



**NOTICE OF CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
December 12, 2022**

The City Council of the City of Princeton will meet in Regular Meeting Session on December 12, 2022 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

Bryan Washington,
Councilmember, Place 3

Keven Underwood,
Councilmember, Place 4

Marlo Obera,
Councilmember, Place 2

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Marlo Obera
Bryan Washington
Keven Underwood

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

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 14, 2022, Regular City Council Meeting and November 18, 2022, Special City Council Meeting.

[CC Minutes 11.14.2022.pdf](#)

[CC Minutes Special Meeting 11.18.2022.pdf](#)

Resolution No 2022-12-12-R01 (Dogwood Generator)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of funds for purchase of a backup generator for the Dogwood Pump Station, and authorizing the City Manager to execute the required documents to complete the purchase.

[resolution 2022-12-12-R01 Dogwood booster station generator\(full\).pdf](#)

Resolution No. 2022-12-12-R02 (IPO#155 Generator Relocation)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, authorizing individual project order #155 for the engineering and design for the Dogwood Generator Relocation, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution No. 2022-12-12-R02 Generator Relocation IPO#155 \(full\).pdf](#)

Resolution No. 2022-12-12-R03 (Sheamar Sewer CO#3)

Discussion and possible action regarding a resolution of the City of Princeton, Texas, Establishing the allocation of additional funds for additional scope on the Sheamar Lane Wastewater Interceptor Project; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2022-12-12-R03 \(Sheamar Sewer CO#3\)Full.pdf](#)

Budget Adjustment FY2022

Discussion and possible action regarding the final budget adjustments for the General Debt Service Fund and the Utility Fund for the FYE 9.30.2022.

[Budget Adj-Final v12.12.2022.pdf](#)

Ordinance No. 2022-12-12 (Community Center fees)

Adoption of Ordinance No. 2022-12-12 amending the City's fee schedule to reduce user fees for the Steve & Judy Deffibaugh Community Center.

[Ord No. 2022-12-12- Amend Community Center Fees C14004D20221116DO1.pdf](#)

FP20201952 - Final Plat (NRP Apartments)

Discussion and possible action regarding a request from Princeton Crossroads PFC for final plat approval of a Lot 5, Block "C", Princeton Crossroads, being a 12.565 acre tract of land located in the John Snyder Survey, Abstract No. 865, City of Princeton, Texas.

[Staff Report FP20201952 - NRP Apartments with Exhibits.pdf](#)

PL20222615 - Preliminary Plat (Daybreak at Princeton)

Discussion and possible action regarding a request from Huffines Communities for preliminary plat approval of a 60.22 acre tract of land in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas.

[Staff Report PL20222615 with Exhibits.pdf](#)

REGULAR AGENDA

2022- Water Rate Study

- 319 Discussion and possible action regarding the overview of interim findings and recommendations from the ongoing Water and Sewer Rate Study to be presented by Rebecca Schafer of NewGen Strategies and Solutions, LLC.

2022- Public Hearing (Whitewing Trails PID No. 2)

- 320 Conduct Public Hearing on the levy of assessments for Phase 2 of Whitewing Trails PID No. 2.

[Notice of Public Hearing \(Assessments\) - Whitewing Phase 2.pdf](#)

2022- Library

- 321 Discussion and update to extend Library hours requested by Councilmember Obera.

2022- Communications Master Plan

- 322 Presentation from Kimley-Horn regarding the Communications Master Plan.

[Princeton Comm Master Plan City Council meeting Dec 12 2022 V1.1.pdf](#)

2022- Resolution No. 2022-12-12-R (Communications Master Plan)

- 323 Discussion and possible action regarding a resolution of the City Council of the City of Princeton, Texas adopting a Communications Master Plan; providing for severability; providing an effective date.

[Res No. 2022-12-12-R City of Princeton Communications Master Plan_Final for adoption.pdf](#)

2022- Resolution No. 2022-12-12-R04 (San Remo Reconstruction)

- 324 Discussion and possible action regarding a resolution of the City of Princeton, Texas, establishing the allocation of funds for the San Remo Reconstruction; and authorizing the City Manager to execute the documents required for construction.

[Resolution 2022-12-12-R04 San Remo Reconstruction\(full\).pdf](#)

2022- Agreement (Arbor Trails NSSA)

- 325 Discussion and possible action regarding a Non-Standard Wastewater Service

agreement by and between the City of Princeton and S2 Land Development, LLC.

[\[S2\] Arbor Trails - NSSA with City of Princeton \(final for approval\).pdf](#)

2022- Public Hearing (PD #13 Amendment)

- 326 Conduct a public hearing regarding a request received from John Snyder Survey, Amerco Real Estate Company, for a rezoning of the property from "PD-13A to PD-13B, Being a tract of land situated in the John Snyder Survey, Abstract 865, in Collin County, Texas being all of a called 53.597-acre tract of land described as "Tract 1" and Being a tract of land situated in John Snyder Survey, Abstract No. 865 and the John H. Stanford Survey, Abstract No. 866, in Collin County, Texas being a called 56.404-acres of land described as "Tract 2" and being a tract of land situated in Johns Snyder Survey Abstract 865 and the John H. Stanford Survey Abstract No. 866, in Collin County, Texas being called 187.102-acres land described as "Tract 3" said tract being conveyed and being more particularly described by metes and bounds as follows: containing: 297 acres of land, more or less.

2022- Ordinance No. 2022-12-12-01 (PD#13 Amendment)

- 327 Discussion and possible action regarding an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton, from "PD13A" planned development 13A to "PD 13B" planned development 13B, on a portion of the John Snyder Survey, Abstract No. 865; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20222333 with Exhibits.pdf](#)

[Ord Zoning PD 13B.pdf](#)

2022- Bylaws of City Council and other City boards/commissions

- 328 Discussion and potential staff direction or action regarding amendments to the bylaws of the City Council and other City boards and commissions.

2022- Future Agenda Items

- 329 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 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, Texas Gov't 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 item listed elsewhere within this agenda, and/or the subject matter listed below:

- 1) Bylaws of City Council and other City boards and commissions and related policies

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next City Council Meeting, Monday, January 9, 2023, @ 6:30 PM
- 2) Meal on Wheels-Mondays, Tuesdays, Wednesdays, and Fridays from 10:00 AM - 1:00 PM @ Steven and Judy Deffibaugh Community Center - 416 North 4th Street.

- 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 located at 416 N 4th Street.
- 4) Toys for Tots will run thru Dec 13th. Drop-off locations are the Municipal building, all 3 fire stations, library, and Public Works.
- 5) Princeton Fire Station #2 groundbreaking December 13, 2022 @ 10:00 AM-700 Monte Carlo Blvd.
- 6) Christmas Light Contest-Deadline to submit pictures online is Dec 16th.
- 7) Collin County Animal Shelter-Low-cost pet vaccine clinic and adoption January 11, 2023 @ Municipal Center from 10 AM - 2 PM.
- 8) Carter Blood Drive-January 12, 2023 from 1-6 PM @ Municipal Center information and sign up link can be found on the Community Events FB page

CC REPORT AGENDA

City Council reports about items of community interest regarding which no action will be taken.

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).