City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, February 9, 2026 | **5:30 PM** | **Council Chambers**

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. DISCUSS AND REVIEW AGENDA ITEMS

The City Council may ask questions regarding or discuss any item listed on the main meeting agenda. No formal action will be taken during the pre-meeting, as any formal action shall only occur during the main meeting.

D. 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 pending or contemplated litigation, a settlement offer, or 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 agenda item listed elsewhere within this agenda, and/or the subject matter listed below:

- Eastridge Development Agreement
- Sicily Laguna Azure, LLC v. City of Princeton, Texas et al

Sec. 551.074. Personnel Matters; Closed Meeting. (a) This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- City Manager

Sec. 551.087. Deliberation Regarding Economic Development Negotiations; Closed Meeting. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Project 41
- Project Queen

E. ADJOURNMENT

REGULAR COUNCIL MEETING 6:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. INVOCATION-TODD BODDY

D. PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

E. PLEDGE TO THE TEXAS FLAG

Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.

F. PUBLIC APPEARANCE

This portion of the meeting is set aside for members of the public to address the City Council on any item of business that is not formally scheduled on the agenda as a Public Hearing item. Members of the public should complete a Public Meeting Appearance Card prior to the meeting and present it to the City Secretary. Speakers are allowed up to three (3) minutes to speak. The City Council is unable to respond to or discuss any issues that are brought up during this portion that are not on the agenda, other than to make statements of specific factual information in response to a speaker's inquiry or to recite existing policy in response to the inquiry. Anyone wishing to speak shall (i) address the City Council directly—not City staff or otherwise; (ii) be courteous, respectful, and cordial; and (iii) refrain from making personal, demeaning, insulting, threatening, and/or disparaging remarks, as to maintain decorum and support the efficient and orderly flow of the meeting.

G. ITEMS OF COMMUNITY INTEREST

Pursuant to Section 551.0415 of the Texas Government Code, Mayor and City Council may report on Items of Community Interest, including: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedules; (3) recognition of individuals; (4) reminders about upcoming City events; (5) information about community events; and (6) announcements involving an imminent threat to public health and safety. No action will be taken on any Item of Community Interest.

G1. 2026-028

- Building Strong Futures is a free, 6-week program offering workshops, food assistance, and resources to help parents and children build resilience and create a more stable future. Learn more and register: BuildingStrongFutures.com
- Join us on the first Monday of every month for educational sessions designed for all women seeking labor and lactation

support. The discussions will cover essential topics such as nutrition and fitness, understanding breast milk production, navigating the return to work while breastfeeding, and more. https://princetontx.gov/FormCenter/Library-12/Childbirth-and-Lactation-Education-Class-181

- The Lois Nelson Public Library in Princeton, in partnership with the Texas Center for the Book and the Texas State Library and Archives Commission (TSLAC), invites Texans of all ages to participate in the statewide Texas America250 Reading Challenge! Log 2,500 minutes (41.6 hours) of reading, state parks visits, and/or service activity, in honor of our nation's 250th anniversary. Learn more about the program: https://www.tsl.texas.gov/america250/challenge

FINAL Items of Community Interest - Feb. 9.pdf
Items of Community Interest_Feb 9.png

H. 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.

H1. 2026-02-09-R Consider approving Resolution No. 2026-02-09-R, a purchase from BSN Sports a Texas BuyBoard Company #766-25 of $52,889.97 for three (3) youth baseball pitching mounds to furnish new and existing fields and take appropriate action.

City of Princeton Memo - BSN 2026-02-09-R.pdf
Princeton - Resolution - BSN Sports 2026-02-09-R.pdf
BSN-TX BuyBoard #766-25 Quote

H2. 2026-027 Consider approving the following City Council meeting minutes; and take appropriate action.

January 12, 2026, City Council Regular Meeting
January 26, 2026, City Council Regular Meeting
January 28, 2026, City Council Special Meeting

CC WS & CC Regular Meeting Minutes 1.12.26.pdf
CC WS & CC Regular Meeting Minutes 1.26.26 Canceled Meeting.pdf
CC WS & CC Special Meeting Minutes 1.28.26 Canceled Meeting.pdf

H3. ORD-2026-02-09-01 Consider approving Ordinance No. 2026-02-09-01, adopting an updated Water Resource and Emergency Management Plan (Drought Contingency Plan) for the City and amending Chapter 78, Article II, of the Princeton Municipal Code to add a new Division 6 entitled Drought Contingency Plan; and take appropriate action.

Memo_2026-02-09-01.pdf
Princeton_-_Ordinance_Updating_Drought_Contingency_Plan_and_Amending_Code (1).pdf

H4. **2026-033** Consider approving the First Quarter FY2025-2026 Budget and Investment Report (unaudited); and take appropriate action.
Q1 FY2025-2026 Budget and Investment Financial Report.pdf

H5. **2026-02-09-R02** Consider approving Resolution No. 2026-02-09-R02 authorizing a contract with NewGen Strategies and Solutions, LLC estimated to cost $169,000 for up to five years fiscal consulting services on water and wastewater rate analysis.

Council Memo - Water and Waste Water Rate Study.pdf
RESOLUTION NO. 2026-02-09-R02.pdf
FY 2026 Proposal from Strategies and Solutions LLC.pdf
HGAC Contract - NewGen Strategies and Solutions, LLC.pdf
FY 2025 Water Rate Study and Sanitary Sewer Rate Study.pdf

H6. **2026-02-09-R01** Consider approving Resolution No. 2026-02-09-R01 authorizing annual contracts with McMahan Turf and Agronomics LLC and Outdoor Home Services Holding, LLC. DBA Trugreen Limited Partnership for the total estimated cost of $99,100.00 annually for on-call recreation field and greenspace maintenance.

Council Memo - Rec Field & Green Space Maint.pdf
RESOLUTION NO 2026-02-09-R01.pdf
Score Sheet .pdf

I. CEREMONIAL ITEMS

I1. **2026-030** Presentation recognizing Officer Lewis for receiving the Meritorious Conduct Bar.
City of Princeton Memo - Lewis Meritorious Conduct Bar 01.28.2026.pdf

J. EXECUTIVE SESSION

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- Project 41
- Project Queen

K. ACTION PERTAINING TO EXECUTIVE SESSION

L. PUBLIC HEARING

L1. ORD-2026-02-09-02 Conduct a public hearing and consider approving Ordinance No. 2026-02-09-02 of the City of Princeton from JB Princeton 1, LP for a Specific Use Permit for a Convenience Store with Gas Pumps at the northwest corner of S. Beauchamp Boulevard and Myrick Lane, in the City of Princeton, Collin County, Texas; and take appropriate action. Presented by Shai Roos, Director of Development Services.

SUP20253139 - Convenience store with gas pumps - CC Staff Report.pdf
EXHIBIT A - SUP Application.pdf
EXHIBIT B - Existing ORD-2025-11-10-06-SUP.pdf
EXHIBIT C - Zoning Notice Letter.pdf
EXHIBIT D - Concept Drawings.pdf
EXHIBIT E - Filed Plat - Princeton Business Park, Block A, Lots 1R & 2.pd
Exhibit F - Proposed Ordinance No. 2026-02-09-02.pdf
CC Power Point - SUP20253139.pptx

L2. ORD-2026-02-09-03 Conduct a public hearing and consider approving Ordinance No. 2026-02-09-03, of the City of Princeton regarding a request from FM75 Home, LLC for the voluntary annexation of property being a 1.311 acre tract of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166; and take appropriate action. Presented by Shai Roos, Director of Development Services.

CC Staff Report - Annexation - FM75 & CR 408_01272026.pdf
Exhibit A - Annexation Application.pdf
Exhibit B - Newspaper Notice.pdf
Exhibit C - Ordinance No. 2026-02-09-03.pdf
CC Power Point - 1.311-acre tract annexation.pptx

L3. ORD-2026-02-09-04 Conduct a public hearing and consider approving Ordinance No. 2026-02-09-04 of the City of Princeton as requested by the FM 75 Home LLC for a zoning amendment from AG to PD 23A on 1.311 acres situated at the northwest corner of FM 75 and CR 408, in the City of Princeton, Collin County, Texas; and take appropriate action. Presented by Shai Roos, Director of Development Services.

ZA20253154 - Rezone from AG to PD23A - CC Staff Report.pdf
EXHIBIT A - Zoning Application.pdf
EXHIBIT B - Notice Letter.pdf
EXHIBIT C - Concept Plan.pdf
EXHIBIT D - Existing PD 23A Ordinance.pdf
EXHIBIT E - Proposed ORD-2026-02-09-04.pdf
CC Power Point - ZA20253154.pptx

M. REGULAR AGENDA

M1. 2025-019 Consider approving Chris Cooper's voluntary resignation from his appointed office of Planning & Zoning Commission, Place 7; and take appropriate action.
012726_Memo - P&Z Place 7 Resignation.pdf
Resignation Email.pdf

M2. 2026-020 Consider appointing a City Councilmember as the Parks and Recreation Advisory Board liaison and take appropriate action.
City of Princeton Memo- Parks and Recreation Advisory Board Liason- 02 2026.pdf

M3. 2026-021 Consider approving the appointments and/or reappointments to the Zoning Board of Adjustments, and take appropriate action.
012726_Memo - ZBA Appointments.pdf

M4. 2026-022 Consider approving the appointments and/or reappointments to the Community Development Corporation, and take appropriate action.
CDC Reappointment Memo.pdf

M5. 2026-023 Consider approving the appointments and/or reappointments to the Economic Development Corporation, and take appropriate action.
EDC Reappointment Memo.pdf

M6. 2026-024 Consider approving the appointments and/or reappointments to the Library Advisory Board, and take appropriate action.
City of Princeton Memo - 01-26-2026 Council Meeting.pdf

M7. 2026-025 Consider approving the appointments and/or reappointments to the Planning and Zoning Commission, and take appropriate action.
Memo - P&Z Appointments and or Reappointments.pdf

M8. 2026-032 Consider accepting Councilmember Gerfers' resignation as Seat 4 on the City Council; and take appropriate action.

Gerfers Resignation (Signed).pdf

M9. ORD-2026-02-09 Consider approving Ordinance No. 2026-02-09, ordering and calling a special election to be held on May 2, 2026, for the purpose of filling a vacancy in the unexpired term of office for Seat 4 on the City Council; and take appropriate action.

Memo_-_Special_Election__Seat_4__Financial_Impact_updated.pdf
Princeton_-_Ordinance_Calling_Special_Election_-_Seat_4__May_2026_

M10. **2026-034** Consider a request from Shops at Cypress Bend LLC to replat a property being a 4.068-acre tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas; and take appropriate action. Presented by Shai Roos, Director of Development Services.
CC Staff Report R20253066 -Plaza Street 276 Addition - Denial_01272026.pdf
EXHIBIT A - Plat Application.pdf
EXHIBIT B - Exisiting Final Plat.pdf
EXHIBIT C - Replat.pdf
EXHIBIT D - Plaza Street 276 Addition - Review Letter.pdf
CC Power Point - R20253066_SJR.pptx

M11. **2026-035** Consider a request from Cope Equities to amend a preliminary plat for Block A, Lot 1, Monte Carlo McDonalds Addition, approved on August 11, 2025 into two commercial lots, Block A, Lots 4 and 5 Shoppes at Monticello, consisting of 4.099 acres situated at the southeast corner of FM 75 and Monticello Drive in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas; and take appropriate action.
CC Staff Report PL20263158 - Shoppes at Monticello - Denial.pdf
Exhibit A - Application.pdf
Exhibit B - Shoppes at Monticello Amending Preliminary Plat.pdf
Exhibit C - Previously Approved Preliminary Plat.pdf
Exhibit D - Review Letter.pdf
CC Power Point - PL20263158.pptx

M12. **2026-031** Update and presentation from Princeton Police Chief Waters regarding the 2025 Police Department Review Report, including racial profiling information.
City of Princeton Memo - 2025 Year End Review Report 02.09.2026.pdf
2025 PPD COP Annual Report.pdf

M13. **2026-026** Consider approving a request for items to be placed on a future agenda and NOT for discussion of these requests.

N. REPORT AGENDA

1. Next Regular City Council Meeting, Monday, February 23, 2026 @ 6:30 PM.
2. Next TIRZ Board Meeting, Monday, February 23, 2026 @ 8:30 PM.
3. Next Regular EDC Meeting, Tuesday, February 17, 2026, @ 6:00 PM.
4. Next Regular CDC Meeting, Wednesday, February 18, 2026, @ 6:00 PM.
5. Next Ad Hoc Committee Meeting, TBA, @ 6:30 PM.
6. Next HRC Review Committee Meeting, TBA @ 6:30 PM.
7. Next Special P&Z Meeting, Monday, February 17, 2026 @ 6:30 PM.
8. Next Library Advisory Board Meeting, Thursday, February 19, 2026 @ 6:30 PM.
9. Next Regular Parks and Rec Advisory Board Meeting, Tuesday, March 3, 2026 @ 6:00 PM.
10. J.J. Book Wilson Memorial Park Groundbreaking Ceremony, Thursday, February 19, 2026 @ 10:00 AM.

O. ADJOURNMENT

CERTIFICATION

I certify that the above notice of this meeting was posted at least three business days prior to the scheduled meeting time in accordance with the Open Meetings Act, on the bulletin board at Princeton Municipal Center.

Posted by: Amber Anderson Digitally signed by Amber Anderson Date: 2026.02.03 17:06:08 -06'00'

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(2).