



PRINCETON

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NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS August 22, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on August 22, 2022 at 6:30 PM
Princeton Municipal Center 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 August 8, 2022, Regular City Council Meeting.

[CC Minutes 08-08-2022.pdf](#)

FY23 Interlocal Agreement (Animal Services)

Discussion and possible action regarding the Interlocal Animal Services Agreement between Collin County and the City of Princeton.

[FY23 Amendment 16 - City of Princeton.pdf](#)

[FY 2023 AC Billing.pdf](#)

FY23 Interlocal Agreement (Animal Shelter)

Discussion and possible action regarding the Interlocal Animal Shelter Agreement between Collin County and the City of Princeton.

[FY23 Amendment 16 - City of Princeton- Shelter.pdf](#)

[FY 2023 AS Billing.pdf](#)

FY23 Interlocal Agreement (Jail Services)

Discussion and possible action regarding the Interlocal Jail Services Agreement between Collin County and the City of Princeton.

[FY23 Jail Services Amendment 2 - City of Princeton.pdf](#)

[FY2023 Inmate Housing Fees 4-19-22.pdf](#)

Resolution No. 2022-08-22-R (Dogwood Upgrades)

Discussion and possible action regarding Resolution No. 2022-08-22-R a resolution of the City of Princeton, Texas, authorizing amendment #1 to individual project order #134 for the engineering and design of the Dogwood Pump Station- pump capacity upgrades, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution No. 2022-08-22-R_Dogwood Amendment #1_IPO#134_KSG\(Full\).pdf](#)

PL20220471 Preliminary Plat (Princeton Landing)

Discussion and possible action regarding a request from Butler Development Company, LLC for preliminary plat approval for a property being a 20.933 acre tract of land in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

[Staff Report PL20220471 with Exhibits.pdf](#)

PL20221230 Preliminary Plat (Beauchamp Plaza)

Discussion and possible action regarding a request from Retail Partners, LLC for preliminary plat approval for a property being a 9.615 acres tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20221230 with Exhibits.pdf](#)

PL20221859 Preliminary Plat (Business Park Retail Development)

Discussion and possible action regarding a request from PTX Storage, LLC for preliminary plat approval for a property being a 2.367 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20221859 with Exhibits.pdf](#)

PL20221865 Preliminary Plat (Business Park Commercial Development)

Discussion and possible action regarding a request from Paage, LTD for preliminary plat approval for a property being a 6.276 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[Staff Report PL20221865 with Exhibits.pdf](#)

FP20200138 Final Plat (The Estates)

Discussion and possible action regarding Discussion and possible action regarding a request from Yes Estates TX, LLC for final plat approval for a property being a 67.05 acre tract of land situated in the S.D. Terry Survey, Abstract No. 890, Collin County, Texas.

[Staff Report FP20200138 with Exhibits.pdf](#)

Joint General and Special Election Service Contract

Discussion and possible action regarding a contract between the City of Princeton and Collin County for Elections services for the City of Princeton.

[Contract for Election Services - Joint General and Special Election.pdf](#)

[Exhibit A.pdf](#)

[Exhibit B.pdf](#)

[Exhibit C Princeton City.pdf](#)

[Exhibit D.pdf](#)

Ordinance No. 2022-08-22-11 (Amending Special Election)

Discussion and possible action on Ordinance No. 2022-08-22-11, to amend Ordinance No. 2022-08-08-01, ordering the November 8, 2022 special election on the question of adoption of a home rule charter for the City.

[Ordinance No. 2022-08-22-11 Amending Special Election - Nov 2022 C14004D20220818DO2.pdf](#)

[Exhibit B.pdf](#)

Ordinance No. 2022-08-22-03 (Crossroads PID Major Imp Project)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Crossroads Public

Improvement District (Major Improvement Project including the collection of the 2022-23 annual installments.

Update.pdf

[Ordinance No. 2022-08-22-03 Approving Crossroads PID \(Major Improvement Project\) Annual SAP](#)

[Crossroads PID \(Major Improvements Project\) 2022 SAP Update 8.17.2022.pdf](#)

Ordinance No. 2022-08-22-04 (Whitewing Trails PID No. 2)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Whitewing Trails Public Improvement District No. 2 including the collection of the 2022-23 annual installments.

[Ordinance No. 2022-08-22-04 Approving Whitewing Trails PID 2 Annual SAP Update.pdf](#)
[Whitewing Trails PID 2 2021 SAP Update 08.17.2022.pdf](#)

Ordinance No. 2022-08-22-05 (Winchester Ph 1-4)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Winchester PID No. 1 (Phase 1 and 2 Project and Phase 3 and 4 Project) including the collection of the 2022-23 annual installments.

[Ordinance No. 2022-08-22-05 Approving Winchester PID \(Phases 1 and 2 Project and Phases 3 and 4 Project\) Annual SAP Update.pdf](#)

[Winchester PID Phases 1 - 4 2022 SAP Update 08.17.2022 v2.pdf](#)

Ordinance No. 2022-08-22-06 (Arcadia Farms Ph 1-2)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 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 2022-23 annual installments.

Update.pdf

[Ordinance No. 2022-08-22-06 Approving Arcadia Farms PID \(Phases 1 and 2\) Annual SAP](#)

[Arcadia Farms PID \(Phases 1 and 2\) 2022 SAP Update 08.17.2022.pdf](#)

Ordinance No. 2022-08-22-07 (Arcadia Farms Ph 3-4)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 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 2022-23 annual installments.

[Update.pdf](#) Ordinance No. 2022-08-22-07 Approving Arcadia Farms PID (Phases 3 and 4 Project) Annual SAP

[Arcadia Farms PID \(Phases 3 and 4 Project\) 2022 SAP Update 08.17.2022.pdf](#)

Ordinance No. 2022-08-22-10 Arcadia Farms PID (Ph 5, 6 & 7 Project)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 5, 6 and 7 Project) including the collection of the 2022-23 annual installments.

[Update.pdf](#) Ordinance No. 2022-08-22-10 Approving Arcadia Farms PID (Phases 5, 6 and 7) Annual SAP

[Arcadia Farms PID \(Phases 5-7\) 2022 SAP Update 08.17.2022.pdf](#)

Ordinance No. 2022-08-22-08 Arcadia Farms PID (Ph 8 & 9 Project)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 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 2022-23 annual installments.

[Update.pdf](#) Ordinance No. 2022-08-22-08 Approving Arcadia Farms PID (Phases 8 and 9 Project) Annual SAP

[Arcadia Farms PID \(Phases 8 and 9 Project\) 2022 SAP Update 08.17.22.pdf](#)

Ordinance No. 2022-08-22-09 Brookside PID (Ph 1 & Ph 2 & 3 Project)

Discussion and possible action regarding an Ordinance of the City of Princeton approving the 2022-23 annual update to the service and assessment plan and assessment roll for Brookside Public Improvement District (Phase 1 and Phase 2 and 3 Project) including the collection of the 2022-23 annual installments.

[3 Project\) Annual SAP Update.pdf](#) Ordinance Ordinance No. 2022-08-22-09 Approving Brookside PID (Phase 1 Project and Phase 2 and

[Brookside PID \(Phase 1 - 3 Projects\) \(Series 2019 and 2021\) 2022 SAP Update 08.17.2022.pdf](#)

Resignation (Community Development Corporation)

Discussion and possible action to accept the resignation from Darsell Johnson on the Community Development Corporation Place 2.

[Resignation-letter-to the CDC.pdf](#)

REGULAR AGENDA

2022- Meals on Wheels

232 Discussion and possible action regarding city partnerships and programs,

presentation by Chief Harvey and DeShawyna Walker.

2022-
233 **Ordinance No. 2022-08-22 (Certificate of Obligation)**

Consider an ordinance authorizing the issuance and sale of combination tax and revenue certificates of obligation, series 2022; and enacting other provisions relating to the subject.

[Ordinance No. 2022-08-22 - CO \(ver 1\).pdf](#)

[RatingsDirect_SummaryPrincetonTexasGeneralObligation_52482881_Aug-17-2022.PDF](#)

[S&P Global Ratings Letter\(STDLONG1727694\) Doc.pdf](#)

[Ratings Letter v8.10.2022.pdf](#)

[Fitch Rates Princeton Texas' \\$20MM Series 2022 COs 'AA-'; Outlook to Positive.pdf](#)

2022-
234 **Resolution No. 2022-08-22-R01(Truist Bank)**

Discussion and possible action on Resolution 2022-08-22-R01, updating the terms for financing of certain vehicles through lease agreements with Truist Bank, to revise and replace Resolution 2022-06-27-R01 and Resolution 2022-08-08-R02 relating to the same transaction.

[Resolution No. 2022-08-22-R01 - Truist vehicle financing C14004D20220818DO1.pdf](#)

2022-
235 **Water Rate Study**

Discussion and possible action regarding the overview of interim findings and recommendations from the ongoing Water and Sewer Rate Study to be presented by Matthew Garrett of NewGen Strategies and Solutions, LLC.

2022-
236 **FY 22-23 Proposed Budget**

Discussion and possible action regarding the FY 22-23 proposed budget and setting a date and time for public hearing.

[FY24 Proposed Annual Budget.pdf](#)

2022-
237 **Resolution No 2022-08-22-R02 (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 2022 tax year and setting the dates and times for public hearings on the tax rate.

[Resolution No. 2022-08-22-R02 - Proposed Tax Rate for FY2023.pdf](#)

2022-
238 **Community Development Corporation**

Discussion and possible action regarding the appointments and/or reappointments to the Community Development Corporation.

Mayor-Place 7

2022- CDC/EDC Budget

239 Discussion and possible action regarding the CDC/EDC budget, requested by Councilmember Kleiber.

2022- Public Hearing (Winchester 9,10, & 11)

240 Conduct a public hearing regarding a request from David L. Booth, D.R.Horton-Texas, LTD, for a rezoning of property from Agricultural "AG" to "PD" Planned Development, BEING a parcel of land located in Collin County, Texas, a part of the Hardin Wright Survey, Abstract Number 957, Being a parcel of land located in Collin County, Texas, a part of the William D. Thompson Survey, Abstract Number 892, and being a part of that called 187.250 acre tract of land described in deed to D.R. Horton-Texas, LTD. As recorded in Instrument Number 20211201002443260, Official Public Records of Collin County, Texas, and being further described as follows: containing: 130.61 acres of land, more or less.

[PH Notice \(Winchester Crossing 9, 10, & 11 Zoning\) .pdf](#)

2022- Ordinance No. 2022-08-22-02 (PD#36 Winchester West)

241 Discussion and possible action regarding Ordinance No. 2022-08-22-02 an ordinance of the City of Princeton amending the Comprehensive Zoning Ordinance Number 2016-01-25-01 of the City of Princeton, From "AG" Agricultural to "PD 36" Planned Development 36, 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.

[Staff Report ZA20221504 with Exhibits.pdf](#)

[Ord Zoning PD 36.pdf](#)

2022- Public Hearing (Garden Homes of Princeton)

242 Conduct a public hearing regarding a request from Steve Trolio, Garden Homes of Princeton, for the voluntary annexation of property Being a 7.763-acre tract of land situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas, and being a part of 10.00 acre tract as conveyed to Doris & Ladella Strickland and recorded in Volume 579, Page 351, Land Records of Collin County, Texas. Being a 4.426 – acre tract of land situated in the David Cherry 4605 acre Survey, Abstract No 166, Collin County, Texas tract being conveyed unto Brian Deeds and Jennifer Deeds by deed recorded in Instrument number 20101220001395190, Official Public Records, Collin County, Texas, and being more particularly described as follows: 12.2 acres of land, more or less.

[PH Notice for 082222 Garden Homes of Princeton.pdf](#)

2022- Ordinance No. 2022-08-22-01 (Annexation)

243 Discussion and possible action regarding a request for voluntary annexation of 12.189 acre tract of land in the David Cherry Survey, Abstract No. 166, Collin County, Texas.

[Garden Homes - Annexation Ordinance No.2022-08-22-01.pdf](#)

2022- Future Agenda Items

- 244 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) Next Regular City Council Meeting, Monday, September 12, 2022, @ 6:30 p.m.
- 2) Nov. 8, 2022 Special Election – Consideration of Adoption of a Home Rule Charter
- 3) Sept. 1st-30th Peanut Butter Drive-The City of Princeton is participating in the annual North Texas Food Bank peanut butter drive that is being held throughout September, with a goal of receiving 500,000 pounds of peanut butter donations to help feed hungry children and families. There will be boxes located at all city buildings.
- 4) Oct 1st Floating Jack-o'-lanterns and a movie in the park
- 5) Oct 22nd Annual Fall Fest

Follow the City of Princeton Community Events page on FB for more information

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).