



**NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
December 13, 2021**

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

**Marlo Obera,**  
*Councilmember, Place 2*

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

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

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**CALL TO ORDER**

**ROLL CALL**

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

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN 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**

**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 the November 8, 2021 Regular City Council Meeting.

[City Council Meeting Minutes 11.08.21.docx](#)

**TNMP Easement (JJ Book Wilson Park)**

Discussion and possible action regarding grant of permanent electric distribution line easement to Texas-New Mexico Power Company for underground utilities adjacent to and across JJ Book Wilson Park.

[City of Princeton Final 111621.pdf](#)

**FP20201415 - Final Plat (Winchester Crossing Phase 5)**

Discussion and possible action regarding a request from DR Horton Texas Ltd for final plat approval of Winchester Crossing Phase 5, a 44.858 acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20201415 - Winchester Crossing Phase 5 \(Full\).pdf](#)

**PL20212445 - Preliminary Plat (Braums)**

Discussion and possible action regarding a request from Retail Building Inc. for preliminary plat approval of Braum's Addition, Block "A", Lot 1, a 1.379 acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20212445 \(full\).pdf](#)

**PL20212447 Preliminary Plat - (Sicily)**

Discussion and possible action regarding a request from Agricattle, LLC, M26 Farm LLC & M23 Family LP for preliminary plat approval of Sicily Addition Phases 1, 2, 3, & 4, a 313.72 acre tract situated in the J. Russell Survey, Abstract No. 743 and the D. Cherry Survey, Abstract No. 133, City of Princeton, Collin County, TX.

[Staff Report PL20212447 \(full\).pdf](#)

**Interlocal Agreement (Community Library)**

Discussion and possible action regarding an Interlocal Agreement between the County of Collin and the City of Princeton regarding the Princeton Community Library.

[FY22 Library Agreement - Princeton.pdf](#)

**REGULAR AGENDA**

**2021- Appointment**

**250** Discussion and possible action to appoint a Mayor Pro Tempore.

**2021- Recognition of outgoing Council Member**

**251** Presentation to recognize outgoing Councilman Mike Robertson for time served on City Council with the City of Princeton.

**2021- CWD**

**252** Presentation of an award from CWD recognizing our recycling initiative presented to the City of Princeton.

**2021- Collin Central Appraisal District**

- 253 Discussion and possible action regarding Collin Central Appraisal District Board of Director's Nominations.  
[Collin Central Appraisal District Board of Director's Nominations.pdf](#)

**2021- Library Advisory Board**

- 254 Discussion and possible action regarding the appointments and/or reappointments to the Lois Nelson Public Library Board (Each term served was 2 years).

Place 5 Vacant

New Applicants: Janice Reed

Meagan Hales

[Janice Reed Application.pdf](#)

[Megan Hales Application.pdf](#)

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

- 255 Public hearing regarding a request received from the Sicily Laguna Azure, LLC, for a voluntary annexation of 3 tracts of property. Tract 1 Being a 313.72 acre tract of land in the D. CHERRY SURRVEY, ABSTRACT NO. 166 and The J. RUSSELL SURVEY ABSTRACT BO. 743, Collin County, Texas. Tract 2 Being all that certain lot, tract or parcel of land situated in the J. Russell Survey, Abstract No. 743, Collin County, Texas, and being part of that tract of land described in the a Deed from Anton Linder Hales, et ux, to Franklin Allen Foster, and Being a tract or parcel of land situated in the Collin County, Texas, being part of the John Russell Survey, Abstract No. 743, being part of a 34.092-acre tract of land. Tract 3 Being a tract or parcel of land lying and situated in the Rufus Sewell Survey, Abstract No. 873 and the Thomas A Rhodes Survey, Abstract No. 741, Collin County, Texas and being more particularly described as 501.8 Acres of Land, more or less.

[PH Notice \(Sicily Development\).docx](#)

**2021- Public Hearing (North Collin 550 Land, LLC)**

- 256 Public Hearing to consider proposed annexation into the City's corporate limits of approximately 145.7283 acres of real property generally located 2700 LF east of the intersection of FM 1827 and CR 409.

[PH Notice \(Princeton 251 Annexation\) North Collin 550 Land, LLC.docx](#)

**2021- Annexation Ordinance 2021-12-13 (North Collin 550 Land, LLC)**

- 257 Consideration and action on Ordinance 2021-12-13, annexing into the City's corporate limits of approximately 145.7283 acres of real property generally located east of the intersection of FM 1827 and CR 409.

[FH\\_Farm\\_Annexation\\_Ord\\_No.\\_2021-12-13\(full\).pdf](#)

**2021- Public Hearing (Astra Investments)**

- 258 Public Hearing to consider proposed annexation into the City's corporate limits of approximately 106.4704 acres of real property generally located 3600 LF east of the intersection of FM 1827 and CR 409.

[PH Notice \(Princeton 251-Astra Investments\).docx](#)

**2021-  
259** **Annexation Ordinance 2021-12-13-01 (Astra Investments)**

Consideration and action on Ordinance 2021-12-13-01, annexing into the City's corporate limits of approximately 106.4704 acres of real property generally located 3600 LF east of the intersection of FM 1827 and CR 409.

[Lacy\\_Annexation\\_Ord\\_No.\\_2021-12-13-01\(full\).pdf](#)

**2021-  
260** **Public Hearing (Southridge Annexation)**

Public Hearing to consider proposed annexation into the City's corporate limits of approximately 245.1274 acres of real property generally located at CR 408 and Longneck Road.

[PH Notice \(Southridge Annexation\) \(CR 408 & Longneck Rd.\).docx](#)

**2021-  
261** **Annexation Ordinance 2021-12-13-05 (Southridge)**

Discussion and possible action regarding an ordinance annexing into the City's corporate limits of approximately 245.1274 acres of real property generally located at CR 408 and Longneck Road.

[Southridge\\_Annexation\\_Ord\\_2021-12-13-04 \(full\).pdf](#)

**2021-  
262** **Public Hearing (Arcadia Farms PH 5-7)**

Public Hearing to consider proposed assessments to be levied against certain assessable property within the Arcadia Farms Public Improvement District Phases 5, 6 and 7 Project. The Phases 5, 6 and 7 Project of the District includes approximately 61.05 acres of land generally located east of the southern extension of Cypress Bend Parkway, south of Cypress Bend Phase 3, Princeton Village Mobile Home Park and Walmart, and west of the current terminus of Tickey Drive and within the city limits.

[Notice of Assessment Hearing.docx](#)

**2021-  
263** **Ordinance 2021-12-13-02 (Arcadia Farms PH 5-7)**

Discussion and possible action regarding Ordinance 2021-12-13-02, levying assessments for the costs of certain improvements to be provided in the Arcadia Farms Public Improvement District Phases 5, 6 and 7 project and fixing a charge and lien against all properties within; approving a service and assessment plan; and other matters related to this subject.

[Assessment Ordinance 2021-12-13-02 Arcadia Farms Ph 5-7 \(ver 1\).pdf](#)

**2021-  
264** **Chapter 380 Agreement**

Discussion and possible action regarding a Chapter 380 Agreement with TSHH,LLC regarding future sales tax revenues that would be normally reported and collected outside of Princeton.

[Princeton Ch 380 TSHH LLC clean.docx](#)

[Trophy Signature Homes LLC Ch. 380 with Princeton Estimated Savings.xlsx](#)

**2021-  
265** **Agreement (Arcadia Farms PID PH 5-7)**

Discussion and possible action regarding a landowner agreement for Arcadia Farms Public Improvement District Phases 5, 6 and 7 Project with Lennar Homes of Texas Land and Construction.

[Arcadia Farms Phases 5-7 v2 \(Landowner Agreement - Lennar Homes\) 11-8-21 clean.pdf](#)

[Arcadia Farms 2021.12.10.pdf](#)

**2021- Arcadia Farms Reimbursement Agreement (PH 5-7)**

266 Discussion and possible action regarding a reimbursement agreement for Arcadia Farms Public Improvement District Phases 5, 6 and 7 Project with Lennar Homes of Texas Land And Construction.

[RA phase 5-7 v.2 12.6.21 \(clean\).pdf](#)

**2021- Agreement (Winchester PID#2)**

267 Discussion and possible action regarding a reimbursement agreement for Winchester Public Improvement District No. 2 with D.R. Horton-Texas, Ltd.

[Reimbursement Agreement \(Winchester PID #2\) final for approval.pdf](#)

**2021- Agreement (Princeton Village NSSA)**

268 Discussion and possible action regarding Non-Standard Wastewater service agreement by and between City of Princeton, Texas and Collin County Municipal Utility District No.2 (Princeton Village)

[Princeton Village Non-Standard Service Agreement Final for Approval.pdf](#)

**2021- Agreement (Tillage Farms West NSSA)**

269 Discussion and possible action regarding Non-Standard Service Agreement by and between City of Princeton, Texas, and Collin County Municipal Utility District No. 2 (Tillage Farms West)

[Tillage West Non-Standard Service Agreement final for approval.pdf](#)

**2021- Resolution No. 2021-12-13-R (Bois d'Arc Professional Park Detention Ponds)**

270 Discussion and possible action regarding Resolution No. 2021-12-13-R a resolution of the City of Princeton, 4A Economic Development Corporation establishing the allocation of funds for a specific project, and authorizing the City Manager to execute the required documents to complete the project.

[Economic Development Corporation Resolution for Commitment of Funds construction of the Detention Ponds in the EDC park.pdf](#)

[Letter recommending award Bois d'arc professional park Detention Ponds.pdf](#)

**2021- Cares Program**

271 Discussion and possible action regarding a cares program requested by councilmember Kleiber, presented by Cheif Harvey.

[Logo Branded Presentation - EMS Programs.pptx](#)

**2021- Development Agreement (Princeton Estates/KB Homes)**

272 Discussion and possible action regarding a Development Agreement between the City of Princeton and KB Home Lone Star Inc., specifying the terms for reimbursement for construction certain CIP projects within the proposed Princeton Estates development.

[Development Agreement - Princeton Estates \(final for adoption\).pdf](#)

**2021- Resolution No. 2021-12-13-R01 (Myrick Lane Change Order #1)**

273 Discussion and possible action regarding Resolution No. 2021-12-13-R01 A resolution of the City of Princeton, Texas, Establishing additional funding for the construction of additional items related to the construction of Myrick Lane, and authorizing the City Manager to execute the contracts.

[Resolution 2021-12-13-R-01 Texas Sterling Change Order#1.pdf](#)

**2021- Resolution No. 2021-12-13-R02 (Communications Tower)**

274 Discussion and possible action regarding Resolution No. 2021-12-13-R02 a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction

of a communications tower at the Municipal Center Facility and authorizing the City Manager to execute the contracts.

[Resolution No. 2021-12-13- R02 Larson Associates \(full\).pdf](#)

**2021- Future Agenda Items**

**275** 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:

Section 551.071 (2) Texas Government Code. Consultation with the City Attorney 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 posted agenda items.

**ACTION PERTAINING TO EXECUTIVE SESSION**

**REPORT AGENDA-CITY MANAGER**

1) Next Regular City Council Meeting, Monday, January 10, 2022 @ 6:30 p.m.

**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 City Hall 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).