



**NOTICE OF CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
October 10, 2023**

The City Council of the City of Princeton will meet in Special Meeting Session on October 10, 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*

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**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.

**CITIZENS APPEARANCE**

Citizens 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 citizen'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:

## **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 25, 2023, Regular City Council Meeting.

[CC Minutes 9.25.23.pdf](#)

### **Interlocal Cooperative Agreement (Simpson Crossing)**

Discussion and possible action regarding a Interlocal Cooperative Agreement by and between the City of Lowry Crossing, Texas and the City of Princeton, Texas for the purpose of memorializing the terms by which certain public improvements within the Simpson Road Public Improvement District will be owned, operated and maintained by Princeton for the benefit of the District's residents.

[SIMPSON CROSSING PID - Interlocal Agreement between Lowry Crossing and Princeton \(Final for Approval\).pdf](#)

### **Resolution No. 2023-10-10-R01 (ETJ Removal Request - Mostapha Ayachi)**

Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from Mostapha Ayachi to remove a tract of land from the City's extraterritorial jurisdiction, said property being a 4.99 acre tract of land situated in the Issac Walters Survey, Abstract No. 950, Collin County, Texas.

[Resolution - ETJ Removal - Ayachi.pdf](#)

### **Non-Standard Wastewater Service Agreement (No Bad Day's Amendment #1)**

Discussion and possible action regarding first amendment to non-standard wastewater service agreement by and between the City of Princeton, Texas and No Bad Day's, LLC.

[First Amendment to Princeton WW NSSA\(Final for approval\).pdf](#)

**Resolution No. 2023-10-10-R02 (ETJ Removal Request - David and Brenda Lee)**

Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from David and Brenda Lee to remove a tract of land from the City's extraterritorial jurisdiction, said property being a 31.07 acre tract of land situated in the John Russell Survey, Abstract No. 743, Collin County, Texas.

[Resolution - ETJ Removal - David and Brenda Lee.pdf](#)

**Non-Standard Wastewater Service Agreement (Arbor South)**

Discussion and possible action regarding a non-standard wastewater service agreement by and between the City of Princeton, Texas and S2 Land Development, LLC

[S2 NSSA\\_City of Princeton\\_Arbor South\\_Draft \(Final for Approval\).pdf](#)

**Resolution No. 2023-10-10-R (Receipt of Electronic Dynamic Message Board Equipment from PWERT)**

Discussion and possible action regarding a resolution of the City of Princeton, regarding the City's acceptance of a transfer of electronic dynamic message board equipment from the City of Rowlett, on behalf of PWERT.

[Resolution No. 2023-10-10-R - State Homeland Security Equipment Transfer.pdf](#)

**SPECIAL AGENDA**

**2023- Swearing In (PD)**

227 Swearing In, badge presentation, and badge pinning for Sgt. Crawford as an internal promotion, by Interim Chief Waters.

**2023- Collin County Bond Election**

228 Presentation and discussion to inform the council of the upcoming County Bond Election, presented by Collin County Planning Board Member, Tim Bennett.

[2023 CC Bond Presentation.pdf](#)

**2023- Southridge PID**

229 Presentation summarizing the Results of Southridge PID Series 2023 Special Assessment Revenue Bonds Pricing.

**2023- Public Hearing (Southridge TIRZ No. 6)**

230 Conduct Public Hearing on Creation of Princeton TIRZ No. 6.

**2023- Ordinance No. 2023-10-10 (TIRZ 6 Southridge)**

231 Discussion and possible action to Consider an ordinance designating a geographic area within the city as Tax Increment Reinvestment Zone Number 6; describing the boundaries of the zone and other matters related thereto.

[Ordinance No. 2023-10-10 City Ordinance Establishing Zone \(TIRZ 6 Southridge\) Oct 10 2023.pdf](#)

**2023- Public Hearing (Southridge)**

232 Conduct Public Hearing on Levy of Assessments For Southridge Public Improvement District Improvement Area No. 1.

**2023- Ordinance No. 2023-10-10-01 (Southridge IA 1)**

- 233 Discussion and possible action to consider an ordinance levying assessments for the costs of certain improvements to be provided in the Southridge Public Improvement District Improvement Area No. 1 project; fixing a charge and lien against all properties within Improvement Area No. 1 of the district, and the owners thereof, and enacting other provisions related thereto.  
[Ordinance No. 2023-10-10-01 Assessment Ordinance \(Southridge IA 1\) \(10-10-2023\).pdf](#)
- 2023- **Ordinance No. 2023-10-10-02 (Bond Ordinance Southridge IA 1)**
- 234 Discussion and possible action to consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2023 (Southridge 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. 2023-10-10-02 Bond Ordinance \(Southridge IA 1\) ver 1.pdf](#)
- 2023- **Beauchamp Blvd.**
- 235 Discussion and update regarding the lights on Beauchamp Blvd., requested by Mayor Chacon.
- 2023- **Project Update**
- 236 Update and discussion regarding Braum's, Firehouse Subs and 2nd street project, requested by Councilmember Obera and Councilmember Washington.
- 2023- **New Business Permit/Process**
- 237 Update and discussion regarding the permit process/fees for new businesses in Princeton, and for surrounding cities, requested by Councilmember Obera.  
[Princeton BL slide.pdf](#)
- 2023- **Future Agenda Items**
- 238 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.

## ACTION PERTAINING TO EXECUTIVE SESSION

## **REPORT AGENDA**

- 1) Next City Council Meeting, Monday, October 23, 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.

## **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).