



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS June 26, 2023

The City Council of the City of Princeton will meet in Regular Meeting Session on June 26, 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 June 12, 2023, Regular City Council Meeting and the minutes of June 20, 2023, Special City Council Meeting.

[CC Minutes 06.12.2023.pdf](#)

[Special CC Minutes 06.20.2023.pdf](#)

FP20190889 - Final Plat (Quail Ridge Phase 1)

Discussion and possible action regarding a request from Princeton Townhome, LLC for final plat approval for a property being a 6.05 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, TX.

[Staff Report FP20190889 - Quail Ridge Ph 1 with Exhibits.pdf](#)

FP20200052 - Final Plat (Eastridge Phase 2B)

Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 43.418 acre tract of land situated in the Rufus Sewel Survey, Abstract No. 873, City of Princeton, Collin County, TX.

[Staff Report FP20200052 - Eastridge Ph 2B with Exhibits.pdf](#)

PL20231697 - Preliminary Plat (Hazelwood South Community Center)

Discussion and possible action regarding a request from Hazelwood Single Family, LLC for preliminary plat approval for a property being a 4.997 acre tract in the John Snyder Survey, Abstract No. 865, Collin County, Texas.

[Staff Report PL20231697 with Exhibits.pdf](#)

PL20231752 - Preliminary Plat (Buff & Shine)

Discussion and possible action regarding a request from RERR, LLC for preliminary plat approval for a property being a 10.013 acre tract in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20231752 with Exhibits.pdf](#)

PL20231753 - Preliminary Plat - (Princeton Crossroads/U-Haul)

Discussion and possible action regarding a request from Amerco Real Estate Company for preliminary plat approval for a property being a

8.831 acre tract in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.

[Staff Report PL20231753 with Exhibits.pdf](#)

Tower Site License Agreement (Verizon)

Discussion and possible action regarding a Tower Site License Agreement by and between the City of Princeton & Cellco Partnership, d/b/a/ Verizon Wireless modifying and extending the terms of the licensee's use of the subject property located at 512 Main Street.

[4868-2740-1828 v.1 Princeton WT Tower Site Lease Agreement Execution \(final\).pdf](#)

Resolution No. 2023-06-26-R03 (J.J. (Book) Wilson Memorial Park CO# 2 & 3)

Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing the allocation of additional funds for the construction of JJ Book Wilson Memorial Park Phase 1, improvements; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2023-06-26-R03 \(JJ Book CO#2 & 3\).pdf](#)

Resolution No. 2023-06-26-R04 (Teakwood CO#2)

Discussion and possible action regarding a resolution of the City of Princeton, Texas establishing the allocation of additional funds for the Teakwood Drive reconstruction; and authorizing the City Manager to execute the document required for construction.

[Resolution 2023-06-26-R04 Teakwood Drive Reconstruction CO#2.pdf](#)

REGULAR AGENDA

2023-129 Public Hearing (Forest Grove) Canceled

Notices not sent-staff update

2023-130 Sicily PID

Conduct a public hearing on the creation of Reinvestment Zone Number Four, City of Princeton, Texas.

2023-131 Resolution No. 2023-06-26-R (Eastridge PID)

Consider a resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Eastridge Public Improvement District; directing the publication and mailing of notice of such public hearing

[Resolution No. 2023-06-26-R Eastridge Agenda Item 1.pdf](#)

2023-132 Resolution No. 2023-06-26-R01 (Reinvestment Zone Number Three)

Consider a resolution proposing amendments to the project plan and financing plan for Reinvestment Zone Number Three, City of Princeton, Texas; calling a public hearing; providing an effective date; and resolving other matters related thereto.

[Resolution No. 2023-06-26-R01 Eastridge - Agenda Item 2 \(003\).pdf](#)

[Eastridge TIRZ No. 3 Proposed Amended and Restated Project and Financing Plan \(Clean - Reduced](#)

[File Size\) 06.21.2023.pdf](#)

2023-133 Resolution No. 2023-06-26-R02 (IPO#182 12" Waterline Plan Update)

Discussion and possible action regarding a resolution of the City of

Princeton, Texas, authorizing the individual project order #182 for plan update, bidding and construction phase services related to the highway 380 12" waterline replacement project, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution2023-06-26-R02_12inch waterline plan update__IPO182\(full\).pdf](#)

2023-134 Resolution No. 2023-06-26-R05 (Agenda item deadline)

Discussion and possible action regarding an amendment to the Council Relations Policy, Rules of Order, and Code of Ethics, Section 3.0 (D).

[RESOLUTION NO 2023-06-26-R05 CC REVISED BYLAWS.pdf](#)

[Exhibit 1 \(Agendas and Order of Business\).pdf](#)

2023-135 Luxury Apartments Update

Update and discussion on the luxury apartments next to Walmart, requested by Councilmember Kleiber and Councilmember Obera.

2023-136 Health Inspections

Update and discussion on the health inspections and findings of those health inspections within the current year, requested by Councilmember Kleiber.

2023-137 Wayfinder Signage

Update and discussion regarding the sign showing that our Police Station is still located downtown, requested by Councilmember Obera.

2023-138 Myrick Lane

Discussion and update on Myrick lane construction.

2023-139 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) New Legal Counsel General Briefing

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, July 10, 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) July Spectacular will be on held on July 1st from 4pm-10pm.

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).