City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, June 8, 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. 2026-132 Introduction of the Development Services Department Staff and Presentation of the Updated Development Process
CC Presentation - Development Process Update - 06.08.2026.pptx

C2. 2026-130 Discussion to amend Chapter 82. Zoning of the Princeton Code of Ordinances related to the Data Center Use; and provide future direction to staff
CC Memo - Data Center Use Amendment - 06.08.2026.pdf

C3. 2026-131 Roadway Status Update
CC Presentation-Streets Update-06.08.2026.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:

- **Pending or contemplated litigation EEOC/TWC complaint filed by James J. Wehmeier.**

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 Bread**

F. ADJOURNMENT

REGULAR COUNCIL MEETING 6:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. INVOCATION-WES BROWN

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. 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. 2026-140

- The library's Summer Reading program is in full swing! This year's theme, "Unearth a Story," underscores the joy of discovery that reading brings and that every person and every community has stories waiting to be found and shared

– through books, programs, and local knowledge. Visit princetontx.gov/SummerReading for more information!

- Celebrate Independence Day at Princeton's annual Freedom & Fireworks as we honor America's 250th anniversary! Join us on Saturday, June 27 for an action-packed evening with exciting activities, delicious food, live music, and plenty of photo-worthy moments. The night wraps up with an unforgettable drone show and a fireworks display lighting up the night sky. Special 250th anniversary swag will also be available while supplies last. Don't forget your clear bags! Visit princetontx.gov/FreedomAndFireworks for more information!

- Please join us in congratulating the 14 graduates of the 6th Citizens Police Academy Class of 2026! This 13-week program provides community members with firsthand experience and insight into the various divisions and operations of the Police Department through working scenarios, presentations, and interactive discussions.

Items of Community Interest - 06.08.2026.pdf

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. **2026-134** Consider the following City Council meeting minutes; and take appropriate action.
May 11, 2026, City Council Regular Meeting
May 26, 2026, City Council Special Meeting
CC Minutes-05.11.2026.pdf
CC Minutes-05.26.2026.pdf

H2. **2026-144** Consider a request from AFK Wash Investments, LLC to final plat a property being a 1.184-acre tract of land located at 1732 East Princeton Drive, Princeton, Texas; and take appropriate action.
CC Memo - Quick Splash Wash Final Plat - 06.08.2026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Updated Plat Application.pdf

H3. **2026-133** Consider a request from Forestar (USA) Real estate Group Inc. to final plat Crossmill Phase 1A; and take appropriate action
CC Memo-Crossmill Ph 1A Final Plat-06.08.2026.pdf
Exhibit A - Proposed Final Plat.pdf
Exhibit B - Approved Preliminary Plat.pdf

Exhibit C - Plat Application.pdf

H4. **2026-06-08-R01** Consider Resolution No. 2026-06-08-R01 suspending SiEnergy Gas, LLC's rate increase and approve the associated resolution; and take appropriate action.

CC Memo-SiEnergy Gas-06.08.2026.pdf
Resolution No. 2026-06-08-R01-SiEnergy Gas.pdf

H5. **2026-06-08-R06** Consider Resolution No. 2026-06-08-R06 authorizing submission of the FY25 FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant application and authorizing the City Manager to execute all necessary grant-related documents associated with the application and potential award administration; and take appropriate action.
CC Memo-SAFER Grant-06.08.2026.pdf
Resolution No. 2026-06-08-R06-SAFER Grant.pdf

H6. **2026-06-08-R07** Consider Resolution No. 2026-06-08-R07 of the City Council of the City of Princeton, Texas, Amending and Restating Resolution No. 2026-04-27-R06 Authorizing the City's Participation in the SB 224 Catalytic Converter Grant Program and Designating Certain Individuals Associated with Said Program; Providing for Repealing and Severability Clauses; Providing for an Effective Date; and Containing Other Matters Related Thereto, and take appropriate action.
CC Memo - Amended Resolution 2026-06-08-R07 - 06.08.2026 2.pdf
Resolution No. 2026-06-08-R07 Amending Res 2026-04-27-R06 (Catalyti
Converter Program Grant).pdf

I. CEREMONIAL ITEMS

I1. **2026-135** Recognize the Employee Experience Department for receiving the 2026 Human Resources Impact Award - Award of Distinction for cities with a population of 25,000 or more from the Texas Municipal Human Resources Association (TMHRA).
CC Memo-EXP TMHRA AWARD-06.08.26.pdf

J. EXECUTIVE SESSION

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- **Pending or contemplated litigation EEOC/TWC complaint filed by James J. Wehmeier.**

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 Bread**

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.

- **Litigation**

K. ACTION PERTAINING TO EXECUTIVE SESSION -Consider and take appropriate action on matters discussed in Executive Session.

L. PUBLIC HEARINGS

L1. ORD-2026-06-08 Public Hearing on Amendments to the Project Plan and Financing Plan for Tax Increment Reinvestment Zone Number Three and consider and act on an ordinance of approving a Fifth Amended and Restated Project Plan and Financing Plan For Tax Increment Reinvestment Zone Number Three; and take appropriate action.
CC Memo-Eastridge TIRZ 3-06.08.2026.pdf
Ordinance No. 2026-06-08-TIRZ #3 5th Amended PFP.pdf
CC Presentation-TIRZ 3 PFP Amendment-06.08.2026.pptx

L2. ORD-2026-06-08-01 Public Hearing on the Levy of Assessments in Eastridge PID for Improvement Areas Number 6A and 6B and consider an ordinance levying assessments for the costs of certain improvements to be provided in the Eastridge Public Improvement District Improvement Area No. 6 Project; fixing a charge and lien against all properties within Improvement Area Nos. 6A and 6B 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 Improvement Area Nos. 6A and 6B of the district; approving a service and assessment plan; providing a severability clause; and take appropriate action.
CC Memo-Eastridge PID Levy Assessment IA 6A & 6B-06.08.2026.pdf
Ordinance No. 2026-06-08-01-Eastridge Assessment IA 6A & 6B.pdf
CC Presentation-Eastridge Assessment Ordinance-06.08.2026.pptx

M. REGULAR AGENDA

M1. ORD-2026-06-08-02 Consider an ordinance authorizing the issuance of the "City of Princeton, Texas, Special Assessment Revenue Bonds, Series 2026 (Eastridge Public Improvement District Improvement Area No. 6 Project)"; approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewith;

making findings with respect to the issuance of such bonds; and take appropriate action.
CC Memo-Eastridge PID Rev Bond Ordinance-06.08.2026.pdf
Ordinance No. 2026-06-08-02-Eastridge PID Special Revenue Bond.pdf
CC Presentation-Eastridge PID Special Revenue Bond-06.08.2026.pptx

M2. **2026-142** Presentation by Lennar Homes providing updates on development within the Serenity Public Improvement District.
CC Presentation-Serenity PID-06.08.2026.pptx

M3. **2026-143** Consider an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances between the City of Princeton and Lennar Homes of Texas Land and Construction; and take appropriate action.

CC Memo-Princeton 180 Reimbursement Agreement-06.08.2026.pdf
Agreement-Lennar Homes for Construction and Funding of Authorized Improvements and Reimbursement-06.08.2026.pdf
CC Presentation-Serenity PID Reimbursement Agreement-06.08.2026.pp

M4. **2026-06-08-R** Consider Resolution 2026-06-08-R to issue a contract to Hayes Construction, LLC. for on-call road construction for one three-year term and two one-year renewals; and take appropriate action.
CC Memo-On-Call Road Construction-06.08.2026
Resolution No. 2026-06-08-R-On Call Road Construction
Score Tab - On Call Road Construction-06.08.2026
On-Call Road Construction Contract
CC Presentation-On-Call Road Construction-06.08.2026

M5. **2026-06-08-R02** Consider Resolution No. 2026-06-08-R02 establishing and adopting a Vehicle and Equipment Replacement Fund Policy; and take appropriate action.

CC Memo-VERF Policy-06.08.2026
Resolution No. 2026-06-08-R02-VERF Policy
EXHIBIT A-VERF Policy
CC Presentation-VERF Policy-06.08.2026

M6. **2026-06-08-R03** Consider Resolution 2026-06-08-R03 to approve and adopt the City's revised Purchasing Policy and Procedures; and take appropriate action.

CC Memo-Revise Purchasing Policy and Procedures-06.08.2026
Resolution No. 2026-06-08-R03
Exhibit A - Revised Purchasing Policy and Procedures
Exhibit B Apr 2024 Purchasing Policy and Procedures
Exhibit C - Senate Bill 1173
CC Presentation-Revise Purchasing Policy and Procedures-06.08.2026

M7. **2026-06-08-R04** Consider Resolution 2026-06-08-R04 authorizing a contract execution with EPT Commercial to perform Construction Project Management Services for the new Public Safety Building in a not-

to-exceed amount of $384,367.60; and take appropriate action.
CC Memo-Construction Project Mgmt Svs-06.08.2026
Resolution No 2026-06-08-R04-Construction Project Mgmt Svs
Proposal Summary-Construction Project Mgmt Svs
Score Tab-Construction Project Mgmt Svs
Contract Construction Project Management Services
CC Presentation-Construction Project Mgmt Svs-06.08.2025

M8. **2026-06-08-R05** Consider Resolution No. 2026-06-08-R05 authorizing a third contract amendment with EPT Commercial; and take appropriate action.
CC Memo - EPT Commercial - 06.08.2026.pdf
Resolution No. 2026-06-08-R05 - EPT Commercial.pdf
Exhibit A - EPT Commercial.pdf
CC Presentation - EPT Commercial - 06.08.26.pptx

M9. **2026-136** Consider the infrastructure installed within Whitewing Trails 3E; and take appropriate action.
CC Memo-Whitewing Trails 3E Infrastructure Acceptance-06.08.2026.pdf
Whitewing Trails Phase 3E Acceptance Letter
Utilities Infrastructure Maintenance Bond.pdf
Paving Maintenance Bond.pdf
CC Presentation-Whitewing Trails Phase 3E Infrastructure Acceptance-06.08.2026.pptx

M10. **2026-146** Consider the infrastructure installed within Whitewing 4A-1; and take appropriate action.
CC Memo-Infrastructure Acceptance Whitewing Phase 4A-1-06.08.2026.p
Whitewing Trails Phase 4A-1 Infrastructure Acceptance Letter.pdf
Whitewing Trails Phase 4A-1 Pavement Bonds.pdf
Whitewing Trails 4A-1 Water and Wastewater Maintenance Bonds.pdf
CC Presentation-Whitewing Phase 4A-1 Infrastructure Acceptance-06.08.2026.pptx

M11. **2026-141** Consider the infrastructure installed within Lowry Trails Phase 2; and take appropriate action.
CC Memo-Infrastructure Acceptance Lowry Trails Phase 2-06.08.2026.pd
Lowry Trails Phase 2 Acceptance Letter.pdf
Lowry Trails Phase 2 Maintenance Bond.pdf
CC Presentation-Lowry Trails Phase 2 Infrastructure Acceptance-06.08.2026.pptx

M12. **2026-137** Consider the infrastructure installed within Lowry Trails Phase 3; and take appropriate action.
CC Memo-Infrastructure Acceptance Lowry Trails Phase 3-06.08.2026.pd
Lowry Trails Phase 3 Infrastructure Acceptance Letter.pdf
Lowry Trails Phase 3 Utilities Maintenance Bond.pdf
CC Presentation-Lowry Trails Phase 3 Infrastructure Acceptance-06.08.2026.pptx

M13. **2026-138** Consider the infrastructure installed within Crossmill Phase 1A; and take appropriate action.
CC Memo-Infrastructure Acceptance Crossmill Phase 1A-06.08.2026.pdf
Crossmill Phase 1A Utilities Bond.pdf
Crossmill Paving Bonds.pdf
Crossmill Phase 1A Infrastructure Acceptance Letter.pdf

CC Presentation- Crossmill Phase 1A- 06.08.2026.pptx

M14. **2026-145** Discussion regarding the land selection for the future Princeton Police Department building and provide direction.
CC Memo - PPD Land - 06.08.2026.pdf
CC Presentation - PPD Land - 06.08.2026.pptx

M15. **ORD-2026-06-08-03** Consider an ordinance authorizing the issuance of a new ordinance establishing regulations for electric micro-mobility devices within the City.; consider approving and authorizing, and take appropriate action.
CC Memo - Ordinance 2026-06-08-03 -Electric Micromobility - 06.08.2026
Ordinance No. 2026-06-08-03 - Electric Micromobility Regulations - 06.08.2026.pdf
CC Presentation - Electric Micro-Mobility - 06.08.2026.pptx

M16. **ORD-2026-06-08-04** Discuss an ordinance reviewing the final draft of a modified ordinance incorporating proposed enhancements to the City's Sex Offender Ordinance and get direction.
CC Memo - Ordinance 2026-06-08-04 - Regulations of Sexual Offenders - 06.08.2026.pdf
Ordinance No. 2026-06-08-04 - Amending Ordinance - Regulation of Sexu Offenders 06.08.2026.pdf

M17. **2026-139** Consider approving a request for items to be placed on a future agenda and NOT for discussion of these request.

N. REPORT AGENDA

1. **Next Regular P&Z Meeting:** Monday, June 15, 2026 @ 6:30 PM
2. **Next Regular EDC Meeting:** Tuesday, June 16, 2026 @ 6:00 PM
3. **Next Regular CDC Meeting:** Wednesday, June 17, 2026 @ 6:00 PM
4. **Next Regular City Council Meeting:** Monday, June 22, 2026 @ 6:30 PM
5. **Freedom & Fireworks:** Saturday, June 27, 2026, 6:00 PM-10:00 PM, J.M. Caldwell Sr. Community Park
6. **Next Regular Parks Advisory Board Meeting:** Tuesday, July 7, 2026 @ 6:30 PM

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: 2026.06.02 17:22:58 -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).