

**NOTICE OF SPECIAL MEETING TAX INCREMENT REINVESTMENT ZONE BOARD MEETING  
AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
November 12, 2019**

The Tax Increment Reinvestment Zone Board of the City of Princeton will meet in Special Meeting Session on **Tuesday November 12, 2019 at 6:15 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*

**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**

John - Mark Caldwell  
Rich Hooper  
David Kleiber  
Nikki Krum  
Richard Sheehan  
Steve Deffibaugh

**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 August 26, 2019 TIRZ Board meeting.  
[TIRZ Minutes 8.26.19.doc](#)

**SPECIAL AGENDA**

**2019- Resolution 2019-11-12-R**

**003- TR** Discussion and possible action regarding, Resolution 2019-11-12-R, allocation of (TIF-1) funds to design a portion of the roadway from the west end of the EDC tract to the Lowry Crossing ETJ, and related costs for survey and alignments on Myrick Lane near the Tickey Creek Bridge.

**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.

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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).

Minutes

The City of Princeton

Regular Tax Increment Reinvestment Zone Board

Meeting of August 26, 2019

The TIRZ Board of the City of Princeton, Texas, met in Regular Session in the Council Chamber of City Hall on August 26, 2019 at 6:00 p.m.

The following Board Members were present: Chairman Steve Deffibaugh, Vice-Chairman David Kleiber, Mayor John-Mark Caldwell, Mayor Pro Tempore Rich Hooper, Councilmember Nikki Krum, and Councilmember Richard Sheehan. The following Staff Members were present: City Manager Derek Borg, Assistant City Manager Lesia Gronemeier, Court Clerk Amber Anderson, and Police Captain James Waters.

Chairman **Deffibaugh** called the **TIRZ Board Meeting to order at 6:00 PM.**

Chairman **Deffibaugh** called roll, present were Councilmembers **Krum, Sheehan,** Vice Chairman **Kleiber,** Mayor Pro Tempore **Hooper** and Mayor **Caldwell.**

Chairman **Deffibaugh** announced the 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. Discussion and possible action regarding the minutes of the December 11, 2017, TIRZ Board meeting. Mayor **Caldwell** **made a motion to approve the consent agenda.** Member **Kleiber** **seconded the motion.** The **motion carried unanimously.**

Chairman **Deffibaugh** then announced the first item under the Regular Agenda:

**(2019-001-TR)** “Discussion and possible action for the selection of Officers (Chairman, Vice Chairman, and Secretary).” Mayor **Caldwell made a motion to appoint Steve Deffibaugh as Chairman. Vice Chairman Kleiber seconded the motion. The motion carried unanimously. Councilmember Krum made a motion to appoint David Kleiber as Vice Chairman. Mayor Caldwell seconded the motion. The motion carried unanimously. Mayor Caldwell made a motion to appoint Nikki Krum as Secretary. Councilmember Sheehan seconded the motion. The motion carried unanimously.**

Chairman **Deffibaugh** then announced the second item under the Regular Agenda: **(2019-002-TR)** “Consideration and approval of a resolution of the Board of Directors for Reinvestment Zone Number Two, City of Princeton, Texas recommending approval of the final reinvestment zone project plan and financing plan to the city council.” Councilmember **Krum made a motion to approve Item 2019-002-TR. Mayor Caldwell seconded the motion. The motion carried unanimously.**

Councilmember **Krum made a motion to adjourn. Mayor Caldwell seconded the motion. The motion carried unanimously.**

Chairman **Deffibaugh** adjourned the meeting at 6:14 p.m.

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Steve Deffibaugh, Chairman

ATTEST:

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Lesia Gronemeier, Deputy City Secretary

**RESOLUTION OF THE CITY OF PRINCETON, TEXAS FOR THE  
COMMITMENT OF TIRZ NO. 1 FUNDS FOR PHASE THREE OF IPO #32 FOR A SPECIFIC  
PROJECT  
RESOLUTION NO. 2019-11-12-R**

**A RESOLUTION OF THE CITY OF PRINCETON, TEXAS FOR THE ALLOCATION OF (TIF-1)  
FUNDS TO DESIGN A PORTION OF THE ROADWAY FROM THE WEST END OF THE EDC  
TRACT TO THE LOWRY CROSSING ETJ, AND RELATED COSTS FOR SURVEY AND  
ALIGNMENTS ON MYRICK LANE NEAR THE TICKEY CREEK BRIDGE**

**WHEREAS**, on December 14, 2015 the City of Princeton (“City”) City Council (“Council”) passed Ordinance number 2015-198 pursuant to Chapter 311 of the Texas Tax Code creating the Princeton Tax Increment Reinvestment Zone Number One (the “TIRZ”), and adopting a Final Project and Finance Plan for the Zone; and

**WHEREAS**, also on December 14, 2015 the Council determined that the membership of the TIRZ Board of Directors should be composed of the same individuals who at any given time constitute the duly elected or appointed members of the Council; and

**WHEREAS**, expanding the public roadway County Road 400/Myrick Lane, from FM 982 continuing to FM 546, is designated as a project within the TIRZ Project and Finance Plan; and

**WHEREAS**, the engineers Kimley-Horn and Associates have prepared an Individual Project Order #32 Phase 3 (**Exhibit A**) for the services required for the expansion and related improvements of County Road 400/Myrick Lane from FM 982 west to FM 546; and

**WHEREAS**, the TIRZ Board met on November 12th, 2019 and received a presentation by Kimley-Horn and voted to allocate funds from the TIRZ Project Account in the amount of **\$151,000** for the preparation of a portion of the documents identified in Exhibit A (“Phase 3 to IPO #32”); and

**WHEREAS**, the total cost of Addendum #1 shall not exceed **\$151,000**;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT:**

**ARTICLE 1.**

The recitals stated above are true and correct and are incorporated into this resolution for all purposes.

**ARTICLE 2.**

An amount not to exceed **\$151,000** is hereby approved to be allocated from the Princeton TIRZ Project Account to fund Phase 3 of IPO #32.

**Effective Date.**

This Resolution shall be effective upon the date of passage by the City Council.

PASSED by the City Council of the City of Princeton, Texas, this 12th day of November, 2019.

APPROVED:

ATTEST:

\_\_\_\_\_  
John-Mark Caldwell, Mayor

\_\_\_\_\_  
Tabatha Monk, City Secretary

**PHASE 3 OF  
INDIVIDUAL PROJECT ORDER (IPO) #32  
DESIGN OF MYRICK LANE FROM THE WEST LINE OF THE EDC BUSINESS PARK  
TO A POINT NEAR THE LOWRY CROSSING ETJ / CITY OF PRINCETON CITY  
LIMIT LINE  
October 18, 2019**

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the City of Princeton (Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated August 19, 2014, which is incorporated herein by reference.

**Identification of Project:** Survey and design services for Myrick Lane (County Road 400) from the west line of the EDC Business Park to a point near the Lowry Crossing ETJ / City of Princeton city limit line (+/- 1,900 linear feet or 0.36 miles). Myrick Lane is proposed as a Type "A" Principal Arterial in a nominal 130' Right-of-Way. The north and west two lanes will be designed per the limits noted above. The two lanes will complement the two lanes being designed and constructed by D.R. Horton.

The project also includes additional survey and hydrological modelling for the Myrick Lane / Tickey Creek crossing. This additional work is required due to impacts to adjacent property owners along the east end of the project.

Extensive coordination will be required with D.R. Horton as various sections of the portion they are responsible for are either under construction or design.

Phase 3 is not a stand-alone project. This work needs to be accomplished simultaneously with the Phase 2 work that was authorized at the EDC meeting on March 4, 2019.

**Scope of Services:**

- Design survey.
- Preparation of easement exhibits necessary (1 temporary construction easement and 1 set right-of-way documents).
- Construction Plans for paving, drainage, drainage area map and calculations, storm sewer, erosion control, street lighting, signage and striping, traffic control and construction sequencing and applicable details.

**Additional Services if required:** As requested and agreed to in future IPO's.

**Schedule:** Project to begin upon receipt of signed Revised Phase 3 of IPO #32. We will provide our services as expeditiously as practicable.

**Exclusions:**

- Services not specifically mentioned above
- Traffic studies
- Geotechnical studies
- Archeological studies

- TDLR submittal and coordination
- Environmental studies
- Wetland assessment, delineation and surveying
- Storm water pollution prevention plans
- Structural engineering
- Recommendations for jurisdictional waters
- Soils/Geology recommendations regarding soil shrinkage or bulking

**Terms of compensation:**

Kimley-Horn will perform the tasks identified in the Scope of Services for the fee type shown as follows:

For the Scope of Work listed above (Lump Sum)	\$151,000
Total (Lump Sum)	<b>\$151,000</b>

Compensation for Services and Method of Payment shall be as referenced in the Master Agreement.

**Other special terms of Individual Project Order:** None

**ACCEPTED:**

CITY OF PRINCETON

KIMLEY-HORN AND ASSOCIATES, INC.



BY: \_\_\_\_\_

BY: Kevin S. Gaskey, P.E.

TITLE: \_\_\_\_\_

TITLE: Senior Vice President

DATE: \_\_\_\_\_

DATE: October 18, 2019