



**NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
November 8, 2021**

The City Council of the City of Princeton will meet in Regular Meeting Session on November 8, 2021 at 6:30 PM Princeton City Hall 123 West Princeton Drive Princeton, TX 75407 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

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 October 25, 2021 Regular City Council Meeting.
[CC Minutes 10.25.2021.doc](#)

Voluntary Annexation Petition

Discussion and possible action regarding a voluntary annexation petition made by North Collin 550 Land, LLC, for a 145.7283 acre tract of land in the Thomas A. Rhodes Survey Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to FH Farm Venture, LLC according to the document filed of record in Instrument Number 20190129000080130, Official Public Record Collin County, Texas, (O.P.R.C.C.T.) also being all that tract of land conveyed to FH Farm Venture, LLC according to the document filed of record in Instrument Number 20170918001249530, (O.P.R.C.C.T.) and being more particularly described as follows: 145.7283 acre or 6,347,926 square feet of land, more or less.

[Annexation Application - EXECUTED.pdf](#)

Voluntary Annexation Petition

Discussion and possible action regarding a voluntary annexation petition made by GRBK Edgewood, LLC BEING a tract of land situated in the T.A. RHODES SURVEY, ABSTRACT NO. 741, in the City of Princeton, Collin County, Texas, and being a portion of a tract of land as described in deed to William Virgil Tillery, III Living Trust & Julia Ann Tillery Living Trust recorded in County Clerk's Instrument No. 20150506000525110, Official Public Records, Collin County, Texas, and being more particularly described as follows: 245.1274 acres or 10,677,746 square feet of land, more or less.

[Southridge - Annexation Application.pdf](#)

[Exhibit B - Southridge Concept Plan 20210929.pdf](#)

[Additional Tract Notice - 245.1274 Ac - v2.pdf](#)

Voluntary Annexation Petition

Discussion and possible action regarding a voluntary annexation petition made by James Albert Lacy BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract Number 741, Collin County, Texas and being all that tract of land conveyed to James Albert Lacy according to the document filed of record in Volume 5211, Page 2277, Deed Record Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows: 106.4704 acres or 4,637,849 square feet of land, more or less.

[Signed - 10-13-21.pdf](#)

[Annexation Application \(106.4704 Acres\).pdf](#)

[LACY FIELD NOTE DESCRIPTION.docx](#)

Preliminary Plat (Princeton Luxury Apartments)

PL20212270 Discussion and possible action regarding a request from Princeton Strategy, LLC for preliminary plat approval of a 15.157 acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton,

Collin County, Texas.
[PL20212270 Staff report \(Full\).pdf](#)

Resolution No. 2021-11-08-R01 (Cope "X" Public Infrastructure)

Discussion and possible action regarding Resolution No. 2021-11-08-R01 a resolution of the City of Princeton, Texas accepting improvements and approving maintenance bond for Monticello Drive and CA10 offsite section 1 utilities public improvements; providing for an effective date; finding proper notice and meeting.

[Monticello_Drive_and_CA10_Offsite_Section_1_-_Maintenance_Bond.pdf](#)

REGULAR AGENDA

2021- Recognition

236 Recognition of our community and citizen involvement in their assistance with a missing child.

2021- Annexation Ordinance No. 2021-11-08-01 (Shoolin Ventures, LLC)

237

Discussion and possible action regarding Ordinance No, 2021-11-08-01, for a request received from Chandra Artham, Shoolin Ventures, LLC, for a voluntary annexation of property BEING all that certain lot, track or parcel of land situated in the David Cherry Survey. Abstract No. 166. Being part of a called 306.81 acres tract of land described in deed to Hasan Pirkul, recorded in Volume 5218, Page 3630, Deed Records, Collin County, Texas (D.R.C.C.T.). Being a tract of land described in deed to SS S&D Properties, LLC, a Texas Limited Liability Company, recorded under Instrument No. 20190821001020250 (D.R.C.C.T.), and being more particularly described by the following metes and bounds description: 19.99 acres or 670,837 square feet of land, County Road 408, Princeton, Texas.

[Service Plan Annexation Ordinance No. 2021-11-08-01 \(CR 408\).doc](#)

[Annex Prop. Ordinance No. 2021-11-08-01 \(CR 408\).doc](#)

[CR 408 \(Metes and Bounds\).pdf](#)

2021- Annexation Ordinance No. 2021-11-08-02 (Monticello Park Phase 3)

238

Discussion and possible action regarding Ordinance No, 2021-11-08-02, for a request received from Jeffrey Brouelette, Arroyo Cap II-2,LLC, for an annexation of property BEING a tract of land situated in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas and being all of a called 5.20-acre tract of land conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No. 20200903001489060, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and all of a called 47.15-acre tract of land described as Tract 2, a called 9.7455-acre tract described as Tract 3 and a called 1.193-acre tract of land described as Tract 4 conveyed to McMahan and Gantt Farm, LLC., according to the document filed of recorded in Document No.20170428000540990 (O.P.R.C.C.T.), and being more particularly described as follows: 61.8753 acres 10455 CR 497, Princeton, Texas.

[Service Plan Annexation Ordinance No. 2021-11-08-02 \(Monticello Park\).doc](#)

[Annex Prop. Ordinance No. 2021-11-08-02 \(Monticello Park\).doc](#)

[Monticello Park \(Metes and Bounds\).pdf](#)

2021- Resolution No. 2021-11-08-R (Myrick Lane Public Necessity)

239

Discussion and possible action regarding Resolution No. 2021-11-08-R a resolution of the City Council of the City of Princeton, Texas, finding that a public necessity exists for acquisition of real property and easements on and under 6.64 acres of real property, more or less, for the purpose of improving Myrick Lane; authorizing the City Manager, Staff, Contractors and the City's Attorneys to acquire said real property, right of way, and grading and drainage easements by and lawful means, including but not limited to negotiations, and if necessary, proceedings in eminent domain; providing an effective date.

[Myrick Lane PN Resolution Motion C14004D20211101DO1.docx](#)

[Myrick_Public_necessity_Res_no_2021-11-08-R.pdf](#)

2021- Agreement (Amendment to Lowry Crossing NSSA)

240 Discussion and possible action regarding the First amendment to interlocal non-standard agreement regarding the provision of wastewater service by and between City of Princeton and City of Lowry Crossing.

[NSA Princeton - Lowry Crossing C21003D20210729C1 first amendment \(for approval\).pdf](#)

2021- Non-Standard Service Agreement (Simpson Road Tract/Meritage NSSA) Discussion and possible action regarding a Non-Standard Wastewater Service Agreement by and between City of Princeton and Meritage Homes.

[\[MERITAGE HOMES\] - Princeton NSSC \(Simpson Crossing\) 4893-9370-9824 1.pdf](#)

2021- Resolution No. 2021-11-08-R02 (IPO#139 Yorkshire Drive)

242 Discussion and possible action regarding Resolution No. 2021-11-08-R02 a resolution of the City of Princeton, Texas, Authorizing individual project order #139 for the engineering and design of Yorkshire Drive reconstruction, authorizing the funding, and authorizing the City Manager to execute the agreements.

[Resolution_No._2021-11-08-R02_Yorkshire_IPO_139.pdf__Full_.pdf](#)

2021- Resolution No. 2021-11-08-R03 (Municipal Court Week)

243 Presentation, discussion and possible approval of Resolution No. 2021-11-08-R03 recognizing the week of November 1-5, 2021 as Municipal Court Week.

[Municipal-Courts-Week-Resolution No. 2021-11-08-R03.docx](#)

2021- Resolution No. 2021-11-08-R04 (Opioid Settlement)

244 Discussion and potential action authorizing the City of Princeton's joinder and participation in the Texas Opioid Abatement Fund Council, and Settlement Allocation agreement authorizing the Mayor and staff to execute additional documents necessary for same.

[Global Opioid Settlement Res C14004D20211101DO2.docx](#)

[Opioid Settlement Allocation Term Sheet D20211029 \(Exhibit A\).pdf](#)

[Subdivision Settlement Participation Form \(Exhibit B\).pdf](#)

2021- Resolution No. 2021-11-08-R05 (Council Relations, Rules of Order, Code of Ethics)

245 Discussion and action on replacing the council relations policy, rules of order, and code of ethics, repealing corresponding ordinances, and replacing with an updated version by resolution.

[11.08.2021 Amended Rules of Order Resolution No. 2021-11-08-R05.pdf](#)

[RESOLUTION CC REVISED BYLAWS 2021-11-08-R05.pdf](#)

2021- Ordinance No. 2021-11-08 (Rules of Order and Bylaws)

246

Discussion and action on replacing the council relations policy, rules of order, and code of ethics, repealing corresponding ordinances, and replacing with an updated version by resolution.

[Repeal CC Bylaws Rules of Order Ordinance No. 2021-11-08.pdf](#)

**2021- Resolution No. 2021-11-08-R06 (SAP for Arcadia Farms Phases 5-7)
247**

Consider a resolution of the City of Princeton, Texas approving the Arcadia Farms Public Improvement District Phases 5, 6 And 7 Project Preliminary Service And Assessment Plan, including the proposed assessment roll; and resolving other matters incident and related thereto.

[Resolution Public Hearing on Assessments \(002\).pdf](#)

2021- Christmas Parade

248 Discussion and possible action regarding a partnership with the Chamber of Commerce for the Christmas Parade.

2021- Future Agenda Items

249 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 City Council Meeting, Monday, December 13, 2021 @ 6:30 p.m.

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 and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

Amber Anderson, 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 Amber Anderson, 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).