

**AMENDED**



**PRINCETON**  
TEXAS

**NOTICE OF CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
November 13, 2023**

The City Council of the City of Princeton will meet in Regular Meeting Session on November 13, 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

**INVOCATION**

**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.

# AMENDED

## 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 October 20, 2023, Special City Council Meeting and the minutes of October 23, 2023, Regular City Council Meeting.

[Special CC Minutes 10.20.23.pdf](#)

[CC Minutes 10.23.23.pdf](#)

### **Interlocal Agreement (AMR Coalition Final)**

Discussion and possible action regarding This Interlocal Agreement for the provision of Ambulance Services is made and entered into by and between the City of Princeton, Texas, and the City of Blue Ridge, Texas; the City of Farmersville, Texas; the City of Josephine, Texas; the City of Lowry Crossing, Texas; the City of Melissa, Texas; the City of Nevada, Texas; the City of Weston, Texas; and Collin County, Texas, each a political subdivision and governmental entity in the State of Texas; and voluntarily elected Municipal Utility Districts, formed under specific circumstances, to provide Ambulance Services to a designated area within the County.

[City of Princeton-AMR 10.03.2023.pdf](#)

### **Financial Report (FY2022-23)**

Discussion and possible action regarding the FY 2022-2023 Financial

# AMENDED

Report as of the Twelve Months Ended September 30, 2023

(unaudited).

[FS QE 9.30.2023.pdf](#)

## **FP20190414 - Final Plat (Princeton Estates Phase 1A)**

Discussion and possible action regarding a request from KB Home Lone Star Inc. for final plat approval for a property being a 19.04 acre tract of land situated in the John Snyder Survey, Abstract No. 865, City of Princeton, Collin County, Texas.

[Staff Report FP20190414 - Princeton Estates Ph 1A.pdf](#)

## **FP20210120 - Final Plat - Forest Park Phase 2**

Discussion and possible action regarding a request from M/I Homes of DFW, LLC for final plat approval for a property being a 33.39 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20210120 - Forest Park Ph 2.pdf](#)

## **Resolution No. 2023-11-13-R03 (ETJ Removal Request - D.L. Caldwell - 1093 CR 456)**

Discussion and possible action regarding a resolution of the City of Princeton, regarding a request from D.L. Caldwell to remove a tract of land from the City's extraterritorial jurisdiction, said property being a 5.00 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas.

[Resolution - ETJ Removal - DL Caldwell - 1093 CR 456.pdf](#)

## **Ordinance No. 2023-11-13 (Business License Fee)**

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 2023-11-13 \(Business License Fee\).pdf](#)

## **Compensation (Acting City Manager)**

Discussion and possible action to approve compensation for the Acting City Manager and make it retroactive to 10/23/24.

## **Ordinance 2023-11-13-01 (Ratify Tax Roll)**

Discussion and possible action regarding an Ordinance of the City of Princeton, Collin County, Texas, approving the appraisal district for tax year 2023; providing a severability clause; and providing effective date.

[ORD NO 2023-11-13-01 Ratify 2023 Tax Roll.pdf](#)

[2023 TAX ROLL.pdf](#)

## REGULAR AGENDA

### 2023-252 **Proclamation (Municipal Court Week)**

Proclamation honoring Municipal Court Week, November 6-10, 2023.

[Municipal Court Week Proclamation .pdf](#)

### 2023-253 **Resolution No. 2023-11-13-R (Collin Central Appraisal District)**

Discussion and possible action regarding Collin Central Appraisal District Board of Director's Nominations.

# AMENDED

[Resolution No. 2023-11-13-R \(Collin Central Appraisal District Board of Directors 2024-25\).pdf](#)

**2023-254 Annexation & Development Agreement (Clearhaven)**

Discussion and possible action regarding annexation & development agreement between the City of Princeton, Texas & Pulte Home of Texas, L.P., specifying the terms for annexation and development of a 45.6 acre tract of land in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas.

[Pulte Homes - Pre-Annexation DA \(Princeton\).pdf](#)

**2023-255 Crossmill Public Improvement District Development Agreement (DR Horton)**

Discussion and possible action regarding a development agreement between the City of Princeton & D.R. Horton Texas, Ltd., specifying the terms for annexation & development of a 153.967 acre tract of land in the Hardin Wright Survey, Abstract No. 957, Collin County, Texas.

[Crossmill PID Development Agreement \(full\)r.pdf](#)

**2023-256 Resolution No. 2023-11-13-R01 (Branch VFD)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas, approving the purchase of assets, real and intangible business property of the Branch Volunteer Fire Department by the City of Princeton, Texas; authorizing the City Manager to execute a purchase and sales agreement, assignment of intangible business property agreement, special warranty deed, and all documents related to said transfer; Providing for a severability clause; providing for an effective date; and containing other matter related thereto.

[Princeton - BVFD Resolution 2013-11-13-R01\(full for approval\).pdf](#)

**2023-257 Resolution No. 2023-11-13-R02 (City Representative)**

Discussion and possible action to consider and act on a resolution designating a city representative to act pursuant to certain indentures of trust.

[Resolution No. 2023-11-13-R02 Changing City Representative.pdf](#)

**2023-258 Resolution No. 2023-11-13-R04 (Invocation Procedures)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas, approving and adopting Invocation Procedures for opening invocations to be offered before meetings of the City Council and all boards and commissions of the City.

[Resolution No. 2023-11-13-R04- Princeton's Invocation Procedures.pdf](#)

**2023-259 Development & Performance Agreement (Retail Partners)**

Discussion and possible action regarding a Development and Performance agreement by and between the City of Princeton and Retail Partners on approximately a 36 acre tract of land located in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Texas.

[Retail Strategies Development Agreement - Developer Execution \(For Approval\).pdf](#)

# AMENDED

**2023-260 Chapter 380 Economic Development Agreement (Retail Partners)**

Discussion and possible action regarding the 380 Economic Development Agreement between the City of Princeton, and Retail Partners, LLC.

[Retail Partners Chapter 380 Agreement \(Unsigned for approval\).pdf](#)

**2023-261 Receptionist (Police Department)**

Discussion and possible action to determine the need and expected cost of hiring a PD receptionist.

[Receptionist 11.08.2023B.pdf](#)

**2023-262 Public Works Dispatcher**

Discussion and possible action to determine the need and expected cost of hiring an additional Public Works Dispatcher.

[Memo - Dispatcher.pdf](#)

**2023-263 Teakwood St.**

Discussion and update for possible speed bumps to be added on Teakwood St., requested by Councilmember Obera.

[TC Devices 74-97.pdf](#)

[TC Devices 74-102.pdf](#)

**2023-264 Mable St.**

Discussion and update on Mable St., requested by Councilmember Obera.

[Mable.pdf](#)

**2023-265 Sign Ordinance**

Discussion and update regarding the sign ordinance, requested by Mayor Pro Tem Deffibaugh.

[Political Signs City Ord.pdf](#)

[Political Sign State Law Election code Chapter 259.pdf](#)

[Electioneering State Law Election code Chapter 259 Sec. 61.pdf](#)

**2023-266 Resolution No. 2023-11-13-R05 (PEDC Consultant Agreement-Amendment)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas, amending the Consulting Services Agreement by and between the PEDC and P&M Media LLC dba Innovaytus Solutions to change the effective date to October 10, 2023.

[Resolution No. 2023-11-13-R05 - PEDC Consulting Services Agreement \(Effective Date\).pdf](#)

**2023-267 Winchester Crossing PID #3 (Reimbursement Agreement)**

Discussion and possible action regarding the Winchester Crossing PID#3 Reimbursement Agreement by and between the City of Princeton and D.R. Horton-Texas LTD.

[Reimbursement Agreement \(Winchester PID #3\) \(Final for Approval\) \(11.08.23\).pdf](#)

**2023-268 Battalion Chief (Fire Department)**

Discussion and possible action to approve a Battalion Chief for the Fire Department.

# AMENDED

## 2023-269 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.

### ACTION PERTAINING TO EXECUTIVE SESSION

#### REPORT AGENDA

- 1) Next City Council Meeting, Monday, December 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) The week of Nov 27, we will have kindergarten classes from all 6 schools here to help decorate the Municipal's Christmas tree.
- 6) Dec 2<sup>nd</sup> is our annual Christmas tree lighting 5-9pm and the Parade put on by the Chamber of Commerce will start at 6:00 pm.

#### 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).