

**NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
December 9, 2019**

The City Council of the City of Princeton will meet in Regular Meeting Session on **Monday December 9, 2019 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 Mike Robertson,**  
*Councilmember, Place 2*

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

**Nikki Krum,**  
*Councilmember, Place 3*

**Richard Sheehan,**  
*Councilmember, Place 4*

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

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**CALL TO ORDER**

**ROLL CALL**

John - Mark Caldwell  
Mike Robertson  
David Kleiber  
Nikki Krum  
Richard Sheehan  
Steve Deffibaugh

**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.

**Minutes**

Discussion and possible action regarding the minutes of the November 12, Special City Council Meeting.

[CC Minutes 11-12-19.doc](#)

**Employment Agreement**

Discussion and possible action regarding the Employment Agreement between the City Manager and the City of Princeton.

[Derek F Borg Employment Agreement - Final After City Legal Review 1.pdf](#)

**Budget Adjustment FYE 9/30/2019**

Discussion and possible action regarding final budget adjustment for fiscal year ended September 30, 2019

[Final Budget Adj.pdf](#)

**Arcadia Farms -Watermills**

Discussion and possible action regarding the first amendment to Arcadia Farms Development Agreement.

[First Amendment to Arcadia Farms Dev Agmt \(LM Executed\).pdf](#)

**Resolution CD 2019-12-09-R-01**

Discussion and possible action regarding Resolution. CD 2019-12-09-R-01, for funding by the Community Development Corporation of Automatic Electronic Defibrillators, (AED's), to be placed in various locations in the City.

[Joint Commitment Resolution Amended CDC AEDs 12-9-2019.pdf](#)

**Resolution CD 2019-12-09-R-02**

Discussion and possible action regarding Resolution. CD 2019-12-09-R-02, for funding by the Community Development Corporation for the purchase of LED Lighting for Park Projects.

[Joint Commitment Resolution LED Lighting 12-9-2019.pdf](#)

**FY 2020 Dispatch Agreement**

Discussion and possible action regarding the FY 2020 dispatch agreement between Collin County Dispatch Services and City of Princeton.

[City of Princeton Dispatch FY2020.doc](#)

**TDMA Dispatch Agreement**

Discussion and possible action regarding the TDMA Motorola Astro Radio System Dispatch Agreement between Collin County Dispatch Services and City of Princeton.

[Attachment B - COLLIN COUNTY TDMA MOTOROLA ASTRO RADIO SYSTEM DISPATCH A....docx](#)

**Remote Access Agreement**

Discussion and possible action regarding the Remote Access Agreement between Collin County Dispatch Services and the City of Princeton.

**FY 2020 Jail Services**

Discussion and possible action regarding FY 2020 Jail Services Contract between Collin County and the City of Princeton.

[FY20 - Jail Services, City of Princeton.xls](#)

**FY 2020 Animal Shelter Services**

Discussion and possible action regarding the FY 2020 Animal Shelter Services Agreement between Collin County and the City of Princeton.

[FY20 SHELTER SERVICES CITY OF PRINCETON.XLS](#)

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**REGULAR AGENDA**

**2019- Installation of Officers**

231 Installation of the Mayor and two City Councilmembers, Place 1 and Place 2.

**2019- Appointment**

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

**2019- Ordinance 2019-12-09**

233 Discussion and possible action regarding Ordinance, 2019-12-09, of the City of Princeton amending the Comprehensive Zoning Ordinance Number 2016-01-25-01 of the City of Princeton, from "PD#16", Planned Development 16 to "PD#16A" amended Planned Development 16, 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 ZA20181875 PD16A.pdf](#)

[Ord Zoning PD 16A.pdf](#)

**2019- Ordinance 2019-12-09-01**

234 Discussion and possible action regarding Ordinance, 2019-12-09-01, 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 21" Planned Development 21 on a 46.717 acre tract of land in the Harden Wright survey, Abstract No. 957; Repealing all conflicting Ordinances; Providing a severability clause; Providing for a penalty; and Providing an effective date.

[Pages from ZA20191254 SR\\_Council recommendation.pdf](#)

[Lake Meadow PD20 ordinance.pdf](#)

**2019- Development Agreement**

235 Discussion and Possible action regarding Cypress Creek Development Agreement related to the reconstruction of a portion of Hazelwood Street.

[Cypress Creek Development Agreement C14004D2019101ICR1 final for adoption](#)

[11202019.pdf](#)

**2019- Final Plat**

- 236 FP20181501 Discussion and possible action regarding a request from D.R. Horton- Texas, LTD., for final plat approval of 47.031 acres of land in the Hardin Wright Survey, Abstract No. 957 City of Princeton, Collin County, TX.

[FP20181501SR\\_Council Recommendation.pdf](#)

**2019- Final Plat**

- 237 FP20181896 Discussion and possible action regarding a request from Lennar Homes of Texas Land and Construction, LTD., for final plat approval of a 19.789 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.

[FP20181896SR\\_Council Recommendation.pdf](#)

**2019- Public hearing**

- 238 ZA20191260 A request has been received from Guggenheim Retail Real Estate, for a zoning of property from Commercial 1 "C1" to Commercial 2 "C2", being a 3.89 tract of land situated in the Hardin Wright Survey, Abstract No. 957, situated in the City of Princeton, Collin County, Texas, and being part of Lot 2, Block 1 of Wendy's Addition, a subdivision of record in Volume 2019, Page 441 of the Plat Records of Collin County, Texas and being more particularly described by metes and bounds as follows: containing an area of 3.89 acres, or 169,433 square feet of land more or less.

[Zoning Notice Guggenheim Retail Real Estate \(3.89 acre\).pdf](#)

[ZA20191260 Application package.pdf](#)

**2019- Public Hearing**

- 239 SUP20191437 A request from PTX Storage, LLC regarding a Specific Use Permit for a Self-Storage at the following location per the requirements of the City of Princeton Zoning Ordinance for the following tract of land described as all that certain lot, tract or parcel of land lying and being in the Hardin Wright Survey, Abstract number 957, Collin County, Texas, and being a part of Lot 1, Block C, of Princeton Business Park, an addition to the City of Princeton, as recorded in Instrument number 2017-737, of the Plat Records, Collin County, Texas and being more fully described by metes and bounds as follows: an area containing 409,125 square feet or 9.392 acres of land more or less.

[Notice SUP PTX Storage.pdf](#)

[SUP20191437 Application package.pdf](#)

**2019- Planning & Zoning Commission**

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

Place 1 Sherry Campbell

Place 2 Robert Bellon Jr.

**2019- Community Development Corporation**

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

- Place 1 Gabriel Rubio
- Place 2 David Bishop
- Place 6 Steve Deffibaugh
- Place 7 David Kleiber

**2019- Economic Development Corporation**

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

- Place 1 John Kelley
- Place 2 Jimmy Galyean
- Place 7 Jim Staley

**2019- Library Advisory Board**

**243** Discussion and possible action regarding the appointments and/or reappointments to the Lois Nelson Public Library Board.

- Place 1 Vacant
- Place 2 Savannah Rubio

**2019- Development Process**

**244** Discussion and possible action regarding the development process for person's interested in opening a new business in the City of Princeton as requested by Councilmember Kleiber.  
[NEW COMMERCIAL BUSINESS FLOW CHART.1.pdf](#)

**2019- Future Agenda Items**

**245** 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 551.074 (a) (1) Texas Government Code. Personnel: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

**ACTION PERTAINING TO EXECUTIVE SESSION**

## REPORT AGENDA

- 1) Next Regular City Council Meeting, Monday, January 13, 2020 @6:30 p.m.
- 2) City of Princeton Tree Lighting will be Saturday, December 7, 2019 @4:00 p.m. at the Veterans Memorial Park (Downtown). If needed, in case of inclement weather the reschedule date will be Wednesday, December 11, 2019.
- 3) GFOA Certificate of Achievement for Excellence in Financial Reporting.
- 4) NTMWD.

GFOA  
[GFOA.pdf](#)

NTMWD  
[FINAL 2019-11-18 Letter to Landowners TCEQ Draft Permit.pdf](#)

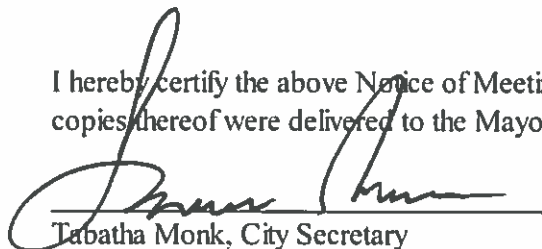
## CC REPORT AGENDA

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 City Hall @ Friday, 11/23/19  
9:08 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).