



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS January 8, 2024

The City Council of the City of Princeton will meet in Regular Meeting Session on January 8, 2024 at 6:30 PM Princeton Municipal Center 2000 East Princeton Drive Princeton, TX 75407 to discuss the following

Honorable Brianna Chacon,
Mayor

Honorable Steven Deffibaugh,
Mayor Pro Tempore, Place 5

David Kleiber,
Councilmember, Place 1

Marlo Obera,
Councilmember, Place 2

Bryan Washington,
Councilmember, Place 3

Ryan Gerfers,
Councilmember, Place 4

Ben Long,
Councilmember, Place 6

Carolyn David-Graves,
Councilmember, Place 7

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Ryan Gerfers
Ben Long
Carolyn David-Graves

INVOCATION

PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

PUBLIC APPEARANCE

Speakers are allowed 3 minutes to speak. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a speaker's inquiry or to recite existing policy in response to the inquiry.

MAYORS COMMENTS

Pursuant to Section 551.0415 of the Texas Government Code, Mayor may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest. In addition to the foregoing, Mayor will address the following subject matters: None

CONSENT AGENDA

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 requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

Minutes

Discussion and possible action regarding the minutes of December 11, 2023, Regular City Council Meeting.

[CC MEETING 12.11.23 MINUTES.pdf](#)

FP20190536 - Final Plat - Princeton Meadows, Block A, Lots 1-6

Discussion and possible action regarding a request from The Reserves, LLC for final plat approval for a property being a 15.11 acre tract of land situated in the David Cherry Survey, Abstract No. 166, and the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20233011 - 380 Forest Grove Addn with Exhibits.pdf](#)

PI20220779 - Preliminary Plat - Garden Homes of Princeton

Discussion and possible action regarding a request from Tex-Dal Holdings, LLC for preliminary plat approval for a property being a 12.14 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20220779 - Garden Homes of Princeton with Exhibits.pdf](#)

PL20221230 - Preliminary Plat - Beauchamp Plaza Phase 2

Discussion and possible action regarding a request from Retail Partners, LLC for preliminary plat approval for a property being a 24.95 acre tract of land situated in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20221230 - Beauchamp Plaza Ph 2 with Exhibits.pdf](#)

Resolution No. 2024-01-08-R (Parks & Rec. Building)

Discussion and possible action regarding a resolution of the City of Princeton, Texas authorizing the design-build method for construction of the Parks & Recreation Department Office & Maintenance Building for the City of Princeton.

[Res No 2024-01-08-R P&R Building Design Build Method.pdf](#)

Resolution No. EDC-2024-01-03-R03 (PEDC Bylaws)

Discussion and possible action regarding a resolution of the PEDC adopting amended Bylaws for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto.

[Resolution No. EDC 2024-01-03-R03 Bylaws.pdf](#)
[PEDC_Bylaws_Jan. 2024 \(Final for Approval\).pdf](#)

Resolution No. EDC-2024-01-03-R02 (PEDC Policies and Procedures)

Discussion and possible action regarding a resolution of the PEDC adopting amended Policies and Procedures for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto.

[Resolution No. EDC 2024-01-03-R02 Policies and Procedures.pdf](#)
[PEDC_Policies & Procedures_Jan. 2024 \(Final for Approval\).pdf](#)

Resolution No. EDC-2024-01-03-R01 (PEDC Rules of Order and Code of Conduct)

Discussion and possible action regarding a resolution of the PEDC adopting amended Rules of Order and Code of Ethics for its affairs; providing for repealing and severability clauses; providing for an effective date; and containing other matters related thereto.

[Resolution No. EDC 2024-01-03-R01 Rules of Order-Code of Conduct.pdf](#)
[PEDC_Rules of Order & Ethics Policy_Jan. 2024 \(Final for Approval\).pdf](#)

Resolution No. CDC-2023-10-03-R (CDC Bylaws)

Discussion and possible action to approve an amendment to the CDC bylaws.

[Resolution No. CDC-2023-10-03-R Board Relations.pdf](#)

Resolution No. 2024-01-08-R01 (Library Building)

Discussion and possible action regarding a resolution of the City of Princeton, Texas authorizing the design-build method for construction of the Princeton Public Library Addition, for the City of Princeton.

[Res No 2024-01-08-R01 Library Building Design Build Method.pdf](#)

Resolution No. 2024-01-08-R02 (Court Security Door)

Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing funding for the construction of a security door at the Municipal Center Facility, and authorizing the City Manager to execute the contracts.

[Resolution 2024-01-08-R02 \(Municipal Court Security Door\).pdf](#)

Resolution CD 2024-01-04-R

Discussion and possible action regarding Resolution CD 2024-01-04-R authorizing the funding for equipment for Community Engagement.

[Resolution_CD_2024-01-04_R_Community_Engagement_Equipment.pdf](#)

Personnel Policy Amendments

Discussion and possible action regarding amendments to the City of Princeton's personnel policy.

[Notable Changes for Personnel Policy Manual.pdf](#)

REGULAR AGENDA

2024-003 Recognition

The City of Princeton would like to acknowledge Jesus Rodriguez for achieving 20 years of service working for the City of Princeton Police Department. Jesus Rodriguez is the first full time officer for the city to reach this impressive milestone. His dedication has made a lasting impact on the City of Princeton and its residents.

2024-004 Recognition

The City of Princeton would like to recognize Sgt. Crawford, Detective Scott, Detective Bradford, Sgt. Flatt, Officer Peoples, Officer Toler, and Tiffany West in their work and the quick recovery of three abducted children.

2024-005 Board Appointments

Discussion and possible action regarding the appointments and/or reappointments to the Boards and Commissions for CDC, EDC, P&Z, and Library.

2024-006 Public Hearing - SUP20233002

Discussion and possible action regarding a request from Indefonso Torres for a Specific Use Permit for a Guest House on a 0.447 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[SUP20233002 - SUP for Guest House w Exhibits.pdf](#)

2024-007 Public Hearing (Annexation - Clearhaven)

Conduct a public hearing regarding a request received from AJE, for the voluntary annexation of property being a 45.55 acre tract of land situated Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957.

[PH Notice \(Annexation Clearhaven - 45.5 acres\).pdf](#)
[PROPERTY DESCRIPTION.pdf](#)
[Survey.pdf](#)

2024-008 Ordinance No. 2024-01-08 (Clearhaven Annexation)

Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 45.55 acres.

[Lake Haven Annexation - Ordinance No. 2024-01-08.pdf](#)

2024-009 Annexation and Development Agreement

Discussion and possible action regarding an agreement by and between the City of Princeton and CPO Holding, LLC specifying the terms for annexation and development of a 20.8 acre tract of land in the Sarah D. Terry Survey, Abstract No. 890. Collin County, Texas.

[CR 447 20-Acre SFR Annexation Development Agreement \(11.15.23\) \(CLEAN For Approval\).pdf](#)

2024-010 Interlocal Cooperation Agreement (City of Lowry Crossing)

Discussion and possible action regarding an Interlocal Cooperation Agreement regarding extraterritorial jurisdiction by and between the City of Lowry Crossing, Texas and the City of Princeton, Texas.

[ETJ Swap Agreement Lowry Crossing and Princeton v4 CS redlines 1.2.24.pdf](#)

2024-011 Ordinance No. 2024-01-08-01 (Princeton & Lowry Crossing ETJ)

Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, annexing hereinafter described territory into the extraterritorial jurisdiction of the City of Princeton, Collin County, Texas, and extending the boundary limits of said extraterritorial jurisdiction so as to include the described property within the extraterritorial jurisdiction; releasing separate hereinafter described territory into the extraterritorial jurisdiction of the City of Lowry Crossing, Collin County, Texas and reducing the boundary limits of Princeton's extraterritorial jurisdiction; so as to release the described property within the extraterritorial jurisdiction; providing instructions for filing this ordinance and for correcting the official map and boundaries of Princeton; providing a severability and cumulative clauses; and providing an effective date.

[Ord to Annex Tracts 1 and 2 into Princeton and Release Tract 3 \(PRN Edits\).pdf](#)

2024-012 Mixed Use Development

Discussion regarding potential mixed use development project request for development incentives.

[HRMD Letter City of Princeton.pdf](#)
[CONCEPT 1F - COLOR.pdf](#)
[Email \(Medical District\)_Redacted.pdf](#)

2024-013 Resolution No. 2024-01-08-R03

Discussion and possible action on a resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation.

[Notice Resolution No. 2024-01-08-R03 \(ver 1\) ver 2.pdf](#)

2024-014 Future Agenda Items

Possible action to approve request for items to be placed on a future

agenda and NOT for discussion of these requests.

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 pending or contemplated litigation, a settlement offer, or 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 agenda item listed elsewhere within this agenda, and/or the subject matter listed below.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING. (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- 1) Megatel
- 2) City Manager
- 3) Community Development Corporation – Places 3, 4, 5, 6, & 7
- 4) Economic Development Corporation – Places 3, 4, 5, 6, & 7
- 5) Planning & Zoning Commission – Places 3, 4, 5, 6, & 7
- 6) Library Advisory Board – Places 3, 4, 5, 6, & 7

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, January 22, 2024, @ 6:30 PM .

CC REPORT AGENDA

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest.

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton Municipal Center and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

Amber Anderson, City Secretary

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Amber Anderson, City Secretary, or other designated official at 972-734-2416. The City Council reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(b).