

**AMENDED**



**PRINCETON**  
**TEXAS**

**NOTICE OF CITY COUNCIL MEETING AND AGENDA**  
**THE CITY OF PRINCETON, TEXAS**  
**May 22, 2023**

The City Council of the City of Princeton will meet in Regular Meeting Session on May 22, 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*

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**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 May 8, 2023, Regular City Council Meeting.

[CC Minutes 05.08.2023.pdf](#)

#### **SSD at Frisco**

Discussion and possible action to approve the First Addendum to the Development Agreement and Performance Agreement with SSD at Frisco, LLC, to extend certain deadlines and update notice addresses.

[FIRST ADDENDUM TO DEVELOPMENT AGREEMENT-PEDC, PCDC, CITY, and SSD at FRISCO, LLC.pdf](#)

#### **Ordinance No. 2023-05-22-02 (Sale of 418 N. 2nd Street)**

Discussion and possible action regarding Ordinance No. 2023-05-22-02 approving the final sale price of the property located at 418 N. 2nd Street.

[Ordinance\\_2023-05-22-02\\_for\\_sale of land- 418 N 2nd Street\(full\).pdf](#)

#### **Ordinance No. 2023-05-22-01 (Sale of 414 N. 2nd Street)**

Discussion and possible action regarding Ordinance No. 2023-05-22-01 approving the final sale price of the property located at 414 N. 2nd Street.

[Ordinance\\_2023-05-22-01\\_for\\_sale of land- 414 N 2nd Street\(full\).pdf](#)

#### **Grant of Easement to Oncor**

Discussion and possible action regarding the grant of an easement to Oncor at the Bridgewater lift station site to allow for the installation of underground electrical infrastructure.

[Oncor easement Bridgewater LS CITY OF PRINCETON \(full\).pdf](#)

#### **Sale of City owned property (228 N. 2nd Street)**

Discussion and possible action regarding entering into sale contract for the sale of the City owned property located at 228 N. 2nd Street.

[2nd St #228 offer -1-4 Family Residential Contract.pdf](#)

### **REGULAR AGENDA**

2023-093 **Annual Comprehensive Financial Report**

Discussion and possible action regarding the Annual Comprehensive Financial Report for the year ended September 30, 2022 (audited) presented by Louis Breedlove, with Brooks Watson & Co.

[SAS 115 COMMUN OF SIG DEF AND MAT WEAK - PDF #2 \(002\).pdf](#)

[SAS 114 COMMUN WITH GOVERNANCE.pdf](#)

[Audit Power Point Presentation - Princeton FY22.pptx](#)

[FY22 Princeton ACFR.pdf](#)

**2023-094 Sicily Laguna Development**

Presentation and progress report on the Sicily Laguna Development, by Zach Ipour.

**2023-095 Sicily Laguna PID**

Discussion and presentation summarizing Sicily PID Section 1 Improvement Area #1 Series 2023 Special Assessment Revenue Bonds and Section 1 Major Improvement Area Series 2023 Special Assessment Revenue Bonds Plan of Finance, by Jim Sabonis.

**2023-096 Eastridge and Sicily Developments**

Update and presentation for financing plans for Eastridge and Sicily developments, by Jim Sabonis.

**2023-097 EDC Director**

Update and discussion on the EDC Director position, requested by Councilmember Obera.

**2023-098 Consulting Firm**

Discussion and possible action 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.

**2023-099 Public Hearing (SUP Commercial Antenna)**

Conduct a public hearing regarding a request received from the City of Princeton regarding a Specific Use Permit for a Commercial Antenna per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2016-01-25-01).

[SUP for City of Princeton.pdf](#)

**2023-100 Ordinance No. 2023-05-22 (SUP Commercial Antenna)**

Discussion and possible action regarding an ordinance of the City of Princeton amending comprehensive zoning ordinance of the city of Princeton by approving a specific use permit for certain properties containing 83.57 acres of land in the City of Princeton, Collin County, Texas.

[Staff Report SUP20230942 with Exhibits.pdf](#)

[Ord SUP20230942 with Exhibits.pdf](#)

**2023-101 CWD (Princeton Annual Review)**

Discussion and presentation for the CWD annual review and cost adjustment, by Jason Roemer.

[2022 Princeton - CWD Annual Review and CA - CITY VERSION.pptx](#)

**2023-102 Resolution No. 2023-05-22-R (SiEnergy 2023 SOI)**

Discussion and possible action regarding a Resolution by The City of Princeton, Texas; denying the rate increase proposed by SiEnergy, LP in its statement of intent to change rates filed on about May 5, 2023.

[Princeton-SiEnergy 2023 SOI-Resolution No. 2023-05-22-R-Denial-051023.pdf](#)  
[Staff Report Denial of SiEnergy Rate Increase 5-22-23.pdf](#)

**2023-103 Boorman Ln. & City Roads Update**

Update and discussion on Boorman Lane and other City Roads requested by Councilmember Kleiber.

[Roadway Project List\\_Updated July 2021.pdf](#)

**2023-104 Parks Update**

Update and discussion regarding the parks, requested by Councilmember Washington.

**2023-105 Parks Equipment**

Update and discussion regarding the damaged equipment out at the park, requested by Councilmember Underwood.

**2023-106 Nuisance Update**

Update and discussion on the sound levels in response to the nuisance issues, requested by Councilmember Obera.

**2023-107 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](#)

**2023-108 PL20230969 - Preliminary Plat - Princeton 28 Addition**

Discussion and possible action regarding a request from Riata Development for preliminary plat approval for a property being a 1.61 acre tract in the David Cherry Survey, Abstract No. 166, Collin County, Texas.

[Staff Report PL20230969 with Exhibits.pdf](#)

**2023-109 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:

- United States District Court, Eastern Division of Texas, Sherman Division, North

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.

- City Attorney

## **ACTION PERTAINING TO EXECUTIVE SESSION**

### **REPORT AGENDA**

- 1) Next City Council Meeting, Monday, June 12, 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) Public Works Open House celebration May 27<sup>th</sup>, 10 AM – 1 PM, at Princeton Public Works 225 E Monte Carlo Boulevard.
- 6) On June 22, 2023 Movie in the park at the municipal center park. Free games and Kona Ice, and the movie will start around 8.
- 7) On June 24, 2023 we will have the Beauchamp Blvd dedication @10 am at the new entrance of the park.
- 8) Utility Bill Pay Kiosk now operational.

### **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.

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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).