



PRINCETON

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

The City Council of the City of Princeton will meet in Regular Meeting Session on December 11, 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

Ben Long,
Councilmember, Place 6

Carolyn David-Graves,
Councilmember, Place 7

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Ryan Gerfers
Ben Long
Carolyn-David Graves

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.

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 November 13, 2023, Regular City Council Meeting and the minutes of November 20, 2023, Special City Council Meeting.

[CC MINUTES 11.13.23 .pdf](#)

[Special CC Minutes 11.20.23.pdf](#)

Donation (First Responder Appreciation Event)

Discussion and possible action regarding a donation for \$5,000 to go to the Princeton Police Department for the implementation of the Officer Bicycle Program, from the first responder appreciation event, that was held on October 28th , 2023. Donors: Angela Lowrance & Sheryl Webb

First Amendment to Non-Standard Wastewater Service Agreement (Princeton Village)

Discussion and possible and regarding first amendment to non-standard wastewater service agreement by & between the City of Princeton and Collin County Municipal Utility District No. 2.

[First Amendment to Non-Standard Wastewater Service Agreement \(Princeton Village\)\(Clean for Approval\).pdf](#)

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

Discussion and possible action regarding a resolution of the City of Princeton, Texas, approving and adopting a revised Invocation Procedures as the new "Attachment A" to the Invocation Procedures Resolution (No. 2023-11-13-R04), which was approved at the November 13, 2023, City Council meeting.

[Princeton's Invocation Procedures \(REVISED\).pdf](#)

FP20190536 - Final Plat - Princeton Meadows, Block A, Lots 1-6

Discussion and possible action regarding a request from The Reserves, LLC for final plat approval for a property being a 15.11 acre tract of land situated in the David Cherry Survey, Abstract No. 166, and the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20190536 - Princeton Meadows Commercial with Exhibits.pdf](#)

PL20220280 - Sicily Multifamily Phase 1

Discussion and possible action regarding a request from Megatel Homes, LLC for preliminary plat approval for a property being a 14.61 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20220280 - Sicily Multifamily Ph 1 with Exhibits.pdf](#)

PL20222383 - Preliminary Plat - Garden Homes of Venice

Discussion and possible action regarding a request from Aman Services, LLC for preliminary plat approval for a property being a 20.73 acre tract of land situated in the R. Sewell Survey, Abstract No. 873, City of Princeton, Collin County, Texas.

[Staff Report PL20222383 - Garden Homes of Venice with Exhibits.pdf](#)

PL20232044 - Preliminary Plat - Vivere Princeton

Discussion and possible action regarding a request from Vivere Princeton, LLC for preliminary plat approval for a property being a 24.57 acre tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20232044 - Vivere Princeton with Exhibits.pdf](#)

Development & Performance Agreement (United Supermarkets)

Discussion and possible action regarding a development & performance agreement by and between the City of Princeton EDC, the City of Princeton & United Supermarkets, L.L.C.

[Dev Agreement United Supermarkets - EDC Signature.pdf](#)

Ordinance No. 2023-12-11 (Parade and Special Event Security Requirements)

Discussion and possible action regarding an ordinance of the City Council of the City of Princeton, Texas, amending the Princeton Municipal Code to update the security requirements at parades and special events in the City.

[Princeton - Ordinance No. 2023-12-11 Amending Code \(Security Personnel\).pdf](#)

Resolution No. CD 2023-12-07-R (Fitness Court)

Discussion and possible action regarding Resolution CD 2023-12-07-R authorizing the funding for a fitness station adjacent to Veterans Memorial Park.

[Resolution CD 2023-12-07 R \(Fitness Court\).pdf](#)

REGULAR AGENDA

2023-272 Swearing-In (City Council)

Swearing-In for City Council Ryan Gerfers, Place 4, Ben Long, Place 6, and Carolyn David-Graves, Place 7, by Mayor Chacon.

2023-273 Appointment

Discussion and possible action to appoint a Mayor Pro Tempore.

2023-274 Resolution No. 2023-12-11-R02 (Revised Policies & Rules for Councilmember Appointments & Assignments)

Discussion and possible action regarding a resolution of the City Council of the City of Princeton, Texas, amending the Bylaws of the City Council to update and revise the policies and rules governing the City Council's appointment and assignment of individuals to serve on boards, commissions, and committees of the City.

[Princeton - Resolution No. 2023-12-11-R02 Amending Councilmember Nominations and Appointments.pdf](#)

2023-275 Volatus Aerospace Drone Update

Update and discussion regarding the Volatus Aerospace Drone purchase by the Princeton Fire Department, presented by Fire Chief Tom Harvey, Princeton Fire Inspector Joe Cedeno, and EDC-CDC Coordinator DeShawyna Walker.

2023-276 Annexation and Development Agreement

Discussion and possible action regarding an agreement by and between the City of Princeton and CPO Holding, LLC specifying the terms for annexation and development of a 20.8 acre tract of land in the Sarah D. Terry Survey, Abstract No. 890. Collin County, Texas.

[CR 447 20-Acre SFR Annexation Development Agreement \(11.15.23\) \(CLEAN For Approval\).pdf](#)

2023-277 Resolution No. 2023-12-11-R (Collin Central Appraisal District)

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

[Resolution No. 2023-12-11-R \(Collin Central Appraisal District Board of Directors 2024-25\).pdf](#)

2023-278 New Businesses

Update and discussion on new businesses coming in on 380 & Beauchamp, requested by Councilmember Kleiber.

[Princeton Site Plan Updates.pdf](#)

2023-279 2nd Street

Update and discussion regarding an update on 2nd street project,

requested by Mayor Pro Tem Deffibaugh.

2023-280 Princeton Luxury Apartments (Project Update)

Discussion regarding update on the Princeton Luxury Apartments Project as requested by Mayor Brianna Chacon.

[December 2023 Project Update.pdf](#)

2023-281 Resolution No. 2023-12-11-R01 (TXDOT Green Ribbon)

Discussion and possible action regarding a Resolution of the City of Princeton, Texas, authorizing individual project order #187 for preparation of conceptual landscape and irrigation plans required for the TXDOT Green Ribbon Program application, and authorizing the City Manager to execute the agreements.

[Resolution 2023-12-11-R01 IPO#187 \(TXDOT Green Ribbon Program\) full.pdf](#)

2023-282 Resolution No. 2023-12-11-R03 (Parks & Recreation Office Building)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #165 for the civil engineering design and coordination for the parks and recreation department office and maintenance building project, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution 2023-12-11-R03 Parks and Recreation office and maintenance building IPO#165\(full\).pdf](#)

2023-283 Resolution No. 2023-12-11-R04 (N. Elevated Storage Tank)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #189 for the engineering and design of the future north elevated storage tank, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution 2023-12-11-R04 North Elevated Storage Tank Design IPO189\(full\).pdf](#)

2023-284 Receptionist (Police Department)

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

[Receptionist 11.08.2023B.pdf](#)

2023-285 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.

Tex. Gov't Code 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, January 8, 2024, @ 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) Mrs. Clause will be Reading on December 15th at 6:00 pm located at the Lois Nelson Public Library.
- 6) Lois Nelson Public Library will be collecting non perishable food items in lieu of late fees.
- 7) You can drop off your letters to Santa at our "Straight to the North Pole" mailbox until December 15th at the Lois Nelson Public Library and Princeton Municipal Center.
- 8) The month of December the Lois Nelson Public Library will be collecting donations in the honor of Cathy Dunkel for Fresenius Kidney Center in Allen. Items include blankets, gloves, small pillows, battery operated hand warmers, crossword puzzles, & tissue with lotion.
- 9) Santa will be reading Twas the Night Before Christmas on December 20th at our 10:30 am Story time located at the Lois Nelson Public Library.

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).