

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

**December 10, 2018  
Meeting Time and Place**

The City Council of the City of Princeton will meet in Regular Session on Monday, **December 10, 2018 at 6:30 PM** at the regular meeting place, the Council Chamber in City Hall, located at 123 W. Princeton Drive in Princeton to discuss the following:

**Honorable John-Mark Caldwell,**  
*Mayor*

**Honorable Rich Hooper,**  
*Mayor Pro Tempore, Place 2*

**David Kleiber,**  
*Councilmember, Place 1*

**Mike Guillen,**  
*Councilmember Place 3*

**Vacant**  
*Place 4*

**Steven Deffibaugh,**  
*Deputy Mayor Pro Tempore, Place 5*

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**CALL TO ORDER**

**ROLL CALL**

John-Mark Caldwell \_\_\_\_\_  
David Kleiber \_\_\_\_\_  
Steven Deffibaugh \_\_\_\_\_

Rich Hooper \_\_\_\_\_  
Mike Guillen \_\_\_\_\_

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**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.*

**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.

1. Discussion and possible action regarding the minutes from the November 13, 2018 Special City Council meeting.
2. Discussion and possible action regarding the minutes from the November 15, 2018 Special City Council meeting.
3. Discussion and possible action regarding Resolution, 2018-12-10-R, approving the City of Princeton Personnel Policy Manual.
4. Discussion and possible action regarding the resignation of Noah Peters from the Planning and Zoning Commission.
5. Discussion and possible action regarding the resignation of Sue Baker from the Community Development Corporation.

## **REGULAR AGENDA**

### **2018-228      Installation of Officers**

Installation of three City Councilmembers, Place 3, Place 4 and Place 5.

### **2018-229      Appointment**

Discussion and possible action to appoint a Mayor Pro Tempore and a Deputy Mayor Pro Tempore.

### **2018-230      Resolution**

Consideration and action on Resolution, 2018-12-10-R-03, of the City Council of the City of Princeton, Texas, accepting for filing a landowner petition requesting the creation of a public improvement district; calling a public hearing to consider the creation of a public improvement district, authorizing and directing that notices of the public hearing be given as required by law; and providing for an immediate effective date.

### **2018-231      Downtown Vision**

Discussion and possible action regarding an update from Kimley Horn regarding the Downtown Vision Project.

### **2018-232      Comprehensive Plan**

Discussion and possible action regarding an update from Kimley Horn regarding the Comprehensive Plan for the City of Princeton.

### **2018-233      Ordinance**

Discussion and possible action regarding Ordinance, 2018-12-10, abandoning a portion of right of way on Yorkshire Drive and Jefferson Street.

**2018-234**      **Public Hearing**

Second public hearing for an ordinance of the City of Princeton amending Ordinance 2016-01-25-01, the Comprehensive Zoning Ordinance, Amending Section 82-29, Special Uses and Conditions for approval as relates to Alcohol Beverage Sales repealing all conflicting ordinances; providing for severability; providing a penalty; and providing an effective date.

**2018-235**      **Ordinance**

Discussion and possible action regarding Ordinance, **2018-12-10-01**, amending ordinance 2016-01-25-01, the Comprehensive Zoning Ordinance, Amending Section 82-29 Special uses and conditions for approval as relates to certain Alcohol Beverage Sales, Repealing all conflicting ordinances; providing for severability; providing a penalty; and providing an effective date.

**2018-236**      **Preliminary Plat**

Discussion and possible action regarding a request from Richard Douthitt for a replat approval of Lot 1, Block "A" Douthitt Addition in the Hardin Wright Survey, Abstract No. 957. City of Princeton, Collin County, Texas.

**2018-237**      **Preliminary Plat**

Discussion and possible action regarding a request from Tesch Development & Management Co., LLC, for preliminary plat approval of Town Park a 41.76 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

**2018-238**      **Preliminary Plat**

Discussion and possible action regarding a request from Suncrest Princeton Partner, LLC, for preliminary plat approval of Suncrest Estates a 177.001 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin Count Texas.

**2018-239**      **Resolution**

Discussion and possible action regarding Resolution, **2018-12-10-R-01**, establishing the allocation of funds for the cost share for a grant from the Texas Forest Service for the Purchase of a Grass Fire Truck.

**2018-240**      **Resolution**

Discussion and possible action regarding Resolution, **2018-12-10-R-02**, for a cost share with TxDOT for placing stamped concrete and grass in the medians from Monte Carlo Dr. to east of the Princeton High School.

**2018-241**      **Council Meeting Times**

Discussion and possible action to possibly change the City Council meeting time to begin earlier.

**2018-242**      **Planning & Zoning Commission**

Discussion and possible action regarding the appointments and/or reappointments to the Planning & Zoning Commission.

Place 3          Carlos Cuellar  
Place 4          Larry Thompson  
Place 5          Kyle Sutton

New Applicants: Chad M. Harris  
                         Robert Bellon, Jr.

**2017-243**      **Community Development Corporation**

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

Place 1          Richard Sheehan  
Place 4          Debbie Fahrenthold  
Place 5          Sue Baker

New Applicants: Mary Hodges  
                         Damon Williams

**2017-244**      **Economic Development Corporation**

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

Place 3          Kenneth Godby  
Place 4          Samantha Peters  
Place 5          Larry Thompson  
Place 6          Carlos Cuellar

New Applicants: Sammy W. Bock  
                         Damon Williams  
                         Rafael Guttierrez

**2017-245**      **Library Advisory Board**

Place 3          Samantha Peters  
Place 4          Sarah Strawinski  
Place 5          Vacant

**2018-246      Future Agenda Items**

Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.

**REPORT AGENDA**

City Manager

- Next Regular City Council Meeting Monday, January 14, 2019 @6:30 p.m.
- City Christmas Tree Lighting with Santa, Feed the Community, Toys for Tots and the Chamber of Commerce Christmas Parade, rescheduled for Tuesday, December 11, 2018 beginning at 5:00 p.m.
- Groundbreaking Ceremony for the Princeton Crossroads Development, Wednesday, December 12, 2018 @10:00 a.m.
- Movie in the Park & Ice Skating, hosted by the City of Princeton Special Events and the Lois Nelson Public Library, Saturday, January 12, 2019. Ice Skating 1:00 p.m. – 5:00 p.m. and Movie 5:30 p.m. – 6:30 p.m. Free Event with Concession Items for purchase.

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 December 7, 2018 @ 4:55 pm and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

  
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Tabatha Monk, 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 Tabatha Monk, 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).