



**NOTICE OF CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
September 25, 2023**

The City Council of the City of Princeton will meet in Regular Meeting Session on September 25, 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

Ryan Gerfers,
Councilmember, Place 4

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Ryan Gerfers

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 September 11, 2023, Regular City Council Meeting and the minutes of September 11, 2023, Special City Council Meeting.

[Special CC Meeting Minutes 9.11.23.pdf](#)

[CC Meeting Minutes 9.11.23.pdf](#)

Resolution No. 2023-09-25-R02 (380 12" Waterline Replacement)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing amendment #1 to 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.

[Resolution No 2023-09-25-R02 Amendment #1 to IPO#182\(full\).pdf](#)

Ordinance No. 2023-09-25-03 (Appendix A)

Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, amending the Municipal Code Appendix A, Fee Schedule.

[Ordinance No 2023-09-25-03 \(Construction Observation Fee & Health Inspections\).pdf](#)

Resolution No. 2023-09-25-R04 (ETJ Removal Request - Maten Tovi)

Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from Maten Tovi to remove a tract of land

from the City's extraterritorial jurisdiction, said property being a 0.41 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas.

[Resolution No. 2023009-25-R04 - ETJ Removal - Maten Tovi.pdf](#)

Resolution No. 2023-09-25-R05 (ETJ Removal Request - multiple properties)

Discussion and possible action regarding a resolution to the City of Princeton, regarding a request from multiple property owners to remove several tracts of land from the City's extraterritorial jurisdiction, said properties being 148.16 acres of land situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas.

[Resolution No. 2023-09-25-R05 - ETJ Removal - Multiple Properties.pdf](#)

Resolution No. 2023-09-25-R06 (ETJ Removal Request - Randall and Joell Morris)

Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from Randal and Joell Morris to remove a tract of land from the City's extraterritorial jurisdiction, said property being a 4.88 acre tract of land situated in the W.D. Thompson Survey, Abstract No. 892, Collin County, Texas.

[Resolution No. 2023-09-25-R06 - ETJ Removal - Morris Property.pdf](#)

REGULAR AGENDA

2023-210 Award

Life Saving Award for Sgt. Gerald Schlosser, presented by Interim Chief Waters.

2023-211 Proclamation (Fire Prevention Week)

Proclamation honoring Fire Prevention Week, October 8, 2023.

2023-212 Resolution No. 2023-09-25-R (TIRZ 6-Southridge)

Discussion and possible action to consider a resolution approving a preliminary project plan and financing plan for reinvestment zone number six, and establishing the boundaries of such zone number six; calling a public hearing with regard to the creation of such zone; providing an effective date; and resolving other matters related thereto.

[Resolution No. 2023-09-25-R Agenda Item 1 - Resolution giving Notice of Public Hearing \(TIRZ 6 - Southridge\) Sept 25 2023.pdf](#)

2023-213 Resolution No. 2023-09-25-R01 (Southridge PID)

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

[Resolution No. 2023-09-25-R01 Agenda Item 2 Resolution Determining Costs and Calling Public Hearing on Assessments \(Sept 25 2023\).pdf](#)

2023-214 Public Hearing (Amend PD#32)

Conduct a public hearing regarding a request received from The NRP Group, for a rezoning of the property from PD32 to PD-32A, being a 20.0 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957 in the City of Princeton, Collin County, Texas.

2023-215 Ordinance No. 2023-09-25 (PD#32 Amendment)

Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-0125-01 of the City of Princeton, from "PD 32" (Planned Development 32) to "PD 32A" (Planned Development 32), on a portion of the Harden Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20231866 with Exhibits.pdf](#)

[Ord Zoning PD 32A.pdf](#)

2023-216 Public Hearing (PD#40)

Conduct a public hearing regarding a request received from Vivere Princeton, LLC, for a rezoning of the property from AG to PD-40, being a 24.57 acre tract of land situated in the David Cherry Survey, Abstract No. 166 in the City of Princeton, Collin County, Texas.

[Zoning notice Letter - Vivere Princeton.pdf](#)

2023-217 Ordinance No. 2023-09-25-01 (PD#40)

Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-0125-01 of the City of Princeton, from "AG " (Agricultural) to "PD40" (Planned Development 40), on a portion of the David Cherry Survey, Abstract No. 166; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20232044 with Exhibits.pdf](#)

[Ord Zoning PD 40.pdf](#)

2023-218 Public Hearing (SF-Z)

Conduct a public hearing regarding a request received from SriSri, LLC, for a rezoning of the property from SF-2 to SF-Z, being a 19.08 acre tract of land situated in the David Cherry Survey, Abstract No. 166 in the City of Princeton, Collin County, Texas.

[Zoning notice Letter - SS Homes.pdf](#)

2023-219 Ordinance No. 2023-09-25-02 (SF-Z)

Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-0125-01 of the City of Princeton, from "AG " (Agricultural) to "PD40" (Planned Development 40), on a portion of the David Cherry Survey, Abstract No. 166; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20232130 with Exhibits.pdf](#)

[Ordinance - SFZ.pdf](#)

2023-220 Resolution No. 2023-09-25-R07 (EDC/CDC Bylaws)

Discussion and possible action regarding a resolution of the City of Princeton to ratify and approve the updated bylaws for the Economic

Development Corporation and Community Development Corporation,
based on prior direction given from the City Council.

Copy.pdf
[Resolution No. 2023-09-25-R07 Princeton - Resolution Ratifying and Approving EDC CDC Bylaws - PEDC Bylaws \(2023\).pdf](#)
[CDC Bylaws \(2023\).pdf](#)

2023-221 Board Appointments

Discussion and possible action regarding the absences and the appointments/reappointments to the Community Development Corporation, Economic Development Corporation, and Planning and Zoning Board for the remainder of the existing term.

CDC

Gabriel Rubio-Place 1
Kareem Evans-Place 3
Jeff Watson-Place 7
Jaisen Rutledge-Place 4

EDC

Mike Thompson-Place 1
Emarcus Bingham-Place 3

P&Z

Vacant-Place 2

[2014-01-13-01 Amended Policies and Rules.pdf](#)
[Copy of EDC-CDC Attendance.xlsx](#)

2023-222 Economic Development

Discussion regarding a welcome packet and newsletter for potential businesses looking to come to Princeton, requested by Councilmember Kleiber.

2023-223 The City's Vision Statement

Discussion and possible action to participate in a round table discussion with the Princeton Lowry Crossing Chamber of Commerce and the Princeton Independent School District to revisit the City's Vision Statement, requested by Councilmember Kleiber.

[Vision Statement and Guiding Principles.pdf](#)

2023-224 Resolution No. 2023-09-25-R03 (380 Utility Relocation)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #186 for the preparation of construction plans and bidding documents for the utility conflicts related to the 380 widening project, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution No. 2023-09-25-R03_IPO #186_US 380 Utility Relocation \(full\).pdf](#)

2023-225 Ordinance No. 2023-09-25-04 (Health and Sanitation)

Discussion and possible action regarding an ordinance of the City of Princeton, Texas, amending the municipal code Chapter 26, Environment. Amending Chapter 26, creating Article VI, Health and Sanitation repealing all conflicting ordinances; providing for severability; providing a penalty; and providing an effective date.

[Health and Sanitation Ord. 2023-09-25-04 \(for adoption\).pdf](#)

2023-226 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: Under terms of Chapter 551 of Texas Government Code the City Council may enter into CLOSED SESSION or Executive Session to discuss the following:

Tex. Gov't Code 551.071 – Consultation with Attorney - A governmental body may not conduct a private consultation with its attorney except: (1) when the governmental body seeks the advice of its attorney about: (A) pending or contemplated litigation; or (B) a settlement offer; or (2) 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. Any agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

Tex. Gov't Code 551.074 – Personnel Matters (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.

(Tex. Gov't Code 551.087.) Discuss or deliberate Economic Development Negotiations:

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Tuesday, October 10, 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) City Council Meeting Holiday Schedule for the November and December : Regular City Council Meeting, Monday, November 13,

2023 @6:30 p.m.; and Regular City Council Meeting, Monday, December 11, 2023 @6:30 p.m.

6) September is Library Card sign up month.

7) Tangled Under the Stars: Movie in the Park is October 7, 2023 @ 6:30, the movie will start at sunset. There will be lantern decorating, yard games, free s'mores, and SMOK'N Meat Rack Food Truck will have food available for purchase. If you have questions about the event, please contact the Community Events Department.

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).