

**NOTICE OF SPECIAL MEETING CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
October 12, 2021**

The City Council of the City of Princeton will meet in Special Meeting Session on October 12, 2021 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

David Kleiber,
Councilmember, Place 1

Mike Robertson,
Councilmember, Place 2

Bryan Washington,
Councilmember, Place 3

Keven Underwood,
Councilmember, Place 4

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Mike Robertson
Bryan Washington
Keven Underwood

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZENS 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

Minutes

Discussion and possible action regarding the minutes of the September 27, 2021 Regular City Council Meeting.
[Regular City Council Meeting Minutes 09.27.21.pdf](#)

Performance Agreement (SSD at Frisco, LLC for Princeton Plaza)

Discussion and possible action regarding the approval of a performance agreement with SSD at Frisco, LLC for Princeton Plaza.
[Princeton EDC, Princeton CDC, and SSD @ Frisco, LLC.pdf](#)

Ordinance 2021-10-12 (Official Newspaper)

Discussion and possible action regarding the designation of the official newspaper for the City of Princeton.

[Ord 2021-10-12 Official Newspaper.pdf](#)

Agreement for the seizure and forfeiture of property and seizure fund account

Discussion and possible action regarding an agreement for the seizure and forfeiture of property, Chapter 59 of the Texas Code of Criminal Procedure, with Collin County District Attorney Greg Willis , City of Princeton, Chief of Police Mark Moyle, and the establishment of a seizure fund account.

[Chapter 59 Agreement - PD & County.pdf](#)

[Police Awarded Seizure Fund bank account-v10.4.2021.pdf](#)

Resolution No. EDC 2021-10-04-R (barricades and cooling shelter)

Discussion and possible action regarding Resolution No. EDC 2021-10-04-R a resolution of the City of Princeton Texas, 4A Economic Development Corporation establishing the allocation of funds for a specific project. [Resolution No. EDC 2021-10-04-R \(signed\).pdf](#)

Resolution No. CD 2021-10-05-R (barricades and cooling shelter)

Discussion and possible action regarding Resolution No. CD 2021-10-05-R a resolution of the City of Princeton Texas, 4B Community Development Corporation establishing the allocation of funds for a specific project. [Resolution No. CD 2021-10-05-R \(signed\).pdf](#)

TNMP Easement (W. College Street)

Discussion and possible action regarding grant of permanent electric distribution line easement to Texas-New Mexico Power Company for overhead, and underground utilities along West College Street Adjacent to the JM Caldwell Sr. Community Park.

[15' TNMP ESMT LEGAL.pdf \(full for approval\).pdf](#)

Possession & Use Agreement (TXDOT 380 Widening)

Discussion and possible action regarding approval of possession and use agreements with TXDOT for the 380 widening project.

[PUA Parcel 57.pdf](#)

[PUA_156.pdf](#)

Resolution No. 2021-10-12-R01 (Acceptance of Cole Street)

Discussion and possible action regarding a resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Cole Street, Princeton Crossroads - Paving & Utilities Public Improvements. [Resolution 2021-10-12-R01 Cole Street.pdf](#)

Ordinance No. 2021-10-12-01 (Ord. Amending PD#23 to PD#25)

Discussion and possible action regarding Ordinance No. 2021-10-12-01 an ordinance of the City of Princeton Amending Ordinance Number 2021-06-28-02 of the City of Princeton from "PD 23" Planned Development 23 to "PD 25"

Planned Development 25; repealing all conflicting ordinances.
[Amending Ord Zoning PD 23 - PD 25.pdf](#)

SPECIAL AGENDA

2021- Interlocal Agreement (2018 Parks and Open Space Project# OI18PG21)

216 Discussion and possible action regarding an Interlocal Agreement with Collin County for the 2018 Parks and Open Space Project #OI18PG21 Agreement, and authorizing the City Manager to sign.

[Interlocal Agreement \(2018 Parks and Open Space Bond Project OI18PG21\).pdf](#)

2021- Water and Wastewater Rate Study

217 Discussion and possible action regarding an Agreement with NewGen Strategies and Solutions to perform a Retail and Wholesale, Water and Sanitary Sewer Rate Study, with a shared cost with Culleoka Water District.

[NewGen 2022 Water and WW LOE Princeton_Culleoka.pdf](#)

2021- Development Agreement (Laguna Sicily Project by Megatel Homes)

218 Discussion and possible action regarding a Development Agreement with Megatel Homes for the Sicily Laguna Development.

[\[MEGATEL\] Sicily Development Agreement - City of Princeton C21001D20211008AR1 final for execution.pdf](#)

2021- CWD (Community Waste Disposal)

219 Update regarding CWD, and presentation by Jason Roemer.

[2020 CWD Annual Review - Princeton - JR 10052021 - 229PM.pptx](#)

2021- CDC Project Updates

220 Update and discussion regarding the Community Development Corporation (CDC) Projects, presented by Steve Deffibaugh, CDC President.

[CDC PPT for City Council on 10-12-2021.pptx](#)

2021- EDC projects and update on hiring FT employee

221 Presentation and discussion by EDC President Sherry Campbell regarding an update on projects, and an update on hiring a full time EDC director.

[EDC YTD Review Q3 2021.docx](#)

2021- Resolution No. 2021-10-12-R (Myrick Lane Project)

222

Consideration and potential action regarding Resolution No. 2021-10-12-R, finding a public necessity to acquire and authorizing the use of eminent domain to condemn property owned by James Wilson Griffin, Georgia-Texas Land & Cattle Company, LLC, Marvin Gathright and Virginia Gathright, Zachary D. Thomas, Durrie L. Caldwell, and/or others for improvements to Myrick Lane, from its intersection with FM-982 and westward to the city limits, for a public right-of-way and related improvements.

[Myrick Lane PN Resolution Motion C14004D20211006DO1_.pdf](#)

[Public Necessity Resolution - ROW and easement C14004D20211006DO1.pdf](#)

[Exh A - Myrick Lane ROW Project D20211006.pdf](#)

2021- Mass Meeting

223

Discussion and possible action regarding the selection of members and alternates for the Princeton Home Rule Charter Commission and administrative business relating to same.

[HRCC Roster C14004D20211007-Sign-in list.pdf](#)

2021- Public Hearing

- 224 First public hearing regarding a request received from Jeffrey Brouelette, Arroyo Cap II-2, LLC, for an annexation of property BEING a tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas and being all of a called 5.20-acre tract of land conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No. 20200903001489060, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and all of a called 47.15-acre tract of land described as Tract 2, a called 9.7455-acre tract described as Tract 3 and a called 1.193-acre tract of land described as Tract 4 conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No. 20170428000540990 (O.P.R.C.C.T.), and being more particularly described as follows: 61.8753 acres 10455 CR 497, Princeton, Texas.

[Annexation Monticello Park 3 \(Application\).pdf](#)

[Annexation Monticello Park Phase 3 Arroyo Capp II-2, LLC \(Public Hearing Notice\).pdf](#)

2021- Public Hearing

- 225 First public hearing regarding a request received from Chandra Artham, Shoolin Ventures, LLC, for a voluntary annexation of property BEING all that certain lot, track or parcel of land situated in the David Cherry Survey. Abstract No. 166. Being part of a called 306.81 acres tract of land described in deed to Hasan Pirkul, recorded in Volume 5218, Page 3630, Deed Records, Collin County, Texas (D.R.C.C.T.). Being a tract of land described in deed to SS S&D Properties, LLC, a Texas Limited Liability Company, recorded under Instrument No. 20190821001020250 (D.R.C.C.T.), and being more particularly described by the following metes and bounds description: 19.99 acres or 670,837 square feet of land, County Road 408, Princeton, Texas.

[Annexation County Road 408, Princeton, Texas \(Public Hearing Notice\).pdf](#)

[Annexation CR 408 \(Application\).pdf](#)

2021- Sidewalks at Beauchamp Blvd. and Monte Carlo

- 226 Update, discussion and possible action on the Sidewalks at Beauchamp Blvd. and Monte Carlo Dr.

2021- COP Program

- 227 Discussion and possible action regarding the implementation of the COP program, presented by, Chief Moyle.

[Citizens Police Academy.pdf](#)

2021- Library Board

- 228 Discussion and possible action regarding the Library Board Meeting to be conducted at City Hall, rather than the Library for recording purposes.

2021- Future Agenda Items

- 229 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.

Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or

(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA-CITY MANAGER

1) Next Regular City Council Meeting, Monday, October 25, 2021 @ 6:30 p.m.

2) Fall Festival and National Night Out, Saturday, October 23, 2021 J.M. Caldwell Sr. Community Park 2 p.m. - 8 p.m.

CC REPORT AGENDA

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).