



**NOTICE OF CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
July 10, 2023**

The City Council of the City of Princeton will meet in Regular Meeting Session on July 10, 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

Pursuant to Section 551.0415 of the Texas Government Code, Mayor may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest.

In addition to the foregoing, Mayor will address the following subject matters: "4th of July Event"

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 & Celco 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](#)

Community Outreach Programs

Discussion and possible action to approve Res. 2023-05-09-R01, authorizing up to \$75,000 of project expenditures for Community Outreach Programs conducted at the Steven and Judy Deffibaugh Community Center.

[Community Outreach 2023-05-09-R01.pdf](#)

Gold Star Memorial Fundraising

Discussion and possible action to approve Res. 2023-04-04-R, endorsing the CDC's co-sponsorship of a fundraising event coordinated by the Woody Williams Foundation to support construction of a Gold Star Families Memorial Monument in Veterans Memorial Park.

[Gold Star 2023-04-04-R Signed.pdf](#)

FY2024 Collin County Jail Services Amendment

Discussion and possible action regarding the FY2024 Collin County Jail Services Amendment for the City of Princeton.

[FY24 Jail Services Amendment 3 City of Princeton.pdf](#)

[FY2024 Inmate Housing Fees 4-3-23.pdf](#)

FY2024 Collin County Dispatch Services Amendment (Princeton Fire Dept.)

Discussion and possible action regarding the FY2024 Collin County Dispatch Services Amendment for the Princeton Fire Dept.

[FY24 Dispatch Amendment 2 Princeton Fire Dept.pdf](#)

[FY2024 50003 Dispatch Fees Projections 4-24-23.pdf](#)

[FY2024 50003 Dispatch Fees 4-24-23.pdf](#)

FY2024 Collin County Dispatch Services Amendment

Discussion and possible action regarding the FY2024 Collin County Dispatch Services Amendment for the City of Princeton.

[FY24 Dispatch Amendment 2 City of Princeton.pdf](#)

[FY2024 50003 Dispatch Fees Projections 4-24-23.pdf](#)

[FY2024 50003 Dispatch Fees 4-24-23.pdf](#)

Resolution No. 2023-07-10-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 2023-07-10-R03 \(JJ Book CO#2 & 3\).pdf](#)

Resolution No. 2023-07-10-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 2023-07-10-R04 Teakwood Drive Reconstruction CO#2.pdf](#)

Amended Ordinance No. 2023-06-12-02 (Annexation of City owned property)

Discussion and possible action regarding amendment to ordinance no 2023-06-12-02 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 - Amending Ordinance No. 2023-06-12-02 with Exhibits.pdf](#)

Amended Resolution 2023-06-12-R01 (Caldwell Park Shade Sail Project)

Discussion and possible action regarding amendment to resolution no. 2023-06-12-R01 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.

[Amended Resolution_2023-06-12-R01 Parks and Rec Civil Improvements \(full\).pdf](#)

REGULAR AGENDA

2023-128 Public Hearing (Forest Grove) **Canceled**

Notices not sent-staff update

2023-129 Public Hearing (Sicily TIRZ)

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

2023-130 Sicily PID (380 Agreement)

Consider and approve a Tax Increment Reinvestment Zone Number 4 (Sicily) Economic Development Agreement with Sicily Laguna Azure LLC.

[Sicily Ch 380 Agreement \(Final Version\).pdf](#)

2023-131 Resolution No. 2023-07-10-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. 2023-07-10-R Eastridge Agenda Item 1.pdf](#)

2023-132 Resolution No. 2023-07-10-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.

[Eastridge Resolution No. 2023-07-10-R01 - Agenda Item 2 \(005\).pdf](#)

[Eastridge TIRZ No. 3 Proposed Amended and Restated Project and Financing Plan \(Clean - Reduced File Size\) 06.21.2023.pdf](#)

2023-133 Public Hearing (Beauchamp Grocery Store)

Conduct a public hearing regarding a request received from Retail Partners – MC Princeton, LLC, for a rezoning of the property from Commercial "C-1" and Agricultural "AG" to Planned Development "PD#40" with Commercial "C-2" and Multi-family "MF-2", Being a 25.44-acre tract of land out of the H. Wright Survey, Abstract Number 957 in the City of Princeton, TX, Collin County, Texas.

[Zoning \(Beauchamp Grocery Store PD\).pdf](#)

2023-134 Ordinance No. 2023-07-10 (Beauchamp Grocery Store)

Discussion and possible action regarding Ordinance No. 2023-07-10 an ordinance to the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "C-1" Light Commercial and "AG" Agricultural to "PD 39" Planned Development 39 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 ZA20231491 with Exhibits.pdf](#)

[Ord Zoning PD 39 with Exhibits.pdf](#)

2023-135 Resolution No. 2023-07-10-R02 (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 2023-07-10-R02 CC REVISED BYLAWS.pdf](#)

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

2023-136 EDC

Receive information, discuss, and provide direction regarding the administrative structure of the EDC.

2023-137 Resolution No. 2023-07-10-R05 (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.

[Resolution2023-07-10-R05_12inch waterline plan update__IPO182\(full\).pdf](#)

2023-138 Luxury Apartments Update

Update and discussion on the luxury apartments next to Walmart,

requested by Councilmember Kleiber and Councilmember Obera.

2023-139 Health Inspections

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

2023-140 Wayfinder Signage

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

2023-141 Myrick Lane

Discussion and update on Myrick lane construction.

2023-142 Amendment to Development Agreement (Northgate)

Discussion and possible action regarding a first amendment to Northgate Apartments at Monticello Development Agreement.

[Princeton - First Amendment Developer's Agreement - Northgate \(Final\).pdf](#)

2023-143 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 24, 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.

CC REPORT AGENDA

Pursuant to Section 551.0415 of the Texas Government Code, the City Council may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about

upcoming Town Council events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest.

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).