



**NOTICE OF CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
August 28, 2023**

The City Council of the City of Princeton will meet in Regular Meeting Session on August 28, 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

Bryan Washington,
Councilmember, Place 3

Councilmember, Place 4 Vacant

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Vacant, Place 4

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 August 14, 2023, Regular City Council Meeting and the minutes of August 21, 2023, Special City Council Meeting.

[CC Minutes 08.14.23.pdf](#)

[CC Special Minutes 08.21.23.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 .084 acres of land located in the Sarah D. Terry Survey Abstract No. 890. Collin County, TX.

[Termination of Temporary Construction Easement 17B.pdf](#)

Amendment to final plat of Bridgewater Phase 5 (Lennar)

Discussion and possible action regarding an amendment to the final plat of Bridgewater Phase 5, deleting note 16 from the plat as it is no longer applicable to the development.

[Amendment to Phase 5 Plat.doc](#)

FP20190413 - Final Plat - Whitewing Trails Phase 2A

Discussion and possible action regarding a request from MM Princeton 854, LLC for final plat approval for a property being a 51.66 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report FP20190413 - Whitewing Trails 2A with Exhibits.pdf](#)

PL20232188 - Preliminary Plat - Morning Ridge Phases 2 & 3

Discussion and possible action and recommendation to City Council regarding a request from Forestar (USA) Real Estate Group, Inc. for preliminary plat approval for a property being a 39.37 acre tract of land situated in the Sarah D. Terry Survey, Abstract No. 890, City of Princeton, Collin County, Texas.

[Staff Report PL20232188 with Exhibits.pdf](#)

PL20232391 - Preliminary Plat - Princeton 20

Discussion and possible action and recommendation to City Council regarding a request from Princeton 20, LLC for preliminary plat approval for a property being a 20.02 acre tract of land situated in the John Snyder Survey, Abstract No.865, Collin County, Texas.

[Staff Report PL20232391 with Exhibits.pdf](#)

FY24 Interlocal Agreement (Animal Control Services)

Discussion and possible action regarding the Interlocal Animal Services Agreement between Collin County and the City of Princeton.

[FY24 Amendment 17 - City of Princeton.pdf](#)

FY24 Interlocal Agreement (Animal Shelter)

Discussion and possible action regarding the Interlocal Animal Shelter Agreement between Collin County and the City of Princeton.

[FY24 Amendment 17 - City of Princeton.pdf](#)

Resolution No. 2023-08-28-R01 (Investment Policy)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, adopting the written Investment Policy for Investment of Municipal Funds; designating Investment Officers of the City of Princeton; providing a severability clause; and providing an effective date.

[Resolution No. 2023-08-28-R01 - Investment Policy.pdf](#)

[Investment Policy FY2023.pdf](#)

Ordinance No. 2023-08-28 (Arcadia Farms PID (Phases 1 and 2))

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 1 and 2 Project) including the collection of the 2023-24 annual installments.

[Ordinance No. 2023-08-28 Approving Arcadia Farms PID \(Phases 1 and 2\) Annual SAP Update.pdf](#)

[Arcadia Farms PID \(Phases 1 and 2\) 2023 SAP Update \(Reduced File Size\) 08.21.2023.pdf](#)

Ordinance No. 2023-08-28-02 (Arcadia Farms PID (Phases 3 and 4 Project))

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 3 and 4 Project) including the collection of the 2023-24 annual installments.

[Arcadia Farms PID \(Phases 3 and 4 Project\) 2023 SAP Update \(Reduced File Size\) 08.21.2023.pdf](#)

[Ordinance No. 2023-08-28-02 Approving Arcadia Farms PID \(Phases 3 and 4 Project\) Annual SAP](#)

[Update.pdf](#)

Ordinance No. 2023-08-28-03 (Arcadia Farms PID (Phases 5-7))

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 5, 6 and 7 Project) including the collection of the 2023-24 annual installments.

[Arcadia Farms PID \(Phases 5-7\) 2023 SAP Update \(Reduced File Size\) 08.22.2023.pdf](#)

[Ordinance No. 2023-08-28-03 Approving Arcadia Farms PID \(Phases 5-7\) Annual SAP Update.pdf](#)

Ordinance No. 2023-08-28-09 (Arcadia Farms PID (Phases 8 and 9 Project))

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 8 and 9 Project) including the collection of the 2023-24 annual installments.

[Arcadia Farms PID \(Phases 8 and 9 Project\) 2023 SAP Update \(Reduced File Size\) 08.21.23.pdf](#)

[Ordinance No. 2023-08-28-09 Approving Arcadia Farms PID \(Phases 8 and 9 Project\) Annual SAP](#)

[Update.pdf](#)

Ordinance No. 2023-08-28-10 (Brookside PID (Phase 1-3 Projects))

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Brookside Public Improvement District (Phase 1 Project and Phase 2 and 3 Project) including the collection of the 2023-24 annual installments.

[Brookside PID \(Phase 1 - 3 Projects\) \(Series 2019 and 2021\) 2023 SAP Update 08.21.2023.pdf](#)

[Ordinance No. 2023-08-28-10 Approving Brookside PID \(Phase 1 Project and Phase 2 and 3 Project\)](#)

[Annual SAP Update.pdf](#)

Ordinance No. 2023-08-28-11 (Crossroads PID (Major Improvements Project))

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Crossroads Public Improvement District including the collection of the 2023-24 annual installments.

[Ordinance No. 2023-08-28-11 Approving Crossroads PID \(Major Improvement Project\) Annual SAP](#)

[Update.pdf](#)

[Crossroads PID \(Major Improvements Project\) 2023 SAP Update 8.22.2023.pdf](#)

Ordinance No. 2023-08-28-12 (Winchester PID Phases 1-4)

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Winchester Public Improvement District No. 1 (Phases 1 and 2 Project and Phases 3 and Phase 4 Project) including the collection of the 2023-24 annual installments.

[Winchester PID Phases 1 - 4 2023 SAP Update 08.21.2023.pdf](#)

[Ordinance No. 2023-08-28-12 Approving Winchester PID \(Phases 1 and 2 Project and Phases 3 and 4](#)

[Project\) Annual SAP Update.pdf](#)

Ordinance No. 2023-08-28-13 (Winchester PID 2 (Phases 5-8))

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Winchester Public Improvement District No. 2 (Phases 5-8 Project) including the collection of the 2023-24 annual installments.

[Winchester PID 2 Phases 5 - 8 2023 SAP Update 08.21.2023.pdf](#)

[Ordinance No. 2023-08-28-13 Approving Winchester PID 2 \(Phases 5-8 Project\) Annual SAP Update.pdf](#)

Ordinance No. 2023-08-28-14 (Whitewing Trails PID 2)

Discussion and possible action regarding an ordinance of the City of Princeton approving the 2023-24 annual update to the service and assessment plan and assessment roll for Whitewing Trails Public Improvement District No. 2 including the collection of the 2023-24 annual installments.

[Whitewing Trails PID 2 2023 SAP Update 08.22.2023.pdf](#)

[Ordinance No. 2023-08-28-14 Approving Whitewing Trails PID 2 Annual SAP Update.pdf](#)

Ordinance No. 2023-08-28-08 (Juvenile Curfew)

Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, repealing ordinance number 2014-01-13-02, as amended, in its entirety.

[Ordinance No. 2023-08-28-08- Ordinance Repealing Juvenile Curfew Ordinance.pdf](#)

REGULAR AGENDA

2023-172 Proclamation (Hunger Action Month)

A Proclamation from the office of the Mayor designating September as Hunger Action Month.

[Proclamation HUNGER ACTION MONTH.princeton2023 \(1\) \(002\).pdf](#)

2023-173 Health Inspection Services

Discussion and possible action regarding the performance of Health Inspection Services.

[BV Health Inspection Services 1.pdf](#)

[BV Health Inspection Services 2.pdf](#)

[BV Health Inspection Service Sheet.pdf](#)

2023-174 Park Bond Update

Presentation, discussion, and update regarding the Park Bond, presented by Kimley-Horn.

[2023 Parks Bond Program Update-August 2023.pdf](#)

2023-175 Parks and Rec

Presentation and discussion regarding the proposed FY 2023-2024 Parks and Rec Department Budget, presented by Parks and Rec Director, Chase Bryant.

[Parks Budget Presentation 2023-2024.pptx](#)

2023-176 Community Engagement

Presentation and discussion regarding the proposed FY 2023-2024 Community Engagement Department Budget, presented by Director of

Community Engagement, Tenishea Turner.
[Community Engagement Department Presentation \(1\).pdf](#)

- 2023-177 **Public Hearing (Annexation - Vivere Princeton)**
Conduct a public hearing regarding a request received from Vivere Princeton, LLC, for the voluntary annexation of property being a tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, and containing 24.57 acres.
[PH Notice \(Annexation Livere Princeton 24.57\).pdf](#)
- 2023-178 **Ordinance No. 2023-08-28-01 (Vivere Annexation)**
Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, annexing adjacent and contiguous territory to the City of Princeton, Texas, being approximately 24.57 acres.
[Vivere Annexation - Ordinance No. 2023-08-28-01.pdf](#)
- 2023-179 **Public Hearing (Amend PD#32) - CANCELLED**
- 2023-180 **Public Hearing - (PD#40) - CANCELLED**
- 2023-181 **Public Hearing - (SF-Z) - CANCELLED**
- 2023-182 **Reimbursement Agreement (Sicily PID)**
Discussion and possible action for Approval of Reimbursement Agreement for Sicily PID.
[Reimbursement Agreement \(Sicily\) - Final.pdf](#)
- 2023-183 **Public Hearing (Sicily)**
Conduct Public Hearing on Levy of Assessments.
- 2023-184 **Public Hearing (Sicily TIRZ 4)**
Conduct Public Hearing on TIRZ No. 4 Project and Finance Plan.
[Sicily TIRZ No. 4 Preliminary Project and Financing Plan.pdf](#)
- 2023-185 **Southridge PID**
Presentation summarizing Southridge PID Improvement Area #1 Series 2023 Special Assessment Revenue Bond Plan of Finance, by Jim Sabonis.
- 2023-186 **Community Preparedness Update**
Update and discussion on the Princeton CDC's Community Preparedness Initiatives, presented by EDC/CDC Coordinator DeShawyna Walker and Fire Chief Tom Harvey.
- 2023-187 **Board Attendance**
Discussion and update regarding attendance for all boards.
[P&Z Attendance.pdf](#)
[EDC-CDC Attendance.xlsx](#)
[Library Advisory Board Attendance.pdf](#)
- 2023-188 **Princeton Luxury Apartments**
Discussion and possible action regarding an update on the progress of the Princeton Luxury Apartment complex.
- 2023-189 **Resolution No. 2023-08-28-R (Official Population)**
Discussion and possible action regarding a resolution of the City of

Princeton, Texas adopting 26,914 as the official population as of January 1, 2023, for the City of Princeton, Texas.

[Princeton - Population Estimation Resolution No 2023-08-28-R \(Aug. 2023\).pdf](#)

2023-190 ETJ Boundary Map update

Discussion and possible action regarding acceptance of an updated ETJ boundary map.

[Princeton_Citylimit&ETJMap_August 2023.pdf](#)

2023-191 Invocation

Discussion and possible action to add the Invocation back on the agenda, requested by Mayor Pro Tem Deffibaugh.

2023-192 Resolution No. 2023-08-28-R02 (2nd Street CO)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of additional funds for the 2nd Street reconstruction project; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2023-08-28-R02 CO#s 5.pdf](#)

2023-193 Appointment (Council Member Place 4)

Discussion and possible action to consider a resolution to appoint a new Council Member Place 4 to the City Council to complete the current term of Council Member Place 4.

[Princeton - Place 4 Appointment Resolution.pdf](#)

2023-194 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:

Section 551.074 of the Texas Government Code, Personnel Matters – deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, September 11, 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) Pet Care Event, Saturday, September 23, 2023, from 8am-10am located at the Princeton Municipal Center.
- 6) Carter Blood Drive, Monday, September 11, 2023, from 1pm-6pm at the Princeton Municipal Center. The link to sign up can be found on our website.

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.

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).