



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS June 27, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on June 27, 2022 at 6:30 PM Princeton City Hall 2000 East 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.

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 June 13, 2022, Regular City Council Meeting.

[CC Minutes 06.13.2022.pdf](#)

Collin County Road & Bridge Interlocal Agreement FY22-26

Discussion and possible action regarding the FY 2022-2026 Collin County Road & Bridge Interlocal Cooperation Agreement between Collin County and the City of Princeton.

[Public Works Roadway Policy 2021.pdf](#)

[Road & Bridge 2022-2026.pdf](#)

PL20220392 Preliminary Plat (Core Spaces)

Discussion and possible action regarding a request from CORE PBSFR Acquisition Vehicle, LLC for preliminary plat approval for a property being a 50.35 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20220392 with Exhibits.pdf](#)

FP202001933 Final Plat (Winchester Crossing Phase 7)

Discussion and possible action regarding a request from D.R. Horton - Texas, LTD for final plat approval for a property being a 53.409 acre tract of land in the Harden Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report FP20201933 Winchester Crossing Ph 7 with Exhibits.pdf](#)

Resolution No. 2022-06-27-R03 (Bridgewater 4A &4C Acceptance)

Discussion and possible action regarding Resolution No. 2022-06-27-R03 a resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Bridgewater Phase 4A/4C utilities public improvements; providing for an effective date; finding proper notice and meeting..

[Resolution - Phase 4A-4C Utilities with Exhibit.pdf](#)

Resolution No. 2022-06-27-R04 (Shade Sail & Restroom)

Discussion and possible action regarding Resolution No. 2022-06-27-R04 a resolution of the City of Princeton, Texas, authorizing individual project order #125 for the engineering and design of proposed shade sail and pre-manufactured restroom facility, authorizing the funding, and

authorizing the City manager to execute the agreements.

[Resolution No 2022-06-27-R04 for Shade Sail & Restroom \(full.pdf\)](#)

Resolution No. 2022-06-27-R05 (IPO#107 Amendment)

Discussion and possible regarding Resolution No.2022-06-27-R05 a resolution of the City of Princeton, Texas, Authorizing amendment #1 to individual project order #107 for additional engineering and design services for the Eastridge Booster Station, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution 2022-06-27-R05 Amendment #1_Eastridge booster station \(full\).pdf](#)

Resolution No. 2022-06-27-R02 (DocuSign)

Discussion and possible action on Resolution No. 2022-06-27-R02, authorizing the expenditure of up to \$5,000 annually in funds from the Municipal Court Technology Fund to acquire use of the DocuSign goods and services through a state-administered purchasing program.

[Res No. 2022-06-27-R02 - MCTF DocuSign authorization C14004D20220622DO1.pdf](#)
[City of Princeton Exhibit A.pdf](#)

REGULAR AGENDA

2022- Recognition

179 Recognizing Lt. Jesus Rodriguez on his graduation/completion from the FBI National Academy.

2022- Presentation of RFP Candidate

180 Presentation, discussion and possible action regarding RFP candidate for DEI, Ree-Konnect.

2022- Public Hearing (Eastridge Tax Increment)

181 Conduct Public Hearing on creation of the Eastridge Tax Increment Reinvestment Zone.

[Notice for Publication \(June 27Hearing\).pdf](#)

2022- TIRZ 3 Eastridge

182 Discussion and possible action regarding an ordinance designating a geographic area within the city as tax increment reinvestment zone number three; describing the boundaries of the zone; creating a board of directors for the zone; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a termination date for the zone.

[City Ordinance Establishing Zone \(TIRZ 3 Eastridge\) June 27 2022.pdf](#)

2022- Resolution No. 2022-06-27-R (Eastridge PID)

183 Discussion and possible action regarding Resolution No. 2022-06-27-R, determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Eastridge Public Improvement District.

[Resolution No. 2022-06-27-R Calling Public Hearing on Assessments \(June 27 2022\).pdf](#)

2022- Development Agreement (Winchester Crossing)

- 184 Discussion and possible action regarding Amendment to Winchester Crossing Development Agreement between the City of Princeton, Texas and D.R. Horton - Texas, Ltd.
[Amendment 1 to Winchester Development Agreement C19005D20220624CR1.pdf](#)
- 2022-**Ordinance No. 2022-06-27 (Winchester No. 2)**
185 Discussion and possible action regarding an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2022 (Winchester Public Improvement District No. 2 Project"; approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds.
[Bond Ordinance No 2022-06-27 - Winchester ver 1.pdf](#)
- 2022-**Ordinance No. 2022-06-27-01 (SAP Winchester No. 2)**
186 Discussion and possible action regarding an ordinance approving an update to the service and assessment plan for Winchester Public Improvement District No. 2.
[Ordinance No. 2022-06-27-01 Accepting SAP Update \(June 27 2022\).pdf](#)
- 2022-**Public Hearing (Children's Lighthouse)**
187 Conduct a public hearing regarding a request from CRE Project Management, LLC, for a rezoning of the property from M-1 "Light Manufacturing" to "PD" Planned Development, Being a 2.05-acre tract or parcel of land situated in the Hardin Wright Survey, Abstract Number 957 in the City of Princeton, Collin County, Texas and being a portion of Lot 1, Block B of Princeton Business Park an addition to the City of Princeton, recorded in Document Number 2017-737 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows: containing 2.05 acres of land more or less.
[PH Notice \(Children's Lighthouse\).pdf](#)
[Legal Description.pdf](#)
[Zoning Site plan.pdf](#)
[Lighthouse Concept Plan.pdf](#)
- 2022-**Ordinance No. 2022-06-27-02 (PD#34 Childrens Lighthouse)**
188 Discussion and possible action regarding Ordinance No. 2022-06-27-02 an ordinance of the City of Princeton, from "M-1" Light Manufacturing/Industrial to "PD 34" Planned Development 34, 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.

[Ord Zoning PD 34 - with Exhibits.pdf](#)
[Staff Report ZA20220954 with Exhibits.pdf](#)
- 2022-**Resolution No. 2022-06-27-R01 (Truist Proposal)**
189 Discussion and possible action regarding Resolution No. 2022-06-27-R01, Truist Bank ("Lender" is pleased to offer this proposal for the financing requested by the City of Princeton, TX ("Borrower". WHEREAS: The City of Princeton, TX ("Borrower" has previously determined to undertake a project

for the financing of various vehicles (the "Project"), and the Finance Officer has now presented a proposal for the financing of such Project.

[Truist Proposal - Princeton, TX - 2022 Lease Purchase.pdf](#)

2022- **Ordinance No. 2022-06-27-03 (Solicitors Ordinance)**

190 Discussion and possible action on amendments to the City's ordinances regulating activities of solicitors.

[Solicitation ordinance 2022-06-27-03.pdf](#)

2022-

191 **Beauchamp Boulevard**

Update and discussion on the completion and opening of Beauchamp Blvd. North requested by Councilmember Washington.

2022- **Raintree MUD**

192 Discussion and possible action regarding The Fire Protection Agreement (the "Agreement") by and between the City of Princeton (the "City" or "Princeton") and Raintree Municipal Utility District No. 1 of Collin County (the "District").

[Fire Protection and EMS Services Agreement.pdf](#)

2022- **Juvenile Crime**

193 Discussion and possible action regarding an update with the Police Departments Juvenile Crime policy requested by Councilmember Obera.

2022- **Active Shooter Preparedness**

194 Discussion and possible action regarding preparedness/training for active shooter incidents involving the Princeton ISD, Chief Moyle, requested by Councilmember Underwood.

2022- **Myrick Lane Update (Concrete Pours)**

195 Discussion regarding early morning concrete pour on Myrick Lane.

[LTR 2114- 006_2022.06.2022_Concrete Night Pour.pdf](#)

2022- **Resolution No. 2022-06-27-R06 (JJ Book Restroom Facility)**

196 Discussion and possible action regarding Resolution No. 2022-06-27-R) a resolution of the City of Princeton, Texas establishing the allocation of funds for the premanufactured restroom facility to be installed as part of the JJ Book Wilson Memorial Park Phase 1, improvements; and authorizing the City Manager to execute the documents required for purchase and installation.

[Resolution No. 2022-06-27-R06 6.8.22 JJ Book Park Proposal.pdf](#)

2022- **Resolution No. 2022-06-27-R07 (Sheamar Ln. Wastewater Interceptor)**

197 Discussion and possible action regarding Resolution No. 2022-06-27-R07 a resolution of the City of Princeton, Texas, establishing the allocation of funds for the construction of the phase 1, Sheamar Lane Wastewater Interceptor; and authorizing the City Manager to execute the documents required for construction.

[Resolution No. 2022-06-27-R07 Sheamar Lane WW Interceptor award R1 \(full\).pdf](#)

2022- **Certificate of Obligation, Sewer Bonds**

198 Consider a resolution directing publication of notice of intention to issue

combination tax and revenue certificates of obligation.

2022- Future Agenda Items

199 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

- 1) July Spectacular, Sunday, July 3, 2022, 2p-10p.
- 2) Next Home Rule Charter Meeting, Wednesday, July 6, 2022, @ 6:30 p.m.
- 3) Next Home Rule Charter Work Session with Public, Sunday, July 10, 2022, 2p-4p
- 4) Next Home Rule Charter Work Session with Public, Saturday, July 16, 2022, 10a-12p.
- 5) Next Regular City Council Meeting, Monday, July 11, 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 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).