



# PRINCETON

TEXAS

## NOTICE OF CITY COUNCIL MEETING AND AGENDA THE CITY OF PRINCETON, TEXAS May 9, 2022

The City Council of the City of Princeton will meet in Regular Meeting Session on May 9, 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 April 25, 2022, Regular City Council Meeting.

[CC Minutes 04.25.2022.pdf](#)

### **Annual Comprehensive Financial Report**

Discussion and possible action regarding the Annual Comprehensive Financial Report for the year ended September 30, 2021 (audited) presented by Louis Breedlove, with Brooks Watson & Co.

[Audit Power Point Presentation - Princeton FY21.pptx](#)

[Princeton ACFR FYE9.30.2021.pdf](#)

[SAS 114 COMMUN WITH GOVERNANCE - PY21.pdf](#)

[SAS 115 COMMUN OF SIG DEF AND MAT WEAK - PY21.pdf](#)

### **Resolution No. 2022-05-09-R01 (ICAC)**

Discussion and possible action regarding a resolution of the City of Princeton, Texas approving an updated Interlocal Agreement for the Internet Crimes Against Children Task Force grant program between the City of Dallas, Texas, and the City of Princeton, Texas, and authorizing the City Manager to execute the same.

[Resolution No. 2022-05-09-R01 for ICAC ILA w City of Dallas.pdf](#)

[2021-2022 MOU Princeton PD - ICAC ILA C14004D20220421.pdf](#)

### **Resolution No. 2022-05-09-R05**

Discussion and possible action regarding a resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Bridgewater Phase 4B utilities public improvements; providing for an effective date; finding proper notice and meeting.

[Resolution - Phase 4B Utilities.pdf](#)

## **REGULAR AGENDA**

### **2022- Proclamation (National Public Works Week)**

122 Proclamation honoring National Public Works Week, May 16-22, 2022.

[Public Works Week \(May 2022\).pdf](#)

### **2022- Proclamation (Municipal Clerks Week)**

123 Proclamation honoring Municipal Clerks Week, May 1-7, 2022.

[Municipal Clerks Week 2022.pdf](#)

**2022- Proclamation (VFW Day)**

124 Proclamation honoring VFW Day, May 14, 2022.  
[VFW Proclamation 2022.pdf](#)

**2022- Section 3 Presentation**

125 Consider Section 3 Presentation related to the City's 2020 CDBG grant-funded water project, Contract No. 7220369 presented by Jessica Wagner with Lawrence & Associates.

[A1024 Section 3 Presentation -Princeton.pptx](#)

**2022- Public Hearing (PD#29 Kalterra Princeton)**

126 Conduct public hearing regarding a request from Srinivas Kuthuru, Grandscape Land Developers, LLC, for a rezoning of the property from Agricultural "AG" to "PD" Planned Development, SITUATED in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166 and being part of a called 46.64-acre tract of land described in a deed to Longneck Drive Venture, LLC, a Texas Limited Liability Company, recorded in document number 20161209001671360, Official Public Records of said county being more particularly described by metes and bounds as follows: 23.33 Acres of Land.

[PH\\_Notice\\_\\_Zoning\\_Kalterra\\_Princeton\\_.pdf](#)

**2022- Ordinance No. 2022-05-09 (PD# 29 Kalterra Princeton)**

127 Discussion and possible action regarding Ordinance No. 2022-05-09 and 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 29" Planned Development 29, on a portion of the David Cherry Survey, Abstract No. 166; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing and effective date.

[Staff Report ZA20220472 with Exhibits.pdf](#)  
[Ord Zoning PD 29.pdf](#)

**2022- Public Hearing (PD#28Sicily)**

128 Conduct public hearing regarding a request from Steve Maglisceau, Megatel Homes, LLC, for a rezoning of property from Agricultural "AG" to "PD #28" Planned Development, Tract 1-Being a 313.72 acre tract of land situated in the John Russell Survey, Abstract No. 743, and the David Cherry Survey, Abstract No. 166, Collin County, Texas, being part of a 314.088 acre tract as conveyed to Sicily Laguna Azure LLC, and recorded in Instrument No. 20211015002108560 of the Official Public Records, Collin County, Texas, said 313.72 acre tract being more particularly described as follows: Tract 2-Being a 33.615 acre tract of land situated in the John Russell Survey, Abstract No. 743, Collin County, Texas, being all of that 15.000 acre tract of land conveyed to Sicily Laguna Azure, LLC, as recorded in Instrument No. 20210910001842580, Official Public Records, Collin County, Texas, and all of that 18.616 acre tract of land conveyed to Sicily Laguna Azure, LLC, as recorded in Instrument No. 20210910001842570, Official

Public Records, Collin County, Texas, said 33.631 acre tract being more particularly described as follows: Tract 3-Being a 154.50 acre tract of land situated in the Rufus Sewell Survey, Abstract No. 873, and the Thomas A. Rhodes Survey, Abstract No. 741, Collin County, Texas, and being all of that 154.50 acre tract of land as conveyed to Sicily Laguna Azure LLC, as recorded in Instrument No. 20210927001966930, Official Public Records, Collin County, Texas, said 154.50 acre tract being more particularly described as follows: 501.84 Acres of Land.

[PH\\_Notice\\_\\_Sicily\\_Zoning\\_.pdf](#)

**2022- Ordinance No. 2022-05-09-01 (PD#28 Sicily)**

129 Discussion and possible action regarding Ordinance No. 2022-05-09-01 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 28" Planned Development 28, on a portion of the John Russel Survey, Abstract No. 743, The David Cherry Survey Abstract No. 166, Rufus Sewell Survey, Abstract No. 873 and the Thomas A. Rhodes Survey, Abstract No. 741; repealing all conflicting ordinances; providing a severability clause; providing for a penalty; and providing an effective date.

[Staff Report ZA20220280 with Exhibits.pdf](#)

[Ord Zoning PD 28.pdf](#)

**2022- Public Hearing (Longneck Multi-Family) WITHDRAWN**

130 Public hearing regarding a request received from Merrill Kaliser, for a rezoning of property from Agricultural "AG" to "MF-2" Multi-Family, Being a 19.933-acre tract of land situated in the David Cherry Survey, Abstract No. 166, Extraterritorial Jurisdiction of the City of Princeton, Collin County, Texas, and being a part of a tract of land described as the South half of a 50-acre tract described in Deed to Mamie McGee, recorded in Volume 1022, Page 825, Deed Records, Collin County, Texas (DRGCT) and being further described as the Parent Tract in General Warranty Deed recorded in Document Number 20080318000319100, Official Public Records, Collin County, Texas (OPRCCT), said 19.933-acre tract as determined from a survey by Desireé L. Hurst, RPLS 6230 on May 26, 2001 (ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710) being more particularly described as follows: 19.933 acres of land, more or less.

[PH Notice \(Zoning Butler Development \).pdf](#)

**2022- Public Hearing (Voluntary Annexation)**

131 Conduct public hearing regarding a request Srikanth Kommalpati, for the voluntary annexation of property BEING all that certain tract or parcel of land lying and being situated in the City of Princeton, Collin County, Texas, a part of the Hardin Wright Survey, Abstract No. 957, and being out of and a part of a 42.83-acre tract described in a deed to Aloha Village Incorporated as recorded under Clerk's Document No. 20071015001415660, Collin County Deed Records, said tract or parcel of land is herein described as follows: containing 20 acres of land, more or less.

[PUBLIC\\_HEARING\\_NOTICE\\_\\_Annexation\\_Mixed\\_Use\\_N\\_Beachmap\\_.pdf](#)

**2022- Ordinance No. 2022-05-09-02 (Voluntary Annexation)**

132 Discussion and possible action regarding Ordinance No. 2022-05-09-02 An ordinance of the City Council of the City of Princeton, Texas, annexing

adjacent and contiguous territory to the City of Princeton, Texas, being approximately 20.00 acres as fore fully described in exhibit A and as depicted in exhibit A.1, finding that all necessary and required legal conditions have been satisfied; providing that such area shall become a part of the City and that the owners and inhabitants thereof shall be entitled to the rights and privileges of other citizens and be bound by the acts and ordinances now in effect and to be hereafter adopted; further providing for amending and correcting the official boundaries of the City as heretofore adopted; providing a severability clause; and providing for said ordinance to take effect and be in force from and after its passage.

[Mixed\\_Use\\_-\\_N\\_Beauchamp\\_-\\_Annexation\\_Ordinance\\_No.2022050903.pdf](#)

2022- **Resolution No. 2022-05-09-R (Temporary Fields)**

133 Discussion and possible action regarding Resolution No. 2022-05-09-R a resolution of the City of Princeton Texas, 4B Community 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.

[Community Development Corporation Resolution 2022-05-09-R for Commitment of Funds construction of the Rec center site temporary fields.pdf](#)

[Letter recommending award Temporary Fields.pdf](#)

2022- **Resolution No. 2022-05-09-R02 (Greenspot EV Charging Station)**

134 Consideration and possible action on Resolution No. 2022-05-09-R02 approving an agreement with Greenspot JC, LLC for installation and operations of electric vehicle charging stations at City of Princeton facilities.

[Res - Greenspot EV Charging Stations C14004D20220502DO1.pdf](#)

[Greenspot -- Princeton City Hall - Final.pdf](#)

2022- **Resolution No. 2022-05-09-R03 (Winchester PID No. 2)**

135 Consider a resolution calling a public hearing to consider an ordinance levying assessments on property located within the Winchester Public Improvement District No. 2.

[Resolution No. 2022-05-09-R03 Calling Public Hearing on Assessments \(Winchester 2 PID\) \(May 9 2022\).pdf](#)

2022- **Resolution No. 2022-05-09-R04 (Winchester PID No. 3)**

136 Consider a resolution accepting for filing a landowner petition requesting the creation of the Winchester Public Improvement District No. 3; calling a public hearing to consider the creation of such public improvement district.

[Resolution No. 2022-05-09-R04 Accepting Petition and Calling Public Hearing \(Winchester 3 PID\) May 9.pdf](#)

2022- **Reimbursement Agreement (Eastridge PID)**

137 Discussion and possible action regarding a reimbursement agreement for Eastridge Public Improvement District.

[\(GRBK\) Eastridge PID - Reimbursement Agreement - Winstead 1.20.22 4869-5..\\_.pdf](#)

2022- **Development Agreement (Princeton EDC and JB Partnership)**

138 Discussion and possible action regarding a development agreement and property sale between the Princeton EDC and JB Partnership ILP.

2022- **CWD**

- 139 Discussion and possible action regarding the Solid Waste and Recycling contract, Community Waste Disposal (CWD) advising of an annual market adjustment. This notice is to inform the council of our request for a Market Adjustment effective June 01, 2022.  
[CWD \(annual market adjustment\).pdf](#)  
[2022 Princeton MA Request Packet.pdf](#)  
[Princeton Rate Matrix 2022.pdf](#)  
[Agreement and Exclusive Contract for Solid Waste and Recycling Services \(CWD and City of](#)

[Princeton\).pdf](#)

2022- **Library Advisory Board**

- 140 Discussion and possible action regarding the appointment and/or reappointment to the Library Advisory Board.

Place 2, Vacant

2022- **Ordinance No. 2009-09-08-03 (Solicitation Ordinance)**

- 141 Discussion and possible action regarding ordinance no. 2009-09-08-03 an ordinance of the City of Princeton regulating solicitation, handbill distribution, and ticket scalping; establishing definitions; protecting child solicitors; establishing permit requirements at the request of Councilmember Kleiber.  
[20220505\\_123052\\_250524\\_ARTICLE\\_V.\\_\\_\\_SOLICITATION\\_AND\\_DISTRIBUTION\\_OF\\_HAND](#)

2022- **Resolution No. 2022-05-09-R06 (S. Est. 24inch Waterline)**

- 142 Discussion and possible action regarding Resolution No. 2022-05-09-R06 a resolution of the City Council of the City of Princeton, Texas, Finding that a public necessity exists for acquisition of right-of-way on, across and under 6.26 acre of real property, more or less; authorizing the City Manager, staff, contractors, and the City's attorneys to acquire said municipal utility easement and temporary construction easements by any lawful means, including but not limited to negotiations, and, if necessary, proceedings in eminent domain; providing an effective date.  
[Public Necessity Resolution No 2022-05-09-R06 - S. EST Waterline.pdf](#)

2022- **Future Agenda Items**

- 143 Possible action to approve a 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.

1) Texas Open Meetings Act

## **ACTION PERTAINING TO EXECUTIVE SESSION**

### **REPORT AGENDA**

- 1) Our blood drive is Monday, May 16, 2022, at Municipal Center from 1p-6p. Sign up online.
- 2) Next Home Rule Charter Meeting, Wednesday, May 18, 2022, @ 6:30 p.m.
- 3) Next Regular City Council Meeting, Monday, May 23, 2022, @ 6:30 p.m.
- 4) Police Vehicles

### **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).