



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS May 8, 2023

The City Council of the City of Princeton will meet in Regular Meeting Session on May 8, 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

David Kleiber,
Councilmember, Place 1

Marlo Obera,
Councilmember, Place 2

Keven Underwood,
Councilmember, Place 4

Bryan Washington,
Councilmember, Place 3

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 April 24, 2023, Regular City Council Meeting.

[CC Minutes 04.24.2023.pdf](#)

FP20210426 - Final Plat (Monticello Park Phase 3A)

Discussion and possible action regarding a request from Arroyo Cap II-2, LLC for final plat approval for a property being a 55.86 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report FP20210426 - Monticello Park Ph 3A with Exhibits.pdf](#)

Financial Report (FY2022-23)

Discussion and possible action regarding the FY 2022-2023 Financial Report as of the Six Months Ended March 31, 2023 (unaudited).

[FS QE 3.31.2023.pdf](#)

Resolution No. 2023-05-08-R02 (IPO#164 Flow Metering)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #164 for the installation of eleven flow meters in the wastewater sewershed, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution2023-05-08-R02_Sanitary Sewer Flow metering__IPO#164\(full\).pdf](#)

Resignation (Community Development Corporation)

Discussion and possible action to accept the resignation from Jody Sutherland on the Community Development Corporation Place 6.

[Princeton EXEC CDC ltr.pdf](#)

REGULAR AGENDA

2023-076 Proclamation (National Public Works Week)

Proclamation honoring National Public Works Week, May 21-27, 2023.

[Public_Works_Week__May_2023_.pdf](#)

2023-077 Recognition

Citizens Appreciation Award on behalf of the Princeton Police Department, presented by Interim Chief Waters.

2023-078 Public Hearing (Fettouh Property Rezoning)

Conduct a public hearing regarding a request received from Osama Aboul Fettouh, for a rezoning of the property from Agricultural "AG to C-2" Commercial, Being a tract of land situated in the David Cherry, Abstract 166, Collin County, Texas being part of a called 97.419-acre tract of land described in a Warranty Deed with a Vendor's Lien from Marcel K. Jones et al, to T. Meredith Hard a/k/a Thomas Meredith Hard and wife, Nancy J. Hard as recorded in Volume 3537 at Page 97 of the Land Records of Collin County, Texas and being described as follows: 41.733 acres of land, more or less.

[Zoning for Osama Aboul Fettouh -05.08.2023.pdf](#)

2023-079 Ordinance No. 2023-05-08 (Fettouh Property Zoning)

Discussion and possible action regarding an ordinance of the City of Princeton amending comprehensive zoning ordinance of the City of Princeton from Agricultural "AG to C-2" Commercial, on a portion of land situated in the David Cherry, Abstract 166, repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20230252 with Exhibits.pdf](#)
[Ordinance - AG to C-2 Fettouh.pdf](#)

2023-080 Resolution 2023-05-08-R (patrol car purchases)

Discussion and potential action on Resolution No. 2023-05-08-R, authorizing the City Manager to expedite the acquisition of additional and replacement vehicles for use by the City's police department.

[PD Vehicle purchase resolution no. 2023-05-08-R C14004D20230504DO2.pdf](#)

2023-081 July Spectacular Attendance Fee

Discussion and possible action regarding the \$5.00 attendance fee for the July Spectacular to be held on July 1st.

2023-082 Consulting Firm

Discussion and staff direction regarding issuance of a request for proposals to engage a consulting firm to review personnel matters for the City, such as staffing levels, talent allocation, and workplace culture.

2023-083 Widening 380

Update and discussion on the widening of 380, requested by Mayor Pro Tem Deffibaugh.

2023-084 2nd Street

Update and discussion on 2nd street progress, requested by Mayor Pro Tem Deffibaugh.

2023-085 Nuisance Law

Update and discussion on the Nuisance laws outside city limits, requested

by Councilmember Kleiber.

2023-086 EDC Board

Discussion and possible action regarding the appointment and/or reappointment to the Economic Development Corporation Board.

Place 7 Vacant

[EDC-CDC Attendance.xlsx](#)

2023-087 CDC Board

Discussion and possible action regarding the appointment and/or reappointment to the Community Development Corporation Board.

Place 6 Vacant

[EDC-CDC Attendance.xlsx](#)

2023-088 City of Princeton FY22 Audit

Discussion regarding the completion of the City of Princeton's annual audit for the year ended September 30, 2022. The auditor has provided a statement and the audit will be completed prior to May 16th which will allow it to be available for presentation at the May 22nd Council meeting.

[Statement regarding 2022 audit- BWC.pdf](#)

2023-089 Annexation and Development Agreement (BC2 Realty Tract)

Discussion and possible action regarding an Annexation & Development agreement on a 24.57 acre tract of land in the David Cherry Survey, Abstract No. 166, Collin County, Texas.

[BC2 Realty-\(Dev Agt.\) Final for approval.pdf](#)

2023-090 Incentive Agreement for New Economic Development (Princeton Landing)

Discussion and possible action regarding an incentive agreement for new economic development on a 20.56 acre tract of land in the David Cherry Survey, Abstract No. 166. City of Princeton, Collin County, Texas.

[Incentive Agreement - Defer Impact Fees \(Final for approval\).pdf](#)

2023-091 Resolution No. 2023-05-08-R01 (American Rescue Plan Act)

Consideration and potential action to approve Resolution No. 2023-05-08-R01, authorizing the dedication of Coronavirus State and Local Fiscal Recovery Funds towards the implementation of broadband infrastructure projects incorporated into the City of Princeton's Communications Master Plan.

[Res No. 2023-05-08-R01- dedicating funds for Communications Master Plan](#)

[C14004D20230504DO1.pdf](#)

2023-092 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: In accordance with terms of Chapter 551 of the Texas Government Code the City Council may

enter into CLOSED SESSION or Executive Session to discuss any of 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: **1) Consulting Firm-receive legal advice**

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, May 22, 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.
- 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.
- 4) Vendor applications for our July Spectacular is now open. The link can be found on the website or our FB page.
- 5) Our first Citizen Fire Academy started on April 13th and will run until May 18th
- 6) Public Works Open House celebration May 27th, 10 AM – 1 PM, at Princeton Public Works 225 E Monte Carlo Boulevard.
- 7) On 6/22/23 Movie in the park at the municipal center park. Free games and Kona Ice, and the movie will start around 8.
- 8) On 6/24/23 we will have the Beauchamp Blvd dedication @10 am at the new entrance of the park.

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).