



**NOTICE OF CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
June 12, 2023**

The City Council of the City of Princeton will meet in Regular Meeting Session on June 12, 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 22, 2023, Regular City Council Meeting.

[CC Minutes 05.22.2023.pdf](#)

### **Ordinance No. 2023-06-12-03 (Sale of 228 N. 2nd Street)**

Discussion and possible action regarding Ordinance No. 2023-06-12-03 approving the final sale price of the property located at 228 N. 2nd Street.

[Ordinance\\_for\\_sale of land- 228 N. Second Street \(final\)full.pdf](#)

## REGULAR AGENDA

### **2023-110 November 2023 Park Bond Election**

Presentation, discussion and possible action regarding the November Park Bond Election, by Jim Sabonis.

[Princeton - November 23 Park Bond Election Presentation 6.8.23 V1.pptx](#)

### **2023-111 Resolution 2023-06-12-R03 (Sicily PID)**

Consider resolution calling a public hearing and considering the preliminary project and finance plans for the creation of Reinvestment Zone Number Four, City of Princeton, Texas; and resolving other matters related thereto.

[Resolution No. 2023-06-12-R03\(Sicily\) - Agenda Item 1.pdf](#)

### **2023-112 Public Hearing (PD#14A Amendment 1)**

Conduct a public hearing regarding a request received from Hazelwood Villas, LLC, for a rezoning of the property from "PD-14A to PD-14A-1", Being a tract of land situated in the Hardin Wright Survey, Abstract No. 957, in Collin County, Texas beginning at a Mag nail found in asphalt within E. Hazelwood Street (Right-of-way varies), in the east line of said QT Properties tract; City of Princeton, Collin County, Texas, and is described as follows: 38.032 acres of land, more or less.

[PD 14A-1 Public Hearing Notice.pdf](#)

### **2023-113 Ordinance No. 2023-06-12 (PD14A Amendment 1)**

Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "PD14A", Planned Development 14A to "PD14A-1", Planned Development 14A-1, on a portion of the Hardin

Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20220264 with Exhibits.pdf](#)

[Ord Zoning PD 14A-1 with Exhibits.pdf](#)

**2023-114 Public Hearing (Charles Smith Funeral Home)**

Conduct a public hearing regarding a request received from Charles W. Smith & Sons Funeral Home, for a rezoning of the property from "SF-1" to "C-2", being a tract of land situated in the Harden Wright Survey, Abstract No. 957, Collin County, Texas being all of Lot 4 of the Caldwell Addition, an addition to the City of Princeton, according to the plat thereof, recorded in Volume 6, Page 6 Plat Records, Collin County, Texas (P.R.C.C.T.) and as described in a General Warranty Deed to Charles W. Smith and Lorretta R. Smith, recorded in Document No. 20200302000300040, Deed Records, Collin County, Texas (D.R.C.C.T.) and said lot being more particularly described by metes and bounds as follows: 0.252 acres of land, more or less.

[Newspaper notification.pdf](#)

**2023-115 Ordinance No. 2023-06-12-01 (Charles Smith Funeral Home)**

Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "SF-1" Single Family Residence-1 to "C-2" General Commercial, on a portion of the Hardin Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20230861 with Exhibits.pdf](#)

[Ordinance - SF-1 to C-2 with Exhibits.pdf](#)

**2023-116 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 W.D. Thompson Survey, Abstract No. 892, Being a part of that called 12.15 acre tract of land, described by deed to Princeton Independent School District, as recorded under Document No. 20200131000137460, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows: 1.787 acres of land.

[PH Notice \(Annexation Mattei Sewer Line Property\).pdf](#)

**2023-117 Ordinance No. 2023-06-12-02 (Annexation of City Property)**

Discussion and possible action regarding an ordinance of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 1.787 acres.

[Mattei Sewer Line - Land Dedication - Ordinance No. 2023-02-13 with Exhibits.pdf](#)

**2023-118 Street Repair (Greenfield Acres)**

Discussion and update on the street repair in Greenfield Acres, requested by Councilmember Obera.

**2023-119 Commendations**

Discussion and presentation by Chief Waters regarding commendations to officers.

**2023-120 Agenda Deadline**

Discussion and receive direction in regard to setting a deadline for items to be added to the agenda by City Council, requested by Mayor Pro Tempore Deffibaugh.

**2023-121 Invocation**

Discussion and possible action to put the Invocation back on the agenda, requested by Councilmember Kleiber.

**2023-122 National Motto**

Discussion and possible action to put the National Motto "**IN GOD WE TRUST**" on all Princeton's emergency vehicles, requested by Councilmember Kleiber.

**2023-123 Resolution No. 2023-06-12-R02 (S. EST Waterline Project CO)**

Discussion and possible action regarding a resolution by the City Council of the City of Princeton, Texas authorizing Greater Texoma Utility Authority to award additional funding to a contract with BELT Construction of Texas for the City of Princeton Water Main CIP Projects 6, 8 and 17.

[Resolution 2023-06-12-R02 water main CIP projects CO#1&2.pdf](#)

**2023-124 Resolution No. 2023-06-12-R01 (Caldwell Park Shade Sail Project)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction of the Caldwell Park Restrooms and Shade Structure; and authorizing the City Manager to execute the documents required for construction.

[Resolution\\_2023-06-12-R01 Parks and Rec Civil Improvements \(full\).pdf](#)

**2023-125 Resolution No. 2023-06-12-R (Eastridge Booster Station)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction of the Eastridge Booster Station, and authorizing the City Manager to execute the documents required for construction.

[Resolution\\_2023-06-12-R Eastridge Booster Station \(full\).pdf](#)

**2023-126 EDC Director**

Discussion and receive direction regarding the EDC director position, requested by Mayor Chacon.

**2023-127 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: NONE

#### **ACTION PERTAINING TO EXECUTIVE SESSION**

#### **REPORT AGENDA**

- 1) Next City Council Meeting, Monday, June 26, 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) 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.
- 5) On June 24, 2023 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.

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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).