



PRINCETON
TEXAS

PUBLIC MEETING

Residents are encouraged to consider attending our Tele-conference

City Council meeting on Monday, May 11, 2020 @9:00 a.m.

City Council 5-11-2020

Anyone can dial in using your phone

United States (Toll Free): [1 877-568-4106](tel:18775684106)

Access Code: 886-975-133

**NOTICE OF TELECONFERENCE MEETING CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
May 11, 2020**

The City Council of the City of Princeton will meet in Teleconference Meeting Session on May 11, 2020 at 9:00 AM to discuss the following

Honorable John-Mark Caldwell,
Mayor

Honorable Steven Deffibaugh,
Mayor Pro Tempore, Place 5

David Kleiber,
Councilmember, Place 1

Mike Robertson,
Councilmember, Place 2

Nikki Krum,
Councilmember, Place 3

Richard Sheehan,
Councilmember, Place 4

CALL TO ORDER

ROLL CALL

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

INVOCATION

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 April 27, 2020
Regular City Council Meeting.
CC Minutes 04-27-20.doc

REGULAR AGENDA

2020- **Public Hearing (Arcadia Farms)**
049

Conduct a Public Hearing on Proposed Assessments and Adoption of Levy and Assessment Ordinance for Phase 3 and Phase 4 in the Arcadia Farms Public Improvement District.

2020-050 **Ordinance 2020-05-11-01 (Arcadia Farms)**

Consider and act on Ordinance, 2020-05-11-01, levying assessments for the costs of certain improvements to be provided in the Arcadia Farms Public Improvement District Phases 3 and 4 Project; fixing a charge and lien against all properties within Phases 3 and 4 of the District, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in Phases 3 and 4 of the district; approving a service and assessment plan; providing a severability clause; and providing an effective date.

[Assessment Ordinance \(AGENDA ITEM 2B\).pdf](#)

2020-051 **Agreements (Gehan Homes and Lennar Homes)**

Approval of landowner agreements between the City of Princeton and Gehan Homes, Ltd. and Lennar Homes of Texas Land and Construction, Ltd.

[ITEM 2C \(Gehan Homes\).pdf](#)

[ITEM 2C \(Lennar Homes\).pdf](#)

2020-052 **Resolution 2020-05-11-R (Arcadia Farms)**

Consider and act on Resolution, 2020-05-11-R, approving the form and authorizing the distribution of a preliminary limited offering memorandum for "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2020 (Arcadia Farms Public Improvement District Phases 3 And 4 Project)."

[ITEM 2D.pdf](#)

2020-053 **Resolution 2020-05-11-R-01 (Winchester)**

Consider and act on a resolution of the City of Princeton, Texas calling a public hearing to consider an ordinance levying assessments on property located within Phase 2 of the Winchester Public Improvement District; directing the publication and mailing of notice of such public hearing.

[Winchester \(ITEM 3A\).pdf](#)

2020-054 **Annexation Ordinance (2020-05-11-02)**

Discussion and possible action regarding Ordinance, 2020-05-11-02, for a request received from Princeton ISD on a voluntary annexation for 455 Monte Carlo Boulevard, being a tract of land situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas, and being a part of that called 42.40 acre tract of land as described in Special Warranty Deed to the Princeton Independent School District recorded under Clerks File No. 20070404000453470 in the Deed Records of Collin County, Texas (DRCCT).

[Annexation Ordinance 2020-05-11-02 \(PISD-Southard\).doc](#)

[Service Plan \(PISD -Southard\).doc](#)

2020-055 **Resolution 2020-05-11-R-03 (Stimulus Voucher Project - First Reading)**

First reading of Resolution 2020-05-11-R-03, relating to agenda item 2020-056.

[Resolution 2020-05-11-R-03 \(Stimulus Voucher Project\).pdf](#)

2020- **Resolution 2020-05-11-R-03 (Stimulus Voucher Project - Second Reading)**

056 Second reading and consideration, discussion and action on Resolution 2020-05-11-R-03, approving an economic development project to be jointly undertaken by the Princeton Economic Development Corporation and the Princeton Community Development Corporation for expanded business development in the City, authorizing execution of performance agreements with interested business enterprises, and authorizing incentive expenditures of development corporation funds.
[Resolution 2020-05-11-R-03 \(Stimulus Voucher Project\).pdf](#)

2020- **Resolution 2020-05-11-R-02**

057 Discussion and possible action regarding Resolution, 2020-05-11-R-02, amending the dollar amount of certain connection fees.
[2020-Connection Fec Resolution 2020-05-11-R-02.pdf](#)

2020- **Declaration of Disaster and Public Health**

058

Consideration and action regarding the Sixth Revised Mayoral Declaration of Local State of Disaster Due to Public Health Emergency (COVID-19), updating the City's disaster response measures and local emergency restrictions on gatherings, non-essential travel, and business activities.

[Sixth Revised Mayoral COVID Declaration.docx](#)

[EXHIBIT C to Declaration - Gov Protocols C20006D2020507.docx](#)

2020- **Ordinance 2020-05-11-03 (Sixth Mayoral Declaration)**

059

Consideration and action regarding renewing or extending by Ordinance the Mayor's most recent proclamation of COVID-19 disaster.

[Extension of 6th Disaster Declaration Ordinance 2020-05-11-03.docx](#)

2020- **Contract (NTMWD)**

060

Discussion and possible action regarding the contract negotiations with North Texas Municipal Water District (NTMWD), and changing the take or pay structure.

2020- **Future Agenda Items**

061

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

1) City Council Meetings for May 2020: Monday, May 11, 2020 @6:30 p.m.; Tuesday, May 26, 2020 @9:00 a.m.

CC REPORT AGENDA

City Council reports about items of community interest regarding which no action will be taken.

ADJOURNMENT

CERTIFICATE

Thursday, 5/7/20

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall @ 5:00 p.m. and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.



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).