



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS February 13, 2023

The City Council of the City of Princeton will meet in Regular Meeting Session on February 13, 2023 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

Bryan Washington,
Councilmember, Place 3

David Kleiber,
Councilmember, Place 1

Keven Underwood,
Councilmember, Place 4

Marlo Obera,
Councilmember, Place 2

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Keven Underwood

MOMENT OF SILENCE

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

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 January 23, 2023, Regular City Council Meeting.

[CC Minutes 01.23.2023.pdf](#)

Financial Report

Discussion and possible action regarding the FY 2022-23 Financial Report as of the Three Months Ended December 31, 2022 (unaudited).

[FS QE 12.31.2022.pdf](#)

Amended Resolution No. 2022-12-12-R01 (Dogwood Generator)

Discussion and possible action regarding amendment to Resolution No. 2022-12-12-R01 of the City of Princeton, Texas, Establishing the allocation of funds for the purchase of a backup generator for the Dogwood Pump Station, and authorizing the City Manager to execute the required documents to complete the purchase.

[Amended resolution 2022-12-12-R01 Dogwood booster station generator \(full\).pdf](#)

Resolution No. 2023-02-13-R01 (IPO#163)

Discussion and possible action regarding a resolution of the City of Princeton, Texas authorizing individual project order #163 for the preparation of the required documents to adjust the CCN boundaries per settlement agreement dated August 2017, authorizing the funding. and authorizing the City Manager to execute the agreement.

[Resolution_No._2023-02-13-R01_IPO_163_N._Collin_CCN_Swap_KSG.pdf](#)

Resolution No. 2023-02-13-R02 (Eastridge Pump Station Generator)

Discussion and possible action regarding a resolution of the City of Princeton Texas, establishing the allocation of funds for purchase of a backup generator for the Eastridge Pump Station, and authorizing the City Manager to execute the required documents to complete the purchase.

[resolution no 2023-02-13-R02 Eastridge booster station generator.pdf](#)

Resolution No. 2023-02-13-R (Tillage Farms Acceptance)

Discussion and possible action regarding a resolution of the City of Princeton, Texas accepting improvements and approving maintenance

bonds for Tillage Farms East Phase 1, Phase 2, and Lift Station Utilities & Public Improvements; providing for an effective date; finding proper notice and meeting.

[Resolution_No_2023-02-13-R_-](#)

[_Tillage_Farms_East_Ph_1_Ph_2_and_Lift_Station_with_Exhibits_Final_for_Approval_.pdf](#)

REGULAR AGENDA

2023- **Public Hearing (Whitewing Trails PID No. 2)**

021 Public hearing on the levy of assessments in Phase 2 of the Whitewing Trails Public Improvement District No. 2.

2023- **Ordinance No. 2023-02-13-01 (Whitewing Phase 2)**

022 Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Whitewing Trails Public Improvement District No. 2 Phase 2; fixing a charge and lien against all properties within Phase 2 of the District, making a finding of special benefit to property in Phase 2 of the district; approving a service and assessment plan.

[Assessment Ordinance No. 2023-02-13-01\(Whitewing Phase 2 \(2-13-2023\)\).pdf](#)

2023- **Ordinance No. 2023-02-13-02 (TIRZ 5 Whitewing)**

023 Consider an ordinance of approving a project plan and financing plan for Tax Increment Reinvestment Zone Number Five.

[Council Ordinance No. 2023-02-13-02 approving plans \(TIRZ 5 Whitewing\) 2-13-2023.pdf](#)

2023- **Ordinance No. 2023-02-13-03 (Whitewing Trails PID No. 2 Ph 2)**

024 Consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Whitewing Trails Public Improvement District Improvement No. 2 Phase 2 Project)".

[Bond Ordinance No. 2023-02-13-03 ver 1 \(002\).pdf](#)

2023- **CFA Agreement (Whitewing Trails PID No. 2)**

025 Consideration and approval of the "Whitewing Trails Public Improvement District No. 2 Phase 2 Improvements Construction, Funding, and Acquisition Agreement" between the City of Princeton and MM Princeton 854, LLC.

[Whitewing Trails PID No. 2 - Phase #2 CFA - 01-20-2023.pdf](#)

2023- **Landowner Agreement (Whitewing Trails PID No. 2 Ph 2)**

026 Consideration and approval of the "Whitewing Trails Public Improvement District No. 2 Phase 2 Landowner Agreement" between the City of Princeton and MM Princeton 854, LLC.

[Landowner Agreement - Whitewing v.002 \(002\).pdf](#)

2023- **Public Hearing (Franchise Agreement)**

027 Conduct public hearing regarding a non-exclusive cable and video franchise agreement with HWTX LLC, d/b/a Hotwire, to install, operate, and maintain fiber optic cables within the public property and public rights-of-way in the City of Princeton.

2023- **Ordinance No. 2023-02-13 (Franchise Agreement)**

028 Discussion and possible action regarding an ordinance granting to HWTX LLC (D/B/A Hotwire) and its successors and assigns a non-exclusive franchise

permit to install, operate, and maintain fiber optic cables within the public streets, rights-of-way, or on public property within the City of Princeton, Texas ("City" or "Grantor").

[Hotwire Cable Franchise Ordinance No. 2023-02-13 FINAL v1 sig page.pdf](#)

2023-029 FP20190413 - Final Plat Request - (Whitewing Trails Phase 2B)

Discussion and possible action regarding a request from MM Princeton 854, LLC for final plat approval of a 54.29 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report FP20190413 - Whitewing Trails 2B with Exhibits.pdf](#)

2023-030 FP20190413 - Final Plat Request - (Whitewing Trails Phase 2C)

Discussion and possible action regarding a request from MM Princeton 854, LLC for final plat approval of a 33.71 acre tract of land situated in the David Cherry Survey, Abstract No 166, City of Princeton, Collin County, Texas.

[Staff Report FP20190413 - Whitewing Trails 2C with Exhibits.pdf](#)

2023-031 Agreement (Ashford Crossing NSSA)

Discussion and possible action regarding a Non-Standard Water and Wastewater Service Agreement by and between the City of Princeton, Texas and LC Municipal Utility District No.1 of Collin County.

[NSSA Ashford Crossing C14004D20230130CR1 Final Clean for approval.pdf](#)

2023-032 Public Hearing (Annexation of City Property)

Conduct a public hearing received from City of Princeton, regarding the voluntary annexation of property Being a parcel of land located in Collin County, Texas, a part of the Hardin Wright Survey, Abstract Number 957, Being all of that called 10.99-acre tract of land described in the deed to Shuzhen An and Jingbo Zhang. As recorded under Document Number 20210616001216780, of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and said tract being more particularly described, as follows: 10.99 acres of land, more or less.

[PH Notice \(Annexation South side of College Avenue\).pdf](#)

2023-033 Ordinance No. 2023-02-13-04 (Annexation of City Property)

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 10.98 acres.

[Shuzen Annexation - Ordinance No. 2023-02-13-04 with Exhibits.pdf](#)

2023-034 Resolution No. 2023-02-13-R03 (Monte Carlo EST)

Discussion and possible action regarding a resolution of the City of Princeton Texas, establishing the allocation of funds for the painting of the Monte Carlo elevated storage tank, and authorizing the City Manager to execute the required documents for the construction.

[resolution no 2023-02-13-R03 Monte Carlo EST Painting.pdf](#)

2023-035 Parks & Rec Center

Discussion and update regarding Parks and Rec Center and possible expansion, requested by Councilmember Washington.

2023-036 CDC/EDC Bylaws

Discussion and staff direction regarding amendments to the bylaws of the

City's boards and commissions, requested by Mayor Chacon.

2023- Future Agenda Items

037 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 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.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, February 27, 2023, @ 6:30 PM
- 2) Meal on Wheels-Mondays, Tuesdays, Wednesdays, and Fridays from 10:00 AM - 1:00 PM @ Steven and Judy Deffibaugh Community Center - 416 North 4th Street.
- 3) CPR/AED and Fire Safety Education Training-Classes are held on the 3rd Thursday of each month from 6:00 PM - 9:00 PM @ the Steven and Judy Deffibaugh Community Center located at 416 N 4th Street.
- 4) In February we will be hosting another low-cost vaccine, microchip, and adoption event at the municipal center from 10-2. TBA
- 5) It's Time Texas, Community Challenge is still going until March 5th
- 6) On March 18th there will be another movie in the park sponsored by Community Events and the Lois Nelson Library. The event starts at 6:30, and the movie will start around 7:30. The movie is Lyle, Lyle, Crocodile.

CC REPORT AGENDA

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

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).