), from the Lois Nelson Public Library Board and making an appointment to fill the vacancy of Place 4. Applications of Interest: John Kusterbeck and Sarah Strawinski.” Kim Winn prior to the meeting resigned her position

on the board. Councilmember **Underwood** made a motion to appoint **Sarah Strawinski to the Lois Nelson Public Library Board Place 4**. Mayor Pro Tempore **Deffibaugh** seconded the motion. The motion carried unanimously.

Mayor **Chacon** then announced the fourteenth item under the Regular Agenda: **(2021-108 Princeton Economic Development Corporation)**: “Discussion and possible action regarding an appointment to the EDC Board of Directors Place 3, left vacant by the resignation of Dylan Griffiths. Applications of interest: Emarcus Bingham and Natrasha Moss.” Councilmember **Washington** made a motion to appoint **Emarcus Bingham to the PEDC Place 4**. Councilmember **Robertson** seconded the motion. The motion carried 5-1 with Mayor Pro Tempore voting no.

Mayor **Chacon** then announced the fifteenth item under the Regular Agenda **(2021-109 NTMWD Board Representative)**: “Discussion and possible action regarding the appointment of Mike McCandless to the North Texas Municipal Water District Board as a City of Princeton representative as requested by Councilmember Underwood.” This item was tabled to a future agenda.

Mayor **Chacon** then announced the sixteenth item under the Regular Agenda **(2021-110 Home Rule Charter Commission)**: “Discussion and possible action regarding the method of selection of a commission to draft a home rule charter for the City of Princeton for consideration by the voters, discussion regarding the election orders necessary to allow the City's voters to cast ballots regarding adoption of a proposed charter prepared by such a commission in May 2022, and direction to City staff with respect to preparations for such elections and providing other support for the home rule charter commission.” Councilmember **Robertson** made a 2 part motion: 1) for

city staff to be directed to organize a mass meeting for the Princeton residents to select a home charter commission. 2) to prepare an ordinance to put the question on the November 2021 election ballot “shall a commission be chosen to frame a new charter.” Mayor Pro Tempore **Deffibaugh** seconded the motion. The motion carried unanimously.

Mayor **Chacon** then announced the seventeenth item under the Regular Agenda **(2021-111 Bulls & Pulls)**: “Discussion and possible action regarding the Bulls & Pulls Event as requested by Mayor Chacon and presentation by Director of Community Engagement, **Tenishea Turner**.” Councilmember **Underwood** made a motion to change the name of the Bulls and Pulls back to the Fall Festival. Councilmember **Washington** seconded the motion. The motion carried unanimously.

Mayor **Chacon** then announced the eighteenth item under the Regular Agenda: **(2021-112 Community Garden)**: “Discussion and possible action regarding a community garden presented by Chase Bryant, Director of Parks and Recreation, as requested by Councilmember Underwood.” Councilmember **Underwood** made a motion to move forward on conducting a survey to solicit involvement in community gardening. Councilmember **Kleiber** seconded the motion. The motion carried unanimously.

Mayor **Chacon** then announced the nineteenth item under the Regular Agenda: **(113 Future Agenda Items)**: “Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.” No items were requested.

Mayor **Chacon** then announced the Report Agenda: City Manager: **Derek Borg**



spoke on the following items: Next Regular Teleconference City Council Meeting,  
Monday, May 10, 2021 @ 6:30 p.m.

Mayor Chacon then announced the City Council reports about items of community interest regarding which no action will be taken: Mayor Chacon announced that on Monday the PTX Diverse group will be planting the tree donated and they would be making an event of that so to please be on the watch for that. The tree will be planted at Parkview Heights park.

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

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

The meeting adjourned at 9:00 p.m.

Brianna Chacon 5/10/21  
Brianna Chacon, Mayor Date

ATTEST:  
Tabatha Monk 5/10/2021  
Tabatha Monk, City Secretary Date

