City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, August 24, 2026 | **6:00 PM** | **Council Chambers**

PRE-COUNCIL MEETING 6:00 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. WORK SESSION AGENDA

C1. 2026-198 Presentation and discussion regarding the City of Princeton 2026 Water & Wastewater Master Plan Update, including projected water demands and wastewater flows, existing system conditions and capacity, identified infrastructure needs, proposed capital improvement projects, and near-term priorities to support the City's continued growth and long-term water and wastewater system reliability.

CC Memo -2026 Water & Wastewater Master Plan Update - 08.24.2026.p
2026-05-04-Princeton Wastewater Master Plan Report_Final.pdf
2026-05-04_Princeton Water Master Plan Report_Final.pdf
2026 Water & Wastewater Master Plan Presentation.pptx

D. 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.

E. 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:

- Administrative inquiry regarding budget expenditures.
- Sicily Laguna Azure, LLC v City of Princeton et al.

Deliberation regarding economic development negotiations pursuant to Texas Government Code § 551.087, including discussion of commercial or financial information received from, and the possible offer of financial or other incentives to, a business prospect seeking to locate, remain, or expand in or near the City of Princeton

- Project Red

F. ADJOURNMENT

REGULAR COUNCIL MEETING 6:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. INVOCATION

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 five (5) 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. 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.

G1. 2026-199 Consider the following City Council meeting minutes; and take appropriate action.
August 10, 2026, City Council Regular Meeting
CC WS & CC Regular Meeting Minutes 8.10.26.pdf

G2. ORD-2026-08-24-01 Consider Ordinance No. 2026-08-24-01 authorizing the negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing; and take appropriate action.

CC Memo-Atmos Energy Mid-Tex Settlement-08.24.2026.pdf
Ordinance No. 2026-08-24-01-Approving ACSC and Atmos Energy Mid-T Settlement.pdf
Exhibit A-CY25 MTX RRM - Tariffs.pdf
Exhibit B-CY25 MTX RRM - Pension Benchmark.pdf
Exhibit C-CY25 MTX RRM - Average Bill.pdf

G3. **2026-08-24-R01** Consider Resolution No. 2026-08-24-R01 denying SiEnergy Gas, LLC's Statement of Intent to Increase Rates Filing within the City; and take appropriate action.
CC Memo-SiEnergy Rate Denial Resolution-08.24.2026
Resolution No. 2026-08-24-R01-Denial Resolution SiEnergy Gas LLC Rat Case 2026.pdf

G4. **2026-196** Consider a Non-Standard Water and Wastewater Service Agreement ("NSSA") between the City of Princeton, Texas (the "City"), and D.R. Horton – Texas, Ltd. (the "Developer") for the Silvertrails Development; and take appropriate action.
CC Memo - Silvertrails NSSA - 08.24.2026.pdf
Non-Standard Water and Wastewater Service Agreement - D.R. Horton - Texas, Ltd. - Silvertrails.pdf

G5. **2026-197** Consider a Non-Standard Wastewater Service Agreement ("NSSA") between the City of Princeton, Texas (the "City"), and D.R. Horton – Texas, Ltd. (the "Developer") for the
Acorn South Development Phase 2; and take appropriate action.
CC Memo - Acorn NSSA - 08.24.2026.pdf
Non-Standard Water and Wastewater Service Agreement - Lennar - Acorı

H. CEREMONIAL ITEMS

H1. **2026-201** Presentation and recognition of officers receiving their Certificates of Merit. Presented by Police Chief James Waters.
CC Memo - Princeton Police Certificate of Merit - 08.24.2026.pdf

H2. **2026-202** Presentation and recognition of the Summer Reading Program winners and prize donors. Presented by Library Director Glenda Puckett.
CC Memo-2026 Summer Reading Program Recognition of Winners and Donors-08.24.2026.pdf

I. EXECUTIVE SESSION

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- Project Red

J. ACTION PERTAINING TO EXECUTIVE SESSION

K. PUBLIC HEARINGS

K1. ORD-2026-08-24-02 Consider approving Ordinance No. 2026-08-24-02 levying assessments for the costs of certain improvements to be provided in the Princeton-180 Public Improvement District; fixing a charge and lien against all properties within Phase #1 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 Phase #1 of the district; approving a service and assessment plan; providing a severability clause; and providing an effective date; and take appropriate action.
CC Memo-Princeton 180 Serenity PID Assessment Ordinance-08.24.2026
Ordinance No. 2026-08-24-02-Levy Assessment Princeton 180 Serenity PID.pdf
Exhibit A-Princeton 180 Serenity PID SAP-08.24.2026.pdf
CC Presentation-Princeton 180 Serenity PID Assessment Ordinance-08.24.2026.pptx

L. REGULAR AGENDA

L1. ORD-2026-08-24 Consider Ordinance No. 2026-08-24 authorizing the removal of the Texas Municipal Retirement System (TMRS) Statutory Maximum Contribution Rate Limit, also referred to by TMRS as the "Stat Max," effective September 1, 2026; and take appropriate action.
CC Memo - TMRS Stat Maximum Removal - 08.24.2026.pdf
CC Presentation - TMRS Stat Maximum - 08.24.2026.pptx
Ordinance No. 0206-08-24 Certificate for Ordinance TMRS.pdf
Exhibit A - Princeton Transmittal - Stat Max Removal Valuation Result.pdf
Exhibit B - TMRS 2027 Plan Provision Cost Impact.pdf

L2. 2026-195 Consider not entering into another year long Facility Usage Agreement with Arcadia Farms HOA; and take appropriate action.
CC Memo - Arcadia Farms HOA Facility Usage Agreement - 08.24.2026.p
Exhibit A, Facility Use Agreement.pdf
CC Presentation - Arcadia Farms - 08.24.2026.pptx

L3. 2026-200 Consider approving a request for items to be placed on a future agenda and NOT for discussion of these requests.

M. REPORT AGENDA

Next Special City Coouncil Meeting: Tuesday, September 8, 2026 @ 6:30 PM
Next Special Parks Advisory Board Meeting: Wednesday, September 9, 2026 @ 6:30 PM
Next Regular City Council Meeting: Monday, September 14, 2026 @ 6:30 PM
Next Regular EDC Meeting: Tuesday, September 15, 2026 @ 6:00 PM
Next Regular CDC Meeting: Wednesday, September 16, 2026 @ 6:00 PM
Next Regular Library Advisory Board Meeting: Thursday, October 15, 2026 @ 6:30 PM

N. 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: 2026.08.18 17:26:55 -05'00'

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).