



# PRINCETON

TEXAS

## NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS July 24, 2023

The City Council of the City of Princeton will meet in Regular Meeting Session on July 24, 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**

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 City 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: None

## **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 July 10, 2023, Regular City Council Meeting.

[CC Minutes 07.10.23.pdf](#)

### **FP20201939 - Final Plat (Avilla Towne Center)**

Discussion and possible action regarding a request from NexMetro Towne Center, LP for final plat approval for a property being a 13.82 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.

[Staff Report FP20201939 - Avilla Towne Center with Exhibits.pdf](#)

### **Grant of Easement to TNMP (S. EST)**

Discussion and possible action regarding grant of easement to Texas New Mexico Power for underground electrical infrastructure along the Fire Station #3 & South Elevated Storage Tank property.

[TNMP Myrick Ln Easement Final 071023.pdf](#)

### **Grant of Easement to TNMP (Fire Station #2)**

Discussion and possible action regarding the grant of easement to Texas New Mexico Power for underground electric infrastructure on the Fire Station #2 property.

[TNMP Fire Station Easment Final 071023.pdf](#)

## **REGULAR AGENDA**

- 2023-144 **Recognition**  
Citizens Life-Saving Award for Kyle Miller & Aubrey Mendoza on behalf of the Princeton Fire Department, presented by Chief Harvey.
- 2023-145 **Parks and Library Bond Program**  
Presentation, discussion, and possible action regarding the results from the public engagement process and prioritize the upcoming bond projects, presented by Kimley-Horn.  
[2023 Parks Bond Program Update-July 2023.pdf](#)
- 2023-146 **Eastridge PID**  
Discussion and presentation summarizing the Results of Eastridge PID IA #2 Series 2023 Special Assessment Revenue Bonds Pricing.
- 2023-147 **Public Hearing (Eastridge)**  
Conduct a Public Hearing on Levy of Assessments.
- 2023-148 **Public Hearing (Eastridge TIRZ Plan Amendments)**  
Conduct a Public Hearing on TIRZ Plan Amendments.  
[Eastridge - TIRZ Plan Amendments.pdf](#)
- 2023-149 **Ordinance No. 2023-07-24 (Eastridge Assessment Ordinance)**  
Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Eastridge Public Improvement District Improvement Area No. 2 Project.  
[Eastridge - Assessment Ordinance No. 2023-07-24 pdf.pdf](#)
- 2023-150 **Ordinance No. 2023-07-24-01 (Eastridge TIRZ Plans)**  
Consider an ordinance approving an Amended and Restated Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Three.  
[Ordinance No. 2023-07-24-01 Eastridge - TIRZ Plans.pdf](#)
- 2023-151 **Ordinance No. 2023-07-24-02 (Eastridge Bond Ordinance)**  
Consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Eastridge Public Improvement District Improvement Area No. 2 Project)"; approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewith.  
[Ordinance No. 2023-07-24-02 Eastridge -Bond Ordinance.pdf](#)
- 2023-152 **US380 Widening**  
Discussion, and receive direction for the relocation of the decorative monuments at the corners of 2<sup>nd</sup> and 4<sup>th</sup> street in preparation for the TxDOT US380 widening project.
- 2023-153 **EDC**  
Presentation and discussion regarding a job description for an EDC president.
- 2023-154 **Comprehensive Plan Update**

Discussion and update on the Comprehensive Plan for the City of Princeton, requested by Mayor Pro Tem Deffibaugh.

[ADOPTED Princeton Comprehensive Plan with Downtown Vision Amendment.pdf](#)

**2023-155 Comprehensive Plan Update: 380 LAR Corridor Plan Discussion**

Discuss the Comprehensive Plan Update: 380 LAR Corridor Plan.

**2023-156 Health Inspections**

Discussion, update, and possible action regarding ease of access to the health inspections on local establishments, requested by Mayor Pro Tem Deffibaugh.

**2023-157 Beauchamp Blvd. lights**

Discussion and update on the operation of the streetlights along the north section of Beauchamp Blvd. requested by Mayor Chacon.

**2023-158 Zoning Signs**

Discussion and update regarding the time and placement of zoning signs informing the public of upcoming Zoning meetings, requested by Councilmember Kleiber.

[Zoning Signs 2023.pdf](#)

**2023-159 Resolution No. 2023-07-24-R01 (IPO#183 Greenfield Acres Streets)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #183 for the engineering and design of the Greenfield Acres road rehabilitation, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution 2023-07-24-R01\\_ Greenfield acres rehabilitation\\_\\_IPO183 \(full\).pdf](#)

**2023-160 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:

## **ACTION PERTAINING TO EXECUTIVE SESSION**

### **REPORT AGENDA**

- 1) Next City Council Meeting, Monday, August 14, 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) Senior citizen exercise program begins July 31<sup>st</sup> and will be held on Monday/Wednesday/Fridays at 10am located at 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 City 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.

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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).