

**NOTICE OF TELECONFERENCE MEETING CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
January 11, 2021**

The City Council of the City of Princeton will meet in Teleconference Meeting Session on January 11, 2021 at 6:30 PM 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*

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**CALL TO ORDER**

**ROLL CALL**

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

**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.

**MAYORS COMMENTS**

**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 December 14, 2020  
Regular City Council Meeting.  
CC Minutes 12-14-20.doc

**Minutes**

Discussion and possible action regarding the minutes of the December 17, 2020 Special City Council Meeting.  
[CC Minutes 12-17-20 \(Canvassing the Runoff Election\).doc](#)

**Minutes**

Discussion and possible action regarding the minutes of the December 18, 2020 Special City Council Meeting.  
[CC Minutes 12-18-2020.doc](#)

**Resolution 2021-01-11-R (Signature Authorization)**

Discussion and possible action regarding Resolution 2021-01-11-R, to obtain signatures of authorized officials of the City of Princeton required for transactions with First State Bank of Princeton.  
[RESOLUTION 2021-01-11-R BANK SIGNATURE AUTHORITY.doc](#)

**Interlocal Agreement**

Discussion and possible action regarding an Interlocal Agreement between Collin County and the Lois Nelson Public Library.  
[FY21 Library Agreement - Princeton.doc](#)

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**REGULAR AGENDA**

**2021- Public Hearing (Brookside)**

**001** Public Hearing to consider proposed assessments to be levied against certain assessable property within the Brookside Public Improvement District (Phase 2 and 3 Project).

**2021- Ordinance 2021-01-11 (Brookside)**

**002** Consideration and action on ordinance 2021-01-11, levying assessments for the costs of certain improvements to be provided in the Princeton Brookside Public Improvement District Phase 2 and 3 Project.  
[Ordinance 2021-01-11 Asmt Ord Brookside Phase 2 and 3 \(ver 1 \).doc](#)  
[Brookside PID Amended and Restated SAP \(Phase 1 and Phase 2 and 3 Projects\) 1.5.21 \(Clean\).pdf](#)

**2021- First Reading (Princeton CA LLC)**

**003** First Reading regarding Resolution 2020-12-14-R-01, approving a development corporation project and an incentive agreement.

"This is the first reading of a City Council resolution approving a development corporation project and an incentive agreement for new economic development between the City of Princeton, the Princeton Economic Development Corporation, the Princeton Community Development Corporation, and CA Princeton, LLC, said project being in accordance with applicable law including but not limited to Texas Local Government Code Section 505.158 and Section 505.159 to promote new business development and create jobs in the City of Princeton."

[CC Resolution 2020-12-14-R-01 for PEDC PCDC CA PRINCETON.doc](#)

**2021- Resolution CD 2020-12-07-R (IPO# 121)**

**004** Discussion and possible action on Resolution CD 2020-12-07-R (IPO#121), approving a development corporation project to update the City's Parks and Trails Master Plan.

[IPO #121.pdf](#)

**2021-Public Hearing (J.J. Book Park)**

**005** First Public Hearing regarding a voluntary annexation petition made by the Development department with the City of Princeton for the J.J. Book Park east side of Beauchamp Blvd just south of Arcadia Farms, part of the Hardin Wright Survey, Abstract Number 957, Tract 57, Block 3 situated in Collin County, Texas being a portion of a tract of land to James Wilson Griffin recorded in Instrument Number 20160829001138190 of the Official Public Records of Collin County, Texas, and being more particularly described as follows, containing 350,656 square feet, or 8.050 acres of land more or less.

**2021-Public Hearing (Pacesetter Homes LLC)**

**006** First Public Hearing regarding a voluntary annexation petition made by Blake Friesenhahn with Pacesetter Homes LLC, for 113 W. Princeton Drive, being a tract of land situated in the Hardin Wright Survey, Abstract No. 957, in the City of Princeton, Collin County, Texas being part of a 41.2036 acre tract of land described in deed to Tesch Management and Development Co. LLC, recorded in Document No. 20180608000706830, in the Deed Records of Collin County, Texas, and all of a tract of 0.5546 acre tract of land described in a deed to Tesch Management and Development Co., LLC, recorded in Document No. 20180601000675080, in said Deed Records, said tract being more particularly described as follows: containing 30.2858 acres of land more or less.

**2021-Second Reading (Princeton CA LLC)**

**007** Second Reading regarding Resolution 2020-12-14-R-01, approving a development corporation project and an incentive agreement.

"This is the second reading of a City Council resolution approving a development corporation project and an incentive agreement for new economic development between the City of Princeton, the Princeton Economic Development Corporation, the Princeton Community Development Corporation, and CA Princeton, LLC, said project being in accordance with applicable law including but not limited to Texas Local Government Code Section 505.158 and Section 505.159 to promote new business development and create jobs in the City of Princeton."

CC Resolution 2020-12-14-R-01 for PEDC PCDC CA PRINCETON.doc

**2021-Annexation Petition (Eastridge)**

**008** Discussion and possible action regarding accepting a voluntary annexation petition made by Bobby Samuel with GRBK Edgewood LLC (Eastridge), for property located on New Hope & Longneck Road 4 tracks of land totaling 547.0209 and described as follows. Track 1: Being a tract of land situated in the Rufus Sewall Survey, Abstract No. 873, Collin County, Texas and being a portion of that tract of land conveyed to North Collin 550 Land, LLC, according to the document filed of record in Instrument Number 20190906001095320, Official Public Record, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows: containing 46.8934 acres or 2,042,678 square feet of land, more or less. Track 2: Situated in the State of Texas, County of Collin, being part of the Rufus Sewall Survey, Abstract No. 873, being part of the land recorded in Vol 6068, Pg. 3232 of the Deed Records of Collin County, said premises being more particularly described as follows; containing 177.84 acres of land. Track 3: Situated in the State of Texas, County of Collin being part of

the David Cherry Survey, Abstract No. 166, being part of the land recorded in Vol. 6068, Pg. 3232, and being the same tract of land as described in Vol. 1286, Pg. 677 of the Deed Records of Collin County, said premises being more particularly described as follows; containing 48.777 acres of land. Track MTH SWD: Being a tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, Collin County, Texas, and being a portion of that tract of land conveyed to North Collin 552 Land, LLC, according to the document filed of record in instrument Number 20190906001095320, Official Public Record, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows: containing 273.5105 acres or 11,914,117 square feet of land, more or less.

[Eastridge - Annexation Application \(Signed\).pdf](#)

**2021- Preliminary Plat**

009 PL20191537 - Discussion and possible action regarding a request from LGI Homes - Texas, LLC for preliminary plat approval of 64.02 - acre tract of land situated in the David Cherry Survey, Abstract No. 166, Tract 1-Parcel 1, Tract 1-Parcel 2, Tract 2, & 3 City of Princeton, Collin County, Texas.

[PL20191537 Staff Report.pdf](#)

**2021- Final Plat**

010 FP20200157 - Discussion and possible action regarding a request from Meritage Homes for final plat approval of 47.495 - acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 146.090- acre tract.

[FP20200157 Staff Report.pdf](#)

**2021- Resolution 2020-12-14-R-01 (Princeton CA LLC)**

011 Discussion and possible action on Resolution, 2020-12-14-R-01, approving a development corporation project an incentive agreement for new economic development between the City of Princeton, the Princeton Economic Development Corporation, the Princeton Community Development Corporation, and CA Princeton, LLC.

[CC Resolution 2020-12-14-R-01 for PEDC PCDC CA PRINCETON.doc](#)

**2021- Appointment**

012 Discussion and possible action to appoint a Mayor Pro Tempore for the City Council.

**2021- Planning & Zoning Commission**

013 Discussion and possible action regarding the appointments and/or reappointments to the Planning & Zoning Commission (New terms served will be 3 years).

Place 4, Larry Thompson (served 3 terms)

**2021- Community Development Corporation**

014 Discussion and possible action regarding the appointments and/or reappointments to the Community Development Corporation (New terms served will be 3 years).

Place 4, Vacant

Application of interest Mary Harris

**2021- Economic Development Corporation**

015 Discussion and possible action regarding the appointments and/or reappointments to

the Economic Development Corporation (New terms served will be 3 years).

Place 4, Phillip Anthony (served since March 2020, term expired)

**2021- Library Advisory Board**

016 Discussion and possible action regarding the appointments and/or reappointments to the Lois Nelson Public Library Board (New terms served will be 3 years).

Place 4, Sarah Strawinski (served 1 term, term expired)

**2021- Princeton Veterans Advisory Committee**

017 Discussion and possible action regarding the proposal of a Veterans Advisory Committee as requested by VFW Post 9167.  
[veterans\\_advisory\\_committee\\_proposal.pdf](#)

**2021- Mayor's Youth Council**

018 Discussion and possible action regarding the continuation of the Mayor's Youth Council as requested by Mayor Chacon.

**2021- Code Enforcement**

019 Discussion and possible action regarding code enforcement in the downtown area of Princeton as requested by Councilmember Kleiber.

[AC Incident Status Report - July 2020 to Current.pdf](#)

**2021- Future Agenda Items**

020 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.

**ACTION PERTAINING TO EXECUTIVE SESSION**

**REPORT AGENDA - CITY MANAGER**

- 1) Next Regular Teleconference City Council Meeting, Monday, January 25, 2021 @ 6:30 p.m.
- 2) Update on the VFW Flag Program.

**CC REPORT AGENDA**

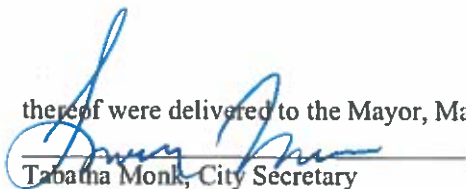
City Council reports about items of community interest regarding which no action will be taken.

**ADJOURNMENT**

**CERTIFICATE**

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall @ Friday, 1/8/21 4:00 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).