



**NOTICE OF CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
August 14, 2023**

The City Council of the City of Princeton will meet in Regular Meeting Session on August 14, 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 24, 2023, Regular City Council Meeting.

[CC Minutes 07.24.23.pdf](#)

### **FY23 Budget Adjustment**

Discussion and possible action regarding FY2023 budget adjustment for City of Princeton.

[Memo-Budget Adj v8.14.2023.pdf](#)

[FY23 Budget Adj-General Fund.pdf](#)

[FY23 Budget Adj-Utility Fund.pdf](#)

### **Non-Standard Water and Wastewater Service Agreement (Winchester 12)**

Discussion and possible action regarding an agreement between the City of Princeton and Collin County Municipal Utility District No. 4 providing the terms for the delivery of water and wastewater service to the subject property 54.802 acres of land in the EM Wood Survey, Abstract No. 960. Collin County, TX

[Winchester Crossing PH 12 - NSSA final for approval.pdf](#)

### **Grant of Easements to Oncor (Transmission Line)**

Discussion and possible action regarding the granting of five separate easements to Oncor to allow for the construction and maintenance of the proposed transmission line.

[City of Princeton CCN 106 - Temporary Construction Easement - execution version.pdf](#)

[City of Princeton CCN 106 - Transmission Line Easement - execution version.pdf](#)

[City of Princeton CCN 200 - Transmission Line Easement - execution version.pdf](#)

[City of Princeton CCN 118 - Transmission Line Easement - execution version.pdf](#)

[City of Princeton CCN 106 - Permanent Road Easement - execution version \(8.9.23\).pdf](#)

### **Termination of Temporary Construction Easement (Lennar)**

Discussion and possible action regarding the termination of a temporary construction easement related to the construction of the Tillage Farms wastewater force main being .135 acres of land located in the Sarah D. Terry Survey Abstract No. 890. Collin County, TX.

[Termination of Temporary Construction Easement .pdf](#)

## **REGULAR AGENDA**

### **2023-161 Ordinance No. 2023-08-14 (Bond Election Ordinance)**

Discussion and possible action to consider an ordinance calling a bond election; providing for the conduct of the election; and enacting other provisions relating to the subject.

[2023-08-14 - Bond Election Ordinance.pdf](#)

[2023-08-14 - Bond Election Ordinance - SPANISH.pdf](#)

### **2023-162 Public Hearing (Sicily TIRZ)**

Conduct public hearing on creation of the Sicily Tax Increment Reinvestment Zone.

[Sicily PID Preliminary SAP 07.14.2023 \(Clean\) \(Reduced File Size\).pdf](#)

### **2023-163 Ordinance No. 2023-08-14-01 (Sicily TIRZ 4)**

Discussion and possible action to consider an ordinance designating a geographic area within the city as tax increment reinvestment zone number four; describing the boundaries of the zone; creating a board of directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a termination date for the zone; providing for immediate effectiveness of the zone.

[Ordinance No. 2023-08-14-01 \(Ordinance Creating TIRZ 4 \(Sicily\)\).pdf](#)

### **2023-164 Resolution No. 2023-08-14-R (Sicily)**

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

[Resolution No. 2023-08-14-R \(Resolution for Assessments \(Sicily\) Aug 14 2023 \(002\)\).pdf](#)

### **2023-165 Resolution No. 2023-08-14-R01 (Sicily PLOM)**

Discussion and possible action regarding the Plan of Finance and adoption of Resolution Approving Distribution of Preliminary Limited Offering Memorandums subject to final approval by City Manager.

[Resolution No. 2023-08-14-R01 \(Resolution Approving PLOM \(Sicily\) Aug 14 2023.pdf](#)

### **2023-166 Ordinance No. 2023-08-14-02 (Ordering General Election)**

Discussion and possible action regarding an ordinance of the City of

Princeton, Ordering and Calling a General Election to be held on November 7, 2023, for the purpose of electing City Council Members for Seat 3, Seat 4, Seat 5, Seat 6, and Seat 7.

[Ordinance No. 2023-08-14-02 Princeton General Election Ordinance \(Nov. 2023\).pdf](#)

[Ordinance No. 2023-08-14-02 Princeton General Election Ordinance \(Nov. 2023\) - SPANISH.pdf](#)

**2023-167 2023 Budget Planning Calendar**

Update, discussion and possible action for council regarding our 2023 Budget Planning Calendar and scheduling a date for the budget workshop.

[2023 Budget Planning Calendar.pdf](#)

**2023-168 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 28, 2023, @ 6:30 PM .
- 2) Meal on Wheels-Mondays, 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 will be held on Monday/Wednesday/Fridays at 10am located at Steven and Judy Deffibaugh Community Center.
- 5) Carter Blood Drive, Monday, September 11, 2023 from 1 P.M.-6 P.M. @ Princeton Municipal 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).