



# PRINCETON

TEXAS

## NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS January 10, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on January 10, 2022 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*

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

**David Kleiber,**  
*Councilmember, Place 1*

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

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

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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 15, 2021 Special City Council Meeting.

[CC\\_Minutes\\_11-15-2021\\_\\_Canvassing\\_Special Meeting.pdf](#)

**Minutes**

Discussion and possible action regarding the minutes of the December 13, 2021 Regular City Council Meeting.

[CC Minutes 12.13.21.pdf](#)

**FY 2022 Ambulance Service Agreement**

Discussion and possible action regarding the FY 2022 ambulance service agreement between Collin County Ambulance Services and City of Princeton.

[FY22 Contract Amendment No. 3 - Ambulance Renewal Princeton.pdf](#)

**Sale of property to TXDOT parcel 57 (380 Widening)**

Discussion and possible action regarding sale of property to Texas Department of Transportation for the 380 widening project more particularly described as Parcel 57, a 0.190 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Parcel#57 offer letter and deed.pdf](#)

**Sale of property to TXDOT parcel 18 (380 Widening)**

Discussion and possible action regarding sale of property to Texas Department of Transportation for the 380 widening project more particularly described as Parcel 18, a 0.0034 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Parcel#18 offer letter and deed.pdf](#)

**Sale of property to TXDOT parcel 156 (380 Widening)**

Discussion and possible action regarding sale of property to Texas Department of Transportation for the 380 widening project more particularly described as Parcel 156, a 0.1165 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Parcel#156 Ofecer letter and deed.pdf](#)

**FP20201933 Final Plat (Winchester Crossing PH 8)**

Discussion and possible action regarding a request from DR Horton-Texas, Ltd., for final plat approval of Winchester Crossing Phase 8, a 35.266 acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas

[Staff Report FP20201933 - Winchester Crossing Phase 8 Full.pdf](#)

**FP2021242 Final Plat (South Park Meadow)**

Discussion and possible action regarding a request from LGI Homes - Texas, LLC for final plat approval of South Park Meadows a 18.91 acre tract situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20201242 - South Park Meadow \(full\).pdf](#)

**FP20212838 Final Plat (Lovelady Junior High)**

Discussion and possible action regarding a request from Princeton Independent School District for final plat approval of Princeton High School Complex, Block A, a 72.42 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20212838 -Lovelady HS \(full\).pdf](#)

**4MC Investments #2, LLC**

Discussion and possible action to approve a development agreement between the Princeton EDC and 4MC Investments #2, LLC, a Texas Limited Liability Company.

[Dev\\_Agreement\\_Childrens\\_Lighthouse\\_-\\_EDC\\_-\\_Clean\\_Final\\_-\\_C14006D2021119DO2\\_IH3\\_-](#)

[\\_clean.docx](#)

**Resolution No. 2022-01-10-R01**

Discussion and Possible Action Regarding a Resolution for Land acquisition from Princeton Strategy for the Tickey Drive road construction project.

[Resolution Land Aquisition Princeton Strategy Combined 1-10-2022.pdf](#)

**REGULAR AGENDA**

**2022- Public Hearing (Planned Development #26)**

- 001** Conduct public hearing regarding a request from Habitat for Humanity of Collin County for a zone map amendment for a Planned Development for Property being a 1.377 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Texas.

[Rezoning PH Notice \(Habitat for Humanity of Collin County\).docx](#)

**2022- Ordinance No. 2022-01-10 (Planned Development #26)**

- 002** Discussion and possible action regarding Ordinance No. 2022-01-10 an ordinance of the City of Princeton amending the comprehensive zoning ordinance number 2016-01-25-01 of the City of Princeton from "SF-1" Single Family Residential District to "PD-26" Planned Development 26, on a portion of the Hardin Wright Survey, Abstract No. 957; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Ordinance No 2022-01-10 \(PD26 Full\).pdf](#)

[Staff Report ZA20212480 \(full\).pdf](#)

**2022- Ordinance No. 2022-01-10-01 (Sicily Annexation)**

- 003** Consideration and action on an ordinance annexing into the City's corporate limits of approximately 501.8 acres of real property generally described as 3 tracts of property Tract 1 Being a 313.72 acre tract of land in the D. CHERRY SURVEY, 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.

2022-

**004 Community Development Corporation**

Discussion and possible action regarding the appointments and/or reappointments to the Community Development Corporation (Each term served is 2 years).

Place 1, Gabriel Rubio-(Reappointment)  
Place 2, Kori David-(Reappointment)  
Mayor-Place 6, Steve Deffibaugh-(Reappointment)  
Mayor-Place 7, Georgia Casas-(Reappointment)

Place 5, Vacant  
New Applicants:  
Donnell Walker  
Jason Ash

2022- **Planning & Zoning Commission**

005

Discussion and possible action regarding the appointments and/or reappointments to the Planning & Zoning Commission. (Each term served is 2 years)

Place 1, Sherry Campbell-(Reappointment)  
Place 2, Robert Bellon Jr.-(Reappointment)  
Place 4, Vacant  
New Applicant: Jamie McCarthy

2022- **Economic Development Corporation**

006 Discussion and possible action regarding the appointments and/or reappointments to the Economic Development Corporation (Each term served is 2 years).

Place 1, Mike Thompson-(Reappointment)  
Place 2, James Miller-(Reappointment)  
P&Z-Place 6, Sherry Campbell-(Reappointment) Hold for P&Z recommendation  
Mayor-Place 7, Chad Jones-(Reappointment)

2022- **Library Advisory Board**

007 Discussion and possible action regarding the appointments and/or reappointments to the Library Advisory Board (Each term served is 2 years).

Place 1, Sharon Eaves-(Reappointment)  
Place 2, Savannah Rubio-(Reappointment)

2022- **Municipal Center**

008 Discussion and possible action regarding the Grand Opening for the New Municipal Center.

2022- **Fire Apparatus**

009 Discussion and possible action regarding the benefits of securing the Aerial Platform Apparatus while in production presented by Chief Harvey.

- 2022-010** **Resolution No. 2021-01-10-R (6th Street Waterline/CDBG Project)**  
Discussion and possible action regarding Resolution No. 2022-01-10-R a resolution of the City of Princeton, Texas, Establishing the Funding for the Sixth Street Waterline Reconstruction, and authorizing the City Manager to execute the agreements.  
[Contractor Letter of Recommendation\\_6th Street Waterline Reconstruction.pdf](#)  
[Resolution no 2022-01-10-R 6th street waterline reconstruction.pdf](#)
- 2022-011** **Resolution No. 2022-01-10-R02 (Eastridge Booster Station)**  
Discussion and possible action regarding Resolution No. 2022-01-10-R02 a resolution of the City of Princeton, Texas, authorizing individual project order #107 for the engineering and design of Eastridge Booster Station, authorizing the funding, and authorizing the City Manager to execute the agreements.  
  
[20211116\\_IPO#107-Eastridge Booster Station\\_KSG \(full\).pdf](#)
- 2022-012** **Resolution No. 2022-01-10-R03 (Dogwood Pump Upgrade)**  
Discussion and possible action regarding Resolution No. 2022-01-10-R03 a resolution of the City of Princeton, Texas, authorizing individual project order #134 for the engineering and design of the Dogwood Pump Station - Additional 4 MGD pump, authorizing the funding, and authorizing the City manager to execute the agreements.  
[20210602\\_IPO#134\\_Dogwood Additional Pump\\_KSG \(full\).pdf](#)
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- 2022-013** **Resolution No. 2022-01-10-R04 (SCADA Upgrades)**  
Discussion and possible action regarding Resolution No. 2022-01-10-R04 a resolution of the City of Princeton, Texas, Establishing funding for the construction of SCADA upgrades to the Forest Grove Pump Station Facility, and authorizing the City Manager to execute the contracts.  
[Resolution 2022-01-10-R-04 SCADA Change order .pdf](#)
- 2022-014** **Low-Income Household Water Assistance Program (LIHWAP)**  
Discussion and possible action regarding a water provider agreement with the Texoma Council of Governments for the Low-Income Household Water Assistance Program (LIHWAP).  
[Low-Income Household Water Assistance Program \(LIHWAP\).pdf](#)
- 2022-015** **Future Agenda Items**  
Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these request.

## **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.

- 1) Home Rule Charter Timetable
- 2) Boards and Commissions Appointment Terms

**ACTION PERTAINING TO EXECUTIVE SESSION**

**REPORT AGENDA**

- 1) Next Regular City Council Meeting, Monday, January 24, 2022 @ 6:30 p.m.
- 2) January is National Blood Donor Month. The city's blood drive is on January 25, 2022 @ the Community Center from 1pm-6pm.

**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.

**Amber Anderson** Digitally signed by Amber Anderson  
Date: 2022.01.07 10:50:31 -06'00'

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).