



**NOTICE OF CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
September 11, 2023**

The City Council of the City of Princeton will meet in Special Meeting Session on September 11, 2023 at 4:00 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

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.

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](#)

Ordinance No. 2023-09-11 (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._2023-09-](#)

[11_Approving_Arcadia_Farms_PID_Phases_1_and_2_Annual_SAP_Update.pdf](#)

[Arcadia Farms PID \(Phase 1 and 2\) 2023 SAP Update 8.31.23.pdf](#)

Ordinance No. 2023-09-11-02 (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.

[Ordinance_No._2023-09-11-](#)

[02_Approving_Arcadia_Farms_PID_Phases_3_and_4_Project_Annual_SAP_Update.pdf](#)

[Arcadia Farms PID \(Phases 3 and 4 Project\) 2023 SAP Update 8.31.23 \(Reduced File Size\).pdf](#)

Ordinance No. 2023-09-11-03 (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.

[Ordinance_No._2023-09-11-03_Approving_Arcadia_Farms_PID_Phases_5-](#)

[7_Annual_SAP_Update.pdf](#)

[Arcadia Farms PID \(Phases 5-7\) SAP Update 8.31.23.pdf](#)

Ordinance No. 2023-09-11-08 (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._2023-09-11-08-_Ordinance_Repealing_Juvenile_Curfew_Ordinance.pdf](#)

Ordinance No. 2023-09-11-09 (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.

[Ordinance_No._2023-09-11-](#)

[09_Approving_Arcadia_Farms_PID_Phases_8_and_9_Project_Annual_SAP_Update.pdf](#)
[Arcadia Farms \(Phases 8 and 9\) 2023 SAP Update 8.31.23.pdf](#)

Ordinance No. 2023-09-11-10 (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.

[Ordinance_No._2023-09-11-](#)

[10_Approving_Brookside_PID_Phase_1_Project_and_Phase_2_and_3_Project_Annual_SAP_Update.pdf](#)
[Brookside PID \(Phase 1-3 \) \(Series 2019 and 2021\) 2023 SAP Update.pdf](#)

Ordinance No. 2023-09-11-11 (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._2023-09-11-](#)

[11_Approving_Crossroads_PID_Major_Improvement_Project_Annual_SAP_Update.pdf](#)
[Crossroads PID \(Major Improvements Project\) 2023 SAP Update 8.31.2023.pdf](#)

Ordinance No. 2023-09-11-12 (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.

[Ordinance_No._2023-09-11-](#)

[12_Approving_Winchester_PID_Phases_1_and_2_Project_and_Phases_3_and_4_Project_Annual_SAP_Update.pdf](#)
[Winchester PID 1-4 2023 SAP Update 8.31.23.pdf](#)

Ordinance No. 2023-09-11-13 (Winchester 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 Winchester Public Improvement District No. 2 including the collection of the 2023-24 annual installments.

[Ordinance No. 2023-09-11-13 Approving Winchester PID No. 2 Annual SAP Update.pdf](#)
[Winchester PID No. 2 SAP Update 09.06.2023 \(Reduced File Size\).pdf](#)

Ordinance No. 2023-09-11-14 (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.

[Ordinance_No._2023-09-11-14_Approving_Whitewing_Trails_PID_2_Annual_SAP_Update.pdf](#)
[Whitewing Trails PID 2 2023 SAP Update 8.31.23.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](#)

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](#)

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](#)

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](#)

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](#)

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 \(1\).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](#)

Resolution No. 2023-09-11-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. 2023-09-11-R01_-_Investment_Policy.pdf](#)
[Investment Policy FY2023.pdf](#)

FP20232393 - Final Plat - Southridge Phase 1

Discussion and possible action regarding a request from GRBK Edgewood, LLC for final plat approval for a property being a 57.31 acre tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, City of Princeton, Collin County, Texas.

[Staff Report FP20232393 - Southridge Ph 1 with Exhibits.pdf](#)

SPECIAL AGENDA

2023- Proclamation (Hunger Action Month)

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

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

2023- Health Inspection Services

173 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- Princeton Luxury Apartments

174 Discussion and possible action regarding an update on the progress of the Princeton Luxury Apartment complex.

2023- Sicily PID

175 Presentation summarizing the Results of Sicily PID Series 2023 Special Assessment Revenue Bonds Pricing, by Jim Sabonis.

2023- Reimbursement Agreement (Sicily PID)

176 Discussion and possible action for approval of Reimbursement Agreement for Sicily PID.

[Reimbursement Agreement \(Sicily\) - Final.pdf](#)

2023- Public Hearing (Sicily)

177 Conduct Public Hearing on Levy of Assessments.

2023- Public Hearing (Sicily TIRZ 4)

178 Conduct Public Hearing on TIRZ No. 4 Project and Finance Plan.

[Sicily TIRZ No. 4 Preliminary Project and Financing Plan.pdf](#)

2023- Ordinance No. 2023-09-11-04 (Assessment Ordinance Sicily MIA and IA No 1)

179 Discussion and possible action to consider an ordinance levying assessments for the costs of certain improvements to be provided in the Sicily Public Improvement District Major Improvement Area and Improvement Area No. 1 Projects.

[Ordinance No. 2023-09-11-04- Assessment Ordinance Sicily MIA and IA No 1 \(9-11-2023\).pdf](#)

2023- Ordinance No. 2023-09-11-05 (TIRZ 4 Sicily)

180 Discussion and possible action to consider an ordinance approving the Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Four.

[Ordinance No. 2023-09-11-05 - Council Ordinance approving plans \(TIRZ 4 Sicily\) September 11](#)

2023- **Ordinance No. 2023-09-11-06 (Bond Ordinance (Sicily IA 1)**

181 Discussion and possible action to consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Sicily Public Improvement District Improvement Area No. 1 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. 2023-09-11-06 - Bond Ordinance \(Sicily IA 1 \) ver 1 9-11-23.pdf](#)

2023- **Ordinance No. 2023-09-11-07 (Bond Ordinance (Sicily MIA)**

182 Discussion and possible action to consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Sicily Public Improvement District Major Improvement Area 1 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. 2023-09-11-07- Bond Ordinance \(Sicily MIA\) ver 1 9-11-23 - Copy.pdf](#)

2023- **Southridge PID**

183 Presentation summarizing Southridge PID Improvement Area #1 Series 2023 Special Assessment Revenue Bond Plan of Finance, by Jim Sabonis.

Resolution No. 2023-09-11-R03 (TIRZ 5-Southridge)

2023- Discussion and possible regarding a resolution approving a preliminary project
184 plan and financing plan for reinvestment zone number five and calling the September 25, 2023 public hearing for the creation of the Tax Increment Reinvestment Zone No. 5.

[Resoltuion_No_2023-09-11-R03-_City_Res_Notice_of_Public_Hearing__TIRZ_5_-_Southridge__Sept_11_2023_-_Copy.pdf](#)

2023- **Park Bond Update**

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

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

2023- **Parks and Rec**

186 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- **Community Engagement**

187 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- **Community Preparedness Update**

188 Update and discussion on the Princeton CDC's Community Preparedness Initiatives, presented by EDC/CDC Coordinator DeShawyna Walker and Fire Chief Tom Harvey.

[City Council Update for Community Preparedness-Sept 2023 \(1\).pptx](#)

2023- **Public Hearing (Annexation - Vivere Princeton)**

189 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- **Ordinance No. 2023-09-11-01 (Vivere Annexation)**

190 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._2023-09-11-01.pdf](#)

2023- **Public Hearing (Amend PD#32) - CANCELLED**

191

2023- **Public Hearing - (PD#40) - CANCELLED**

192

2023- **Public Hearing - (SF-Z) - CANCELLED**

193

2023- **Board Attendance**

194 Discussion and update regarding attendance for all boards.

[P&Z Attendance.pdf](#)

[Library Advisory Board Attendance.pdf](#)

[EDC-CDC Attendance.xlsx](#)

2023- **Invocation**

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

2023- **Resolution No. 2023-09-11-R (Official Population)**

196 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_2023-09-11-R__Sept._2023_.pdf](#)

2023- **ETJ Boundary Map update**

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

[Princeton_Citylimit&ETJMap_August 2023.pdf](#)

2023- **Resolution No. 2023-09-11-R02 (2nd Street CO)**

198 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_2023-09-11-R02_CO_s_5.pdf](#)

2023- **Resolution No. 2023-09-11-R05 (Council Member Place 4 Appointment)**

199 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.

2023- Future Agenda Items

200 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:

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING. (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ACTION PERTAINING TO EXECUTIVE SESSION

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).