



**NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
February 28, 2022**

The City Council of the City of Princeton will meet in Regular Meeting Session on February 28, 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

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.

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 February 14, 2022 Regular City Council Meeting.

[CC Minutes 02.14.22.pdf](#)

Financial Report

Discussion and possible action regarding the FY 2021-2022 Financial Report as of the Three Months Ended December 31, 2021 (unaudited).

[Financial Report QE 12.31.2021.pdf](#)

Preliminary Plat (Princeton 251)

PL20220255 - Discussion and possible action regarding a request from GRBK Edgewood LLC for preliminary plat approval of a 252.1987 acre tract of land situated in the Thomas A. Rhodes Survey, Abstract No.741, City of Princeton, Texas.

[Staff Report PL20220255 - Princeton 251r.pdf](#)

Preliminary Plat (Southridge)

PL20220254 - Discussion and possible action regarding a request from GRBK Edgewood LLC for preliminary plat approval of a 245.208 acre tract of land in the Thomas A. Rhodes Survey, Abstract No.741 and the David Cherry Survey, Abstract No. 166, City of Princeton, Texas.

[Staff Report PL20220254 - Southridge.pdf](#)

REGULAR AGENDA

2022-042 Resolution No. 2022-02-28-R05 (Home Rule Charter Commission)

Discussion and possible action on Resolution No. 2022-02-28-R05, correcting scrivener's errors in the roster of the Princeton Home Rule Charter Commission and selecting additional alternates.

[Resolution No. 2022-02-28-R05 \(Add alternates and name corrections HRCC\).pdf](#)

2022-043 Economic Development Corporation

Discussion and possible action regarding the appointment and/or recommendation from the Planning & Zoning Board to fill Place 6 on the Economic Development Corporation.

Place 6, Vacant

2022- Ordinance No. 2022-02-28 (Fee Schedule)

044 Discussion and possible action regarding the adoption of Ordinance No. 2022-02-28, amending the Princeton Municipal Code to add fees for the Princeton Community Center to the City's Fee Schedule.

[Ordinance No. 2022-02-28 amending fee schedule - Community Center.pdf](#)

[Exhibit A-Princeton Community Center Fees \(final\).pdf](#)

2022- Certificate for Ordinance (Fire Station #2)

045 Discussion and possible action to consider an ordinance authorizing the issuance and sale of City of Princeton Limited Tax Note, Series 2022; levying an annual ad valorem tax and providing for the security for and payment of said note; and enacting other provisions relating to the subject Fire Station #2.

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

2022- Resolution No. 2022-02-28-R (Arcadia Farms PID Phases 5-7 Project)

046 Resolution No. 2022-02-28-R, approving the form and authorizing the distribution of a preliminary limited offering memorandum for "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2022 (Arcadia Farms Public Improvement District Phases 5-7 Project). "

[Resolution No. 2022-02-28-R Approving PLOM \(Ver 1\).pdf](#)

2022- Resolution No. 2022-02-28-R01 (Teva Opioid Settlement)

047 Discussion and possible action of Resolution No. 2022-02-28-R01, authorizing the City's participation in joining with other Texas political subdivisions in a group settlement of litigation against Teva Pharmaceuticals, Ltd., Cephalon, Inc., Actavis Pharma, Inc., Watson Laboratories, Inc., and other related parties in association with the opioid crisis, and authorizing the Mayor to execute related documents.

[Teva Opioid Settlement Resolution No. 2022-02-28-R01.pdf](#)

[TEVA TX Subdivision Release Form Exhibit for Resolution No. 2022-02-28-R01.pdf](#)

2022- Development Agreement (Windmoor Development)

048 Discussion and possible action regarding a development agreement between the City of Princeton and GRBK Edgewood LLC specifying the terms for annexation and development of a 427.0933 acre tract of land in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas.

[Windmoor Development Agreement - \(final for approval\).pdf](#)

2022- PID Petition (Southridge)

049 Discussion and possible action regarding a request from GRBK Edgewood, LLC and Meritage Homes of Texas, LLC for the acceptance of petition to establish Southridge Public Improvement District.

[GRBK Edgewood - File-Stamped Petition to Establish Southridge PID 1.24.22 4884-0406-8363 1.pdf](#)

2022- PID Petition (Princeton 251)

050 Discussion and possible action regarding a request from GRBK Edgewood, LLC for the acceptance of petition to establish Princeton 251 Public Improvement District.

[Petition to Establish the Princeton 251 Public Improvement District \(City Stamped 2.9.22\).PDF](#)

2022- Resolution No. 2022-2-28-R02 (North Boorman IPO Amendment)

- 051** Discussion and possible action regarding Resolution No. 2022-02-28-R02 a resolution of the City of Princeton, Texas, authorizing amendment #1 to individual project order #116 for the engineering and design of a section of Boorman Lane, authorizing additional funding, and authorizing the City Manager to execute the agreements.
[Resolution Design of Boorman Lane amendment to IPO 116\(full for approval\).pdf](#)

2022- Public Hearing (Eastridge)

- 052** Conduct Public Hearing regarding a request received from the GRBK EDGEWOOD, LLC, for a rezoning of property from Agricultural “AG” to “PD #23” Planned Development #23, Exhibit A-BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to FH Farm Venture, LLC according to the document filed of record in Instrument Number 20190129000080130, Official Public Record Collin County, Texas, (O.P.R.C.C.T.) also being all that tract of land conveyed to FH Farm Venture, LLC according to the document filed of record in Instrument Number 20170918001249530, (O.P.R.C.C.T.) and being more particularly described as follows: Exhibit B-BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to James Albert Lacy according to the document filed of record in Volume 5211, Page 2277, Deed Record Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows: Exhibit C-BEING a tract of land situated in the T.A. RHODES SURVEY, ABSTRACT NO. 741, in the City of Princeton, Collin County, Texas, and being a portion of a tract of land as described in deed to William Virgil Tillery. III Living Trust & Julia Ann Tillery Living Trust recorded in County Clerk’s Instrument No. 20150506000525110, Official Public Records. Collin County, Texas, and being more particularly described as follows: Exhibit D-BEING a tract of land situated in the David Cherry, Abstract Number 166, Collin County, Texas and being a portion of that tract of land conveyed to Griffin Legacy LP, according to the document filed of record in Document Number 20121205001547940. Official Public Records Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows: 497.39 Acres of Land.
[Eastridge Rezoning PH Notice.pdf](#)

2022- Ordinance No. 2022-02-28-01 (PD#23A)

- 053** 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 "PD 23", Planned Development 23 to "PD23A" Planned Development 23A, on a 1,044.43 acre tract of land in the Rufus Sewall Survey, Abstract no. 873, David Cherry Survey, Abstract No. 166 and Thomas A. Rhodes Survey, Abstract No. 741; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.
[Eastridge Amended PD#23A ordinance 2022-02-28-01 \(Final for approval\).pdf](#)

2022- Princeton Eastridge PID - Reimbursement Agreement

- 054** Discussion and possible action regarding a reimbursement agreement for Princeton Eastridge Public Improvement District.
[\(GRBK\) Eastridge PID - Reimbursement Agreement - Winstead 1.20.22 4869-5743-5146 1.pdf](#)

2022- Resolution No. 2022-02-28-R04 (Tickey Drive additional funding)

055

Discussion and possible action regarding Resolution No. 2022-02-28-R03 a resolution of the City of Princeton, Texas, establishing additional funding for the Tickey Drive reconstruction project, and authorizing the City Manager to execute the agreements.
[Resolution 2022-02-28-R04_for_Tickey Drive Reconstruction additional fundingR.pdf](#)

2022- Resolution No. 2022-02-28-R03 (Caldwell Park Phase 1 Buildout)

056

Discussion and possible action regarding Resolution No. 2022-02-28-R03 a resolution of the City of Princeton, Texas, authorizing individual project order#140R for the engineering and design of J.M. Caldwell Sr. Community Park Phase 1 Buildout, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution for Caldwell Park Phase 1 Buildout IPO#140R \(full\).pdf](#)

2022- Future Agenda Items

057

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.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA

- 1) Next Home Rule Charter Meeting, Wednesday, March 2, 2022 @ 6:30 p.m.
- 2) Next Regular City Council Meeting, Monday, March 7, 2022 @ 6:30 p.m.
- 3) Update on the preparation of a study for equity and cultural inclusion.

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, 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).