

**NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
August 23, 2021**

The City Council of the City of Princeton will meet in Regular Meeting Session on August 23, 2021 at 6:30 PM Princeton City Hall 123 West 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*

**Mike Robertson,**  
*Councilmember, Place 2*

**Bryan Washington,**  
*Councilmember, Place 3*

**Keven Underwood,**  
*Councilmember, Place 4*

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**CALL TO ORDER**

**ROLL CALL**

**ROLL CALL**

Brianna Chacon \_\_\_\_

Mike Robertson \_\_\_\_

Steven Deffibaugh \_\_\_\_

Bryan Washington \_\_\_\_

David Kleiber \_\_\_\_

Keven Underwood \_\_\_\_

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN APPEARANCE**

**MAYORS COMMENTS**

**CONSENT AGENDA**

**Final Plat (TexExpress)**

FP20201380 Discussion and Possible action regarding a request from MCG Construction, Inc. for final plat approval of Lots 1R1, 3R and 5R, Block "A", of Lost Highway Addition situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, TX

[FP20201380 Council Recommendation \(full\).pdf](#)

**Preliminary Plat (Monticello Park Phases 3 & 4)**

PL20211246 Discussion and possible action regarding a request from Starlight Homes of Texas, LLC for preliminary plat approval of a 125.549 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[PL20211246 Council Recommendation \(full\).pdf](#)

**Preliminary Plat (Oncor Substation)**

PL20211270 Discussion and possible action regarding a request from Oncor for preliminary plat approval of a 4.008 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, TX

[PL20211270 Council Recommendation \(full\).pdf](#)

**Resolution No 2021-08-23-R01 Brookside PID (Phase 1-3 Projects)**

Discussion and possible action regarding a Resolution of the City Of Princeton approving the 2021-22 annual update to the service and assessment plan and assessment roll for Brookside Public Improvement District (Phase 1 Project and Phase 2 and 3 Project) including the collection of the 2021-22 annual installments.

[Brookside PID \(Phase 1 - 3 Projects\) \(Series 2019 and 2021\) 2021 SAP Update 08.16.21.pdf](#)  
[Resolution Approving Brookside PID \(Phase 1 Project and Phase 2 and 3 Project\) Annual SAP Update.docx](#)

**Resolution No 2021-08-23-R02 Arcadia Farms PID (Phases 8 and 9 Project)**

Discussion and possible action regarding a Resolution of the City Of Princeton approving the 2021-22 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 8 and 9 Project) including the collection of the 2021-22 annual installments.

[Arcadia Farms PID \(Phases 8 and 9 Project\) 2021 SAP Update 08.13.21.pdf](#)  
[Resolution Approving Arcadia Farms PID \(Phases 8 and 9 Project\) Annual SAP Update.docx](#)

**Resolution No 2021-08-23-R03 Arcadia Farms PID (Phases 3 and 4 Project)**

Discussion and possible action regarding a Resolution of the City Of Princeton approving the 2021-22 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 3 and 4 Project) including the collection of the 2021-22 annual installments.

[Arcadia Farms PID \(Phases 3 and 4 Project\) 2021 SAP Update 08.16.21.pdf](#)  
[Resolution Approving Arcadia Farms PID \(Phases 3 and 4 Project\) Annual SAP Update.docx](#)

**Resolution No 2021-08-23-R04 Arcadia Farms PID Development Phases 1 and 2**

Discussion and possible action regarding a Resolution of the City Of Princeton approving the 2021-22 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 1 and 2 Project) including the collection of the 2021-22 annual installments.

[Arcadia Farms PID \(Development Phases 1 and 2\) 2021 SAP Update 8.16.21.pdf](#)  
[Resolution Approving Arcadia Farms PID \(Phases 1 and 2\) Annual SAP Update.docx](#)

**Resolution No 2021-08-23-R05 Crossroads PID (Major Improvements Project)**

Discussion and possible action regarding a Resolution of the City Of Princeton approving the 2021-22 annual update to the service and assessment plan and assessment roll for the Crossroads Public Improvement District Including the collection of the 2021-22 annual installments.

[Crossroads PID \(Major Improvements Project\) 2021 SAP Update 8.18.21.pdf](#)  
[Resolution Approving Crossroads PID \(Major Improvement Project\) Annual SAP Update.docx](#)

**Resolution No 2021-08-23-R06 Whitewing Trails PID 2**

Discussion and possible action regarding a Resolution of the City Of Princeton approving the 2021-22 annual update to the service and assessment plan and assessment roll for Whitewing Trails Public Improvement District No. 2.

[Whitewing Trails PID 2 2021 SAP Update 08.18.21.pdf](#)  
[Resolution Approving Whitewing Trails PID 2 Annual SAP Update.docx](#)

**Resolution No 2021-08-23-R10 Winchester PID (Phases 1-4)**

Discussion and possible action regarding a Resolution of the City Of Princeton approving the 2021-22 annual update to the service and assessment plan and assessment roll for Winchester Public Improvement District No. 1 (Phase 1 and 2 Project and Phase 3 and 4 Project) including the collection of the 2021-22 annual installments.

[Winchester PID Phases 1 - 4 2021 SAP Update 08.18.21.pdf](#)  
[Resolution Approving Winchester PID \(Phases 1 and 2 Project and Phases 3 and 4 Project\) Annual SAP Update.docx](#)

**REGULAR AGENDA**

**2021- Acting City Secretary**

**175**

Discussion and possible action to appoint Amber Anderson as acting City Secretary in replacing Tabatha Monk.

[Ord Appointing Acting City Secretary C14004D20210818DO2.doc](#)

**2021- Resolution No. 2021-08-23-R09 (Municipal Center Change Order)**

176

Discussion and possible action regarding Resolution No. 2021-08-22-R09 a resolution of the City of Princeton, Texas, Establishing additional funding for the construction and purchase of additional items related to the construction of the new Municipal Center Facility, and authorizing the City Manager to execute the contracts.

[Resolution 2021-08-23-R-09 Crossland Change Order.pdf](#)

**2021- Public Hearing (Planned Development)**

177

Public Hearing regarding a request from 380 Forest Grove Property, LP for zone map amendment from C-1 to Planned Development for a 24.80 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

**2021- Ordinance No. 2021-08-23-01 (Planned Development)**

178

Discussion and Possible action regarding Ordinance No. 2021-08-23 -01 an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25- 01 of the City of Princeton, From "C -1" Commercial to "PD 24" Planned Development 24, 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.

[ZA20210890 Council Recommendation \(full\).pdf](#)

[Ordinance 2021-08-23-01 \(full\).pdf](#)

[petition pdf \(full\).pdf](#)

[David Brown Princeton Land Development 5-25-2021.pdf](#)

**2021- City Wide Communications Plan**

179

Presentation and discussion regarding the progress on the development of the City Wide Communications Plan presented by Kimley-Horn

[Princeton Comm Master Plan Presentation \(V2\).pdf](#)

**2021- Ordinance 2021-08-23 Certificate of Obligation**

180

Consider and act on an ordinance authorizing the issuance and sale of City of Princeton, Texas, Combination Tax and Surplus Revenue Certificates of Obligation, Series 2021

[Ordinance \(ver 1\).docx](#)

2021-  
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**FY 21-22 Proposed Budget**

Discussion and possible action regarding the FY 21-22 proposed budget and setting a date and time for public hearing.

[FY2022 Budget - Proposed 8.23.2021.pdf](#)

2021-  
182

**Resolution No 2021-08-23-R07 (Proposed Tax Rate)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas naming the proposed tax rate the council may adopt for the 2021 tax year and setting the dates and times for public hearings on the tax rate.

[Res - FY22 Proposed Tax Rate.pdf](#)

[FY2021 Submit Proposed Tax Rate to Council Resolution C14004D20210817DO3.docx](#)

2021-  
183

**Resolution No. 2021-08-23-R08 (IPO#144 36" Sewer Line)**

Discussion and possible action regarding Resolution No. 2021-08-23-R08 a resolution of the City of Princeton Authorizing Individual Project Order #144 for the Civil Engineering and Design of the Myrick Lane 36-Inch Sewer Extension, Authorizing the Funding, and Authorizing the City Manager to execute the agreements.

[Resolution no 2021-08-23-R08 20210816\\_IPO #144-Myric Lane 36-Inch Sewer Extension\\_KSG](#)

[full.pdf](#)

2021-  
184

**Municipal Center Construction Update**

Discussion and possible action regarding and update on the Construction of the Municipal Center.

[Municipal Center Contruction Progress.pptx](#)

2021-  
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**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**

### **ACTION PERTAINING TO EXECUTIVE SESSION**

### **REPORT AGENDA**

City Manager

- Next Regular City Council Meeting, Monday, September 13, 2021 @ 6:30 p.m.

### **CC REPORT AGENDA**

### **ADJOURNMENT**

### **CERTIFICATE**

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall August 23, 2021 @ \_\_\_\_\_ and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

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Amber Anderson, Acting 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, Acting 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).

