City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, March 23, 2026 | **5:30 PM** | **Council Chambers**

PRE-COUNCIL MEETING 5:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. WORK SESSION AGENDA

C1. 2026-071 Discussion regarding creation of historical preservation committee.
CC Memo HPC.pdf

C2. 2026-072 Discussion of revised Council Relations Policy, Rules of Order, and Code of Ethics (Bylaws) for the City Council and all boards, commissions, and committees of the City.

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:

- **Settlement Agreement Regarding Jurisdictional Boundaries and Water and Sewer Service Territory with the City of McKinney**
- **Eastridge Development Agreement**
- **Whitewing Trails Development Agreement**

Section 551.087, Texas Government Code. Discuss or deliberate Economic Development Negotiations:

- **Project Homerun**

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 Search**

F. ADJOURNMENT

REGULAR COUNCIL MEETING 6:30 P.M.

A. CALL TO ORDER-MAYOR

B. ROLL CALL

C. INVOCATION-KELLY CARR

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. 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. 2026-03-23-R01

Consider approving Resolution No. 2026-03-23-R01, a contract renewal with 120Water, Inc., in the amount of $96,300.00 to provide a pipeline inventory software subscription and water data collection services through March 17, 2029, and take appropriate

action

City Council Memo Lead & Copper Compliance Monitoring.pdf
RESOLUTION NO. 2026-03-23-R01.pdf
EBR - 2026 Renewal (36 Months) - Princeton - TX.pdf

G2. **2026-059** Consider approving the following City Council meeting minutes; and take appropriate action.
March 2, 2026, City Council Special Meeting
March 9, 2026, City Council Regular Meeting
CC WS & CC Special Meeting Minutes 3.2.26.pdf
CC WS & CC Regular Meeting Minutes 3.9.26.pdf

G3. **2026-03-23-R04** Consider approving Resolution No. 2026-03-23-R04 acceptance and appropriation of $8,000 grant from The NRA Foundation Grant Program to be allocated for the purchase of Simunition 5.56mm Conversion Bolt Kit for AR15/M4/M16 Rifles for the Princeton Police Department and take appropriate action.
City of Princeton Memo - NRA Grant Resolution 2026-03-23-R04 03.23.2026.pdf
Resolution 2026-03-23-R04 NRA Grant.pdf

G4. **2026-03-23-R05** Consider approving Resolution No. 2026-03-23-R05 acceptance and appropriation of $93,000 grant from State Crisis Intervention Grant Program to be allocated for the FY27 Fiscal Year establishing a co-response model pairing a sworn officer with a civilian Licensed Professional Counselor (LPC) to provide timely, trauma-informed crisis intervention for the Princeton Police Department and take appropriate action.
City of Princeton Memo - State Crisis Intervention Grant Resolution 2026-23-R05 03.23.2026.pdf
Resolution 2026-03-23-R05 State Crisis Inrtervention Grant.pdf

G5. **2026-03-23-R06** Consider approving Resolution No. 2026-03-23-R06 acceptance and appropriation of $78,620 grant from Peace Officer Mental Health Grant Program to be allocated for the FY27 Fiscal Year establishing a multi-layered approach to officer wellness that includes peer support, professional wellness services, training, and data-informed program management for the Princeton Police Department and take appropriate action.
City of Princeton Memo - Peace Officer Mental Health Grant Resolution 2(03-23-R06 03.23.2026.pdf
Resolution 2026-03-23-R06 PO Mental Health Grant.pdf

G6. **2026-066** Consider approving a request from Shops at Cypress Bend LLC to replat Lot 2 Block 1 of Plaza Street 276 Addition into Lots 2R-1 and 2R-2, Block 1; and take appropriate action
CC Staff Report- Replat Plaza Street 276 Addition.pdf
EXHIBIT A - Proposed Replat.pdf
EXHIBIT B - Exisiting Final Plat.pdf

G7. **2026-067** Consider approving a request from Cope Equities LLC to amend the preliminary plat for Monte Carlo McDonalds Addition Block A, Lot 1 to Shoppes at Monticello, Block A, Lots 4 and 5; and take

appropriate action
CC Staff Report Prelim Plat Amendment - Shoppes at Monticello.pdf
EXHIBIT A - Shoppes at Monticello Amended Preliminary Plat.pdf
EXHIBIT B - Previously Approved Preliminary Plat.pdf

G8. **2026-03-23-R07** Consider approving Resolution No. 2026-03-23-R07, a request from Jonathan Rocha and Abigail Nakhro to remove a 7000 County Road 995 being a tract of land from the City's extraterritorial jurisdiction said property being 2.07 acres of land situated in the Jesse Stiff Survey, Abstract No. 792 and the Thomas A Rhodes Survey, Abstract No. 741, Collin County, Texas; and take appropriate action.
CC Memo.pdf
Resolution_No_2026-03-23-R07-_ETJ_Removal.pdf

G9. **2026-03-23-R08** Consider approving Resolution No. 2026-03-23-R08, a request from Antonella Vitolo to remove a 9950 CR 448 being a tract of land from the City's extraterritorial jurisdiction said property being 1.973 acres of land situated in the F De La Pina Survey, Abstract 689, Collin County, Texas; and take appropriate action.
CC Memo.pdf
Resolution_No_2026-03-23-R08-_ETJ_Removal.pdf

G10. **ORD-2026-03-23-03** Consider approving Ordinance No. 2026-03-23-03 adopting the Atmos Mid-Tex Rate Review Mechanism (RRM) Tariff and approving the associated ordinance; and take appropriate action.

Council Memo - Adoption of Mid-Tex RRM Tarriff.pdf
2026 ORDINANCE No. 2026-03-23-03 Approving Atmos Mid TexRRM Tariff.pdf
Attachment 1_CY24 MTX RRM - Tariffs.pdf
Attachment 2_CY24 MTX RRM - Pension Benchmark.pdf

H. CEREMONIAL ITEMS

H1. **2026-060**

Presentation and recognition of the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting awarded to the City of Princeton for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2024. This marks the twelfth consecutive year the City has received this recognition. Presented by Mayor Eugene Escobar Jr.

H2. **2026-061** Presentation and recognition of the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award awarded to the City of Princeton for its Fiscal Year 2024–2025 Adopted Budget. This marks the eleventh consecutive year the City has received this recognition. Presented by Mayor Eugene Escobar Jr.

H3. **2026-062** Presentation and recognition of the Certificate of Distinction awarded by the Government Treasurers' Organization of Texas (GTOT) to the City of Princeton for its Investment Policy adopted by City Council on November 10, 2025. This is the first time the City has received this certificate, recognizing the City's commitment to maintaining a comprehensive written investment policy. Presented by Mayor Eugene Escobar Jr.

H4. **2026-070** Presentation and recognition of Commendation to the Princeton Community Development Corporation. Presented by Police Chief James Waters.
City of Princeton Memo - CDC Letter of Commendation 03.10.2026.pdf

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- **City Manager Search**

J. ACTION PERTAINING TO EXECUTIVE SESSION

K. PUBLIC HEARINGS

K1. **ORD-2026-03-23-01** Conduct a public hearing and consider approving Ordinance No. 2026-03-23-01 of the City of Princeton as requested by 599 W. Princeton LP for a zoning amendment to PD 12 on 15.157 acres situated near at 599 W Princeton Drive, in the City of Princeton, Collin County, Texas; and take appropriate action. Presented by Shai Roos, Director of Development Services.
CC Staff Report - Ironwood Apts.pdf
Exhibit E - ORD-2026-03-23-01.pdf
Exhibit A - Newspaper Notice.pdf

Exhibit B - Letter_of_Intent_Blom_Capital.pdf
Exhibit C - Original PD 12.pdf
Exhibit D - Redlined version of PD 12 from Blom Capital showing their requests.pdf
CC Power Point - Ironwood Apts.pptx

K2. **ORD-2026-03-23-02** Conduct a public hearing and consider approving Ordinance No. 2026-03-23-02 of the City of Princeton rezoning property at 1503 Longneck Road, consisting of approximately 1.00 acre land from Single Family Estate (SF-E) to Planned Development 46 (PD 46); and take appropriate action. Presented by Shai Roos, Director of Development Services.

CC Staff Report - 1503 Longneck.pdf
Exhibit A - Mailed Notice.pdf
Exhibit B - Newspaper Notice.pdf
Exhibit C - Concept Plan.pdf
Exhibit D - PD-46 Ordinance.pdf
Exhibit E - Draft Ordinance.pdf
Exhibit F - Opposition Letter.pdf
CC Power Point.pptx

L. REGULAR AGENDA

L1. **2026-03-23-R02**

Consider approving Resolution No. 2026-03-23-R02 accepting the City of Princeton's Annual Comprehensive Financial Report, Single Audit Report, and Independent Audit Report for the fiscal year ended September 30, 2025, and take appropriate action.

Council Memo - FY2025 ACFR.pdf
Princeton - Resolution 2026-03-23-R02 (FINAL).pdf
Princeton, Tx Annual Comprehensive Financial Report 2025.pdf
Required Communication with Governance 2025.pdf
Princeton Single Audit Report 2025.pdf
City Council Presentation 2025 - Princeton.pptx

L2. **2026-063** Presentation and discussion to accept the City's Popular Annual Financial Report for the Fiscal Year Ended September 30, 2025, and take appropriate action.

Council Memo - FY2025 PAFR.pdf
City of Princeton, Tx PAFR 2025.pdf

L3. **2026-03-23-R03** Consider approving Resolution No. 2026-03-23-R03 determining costs and calling a public hearing to consider an ordinance levying assessments on Improvement Area #3C located within the Whitewing Trails Public Improvement District No. 2; directing the publication and mailing of notice of such public hearing; and take appropriate action.

Princeton Whitewing Trails - Memo re CDR March 23 2026.pdf
Resolution CDR and Calling Public Hearing on Assessments (Whitewing Trails PID IA 3C (March 23 2026).pdf
Princeton Whitewing Trails - Powerpoint re CDR March 23 2026.pptx

L4. **2026-03-23-R09** Consider approving Resolution No. 2026-03-23-R09, approving a revised Council Relations Policy, Rules of Order, and Code of Ethics (Bylaws) for the City Council and all boards, commissions, and committees of the City; and take appropriate action.

Memo_-_Amended_Bylaws.pdf
Princeton_Resolution_-_Amended_CC_Bylaws__March._2026_.pdf
Amended_Bylaws__REDLINE___AHC_Approved_-_12.18.25_.pdf
Amended Bylaws (REDLINE) (AHC Approved-12.18.25) (3.9.26 CC Comments Added).pdf
Amended Bylaws (CLEAN) (AHC Approved-12.18.25)(3.9.26 CC Comme Added).pdf

L5. **2026-069** Consider approving a Non-Standard Wastewater Service Agreement with GRBK Edgewood LLC and Meritage Homes of Texas, LLC for the Tivoli Development, which wastewater service thereunder is conditioned upon obtaining written consent from the City of McKinney; and take appropriate action.
Memo - Tivoli NSSA.pdf
NSSA (Tivoli) - PRN GRBK (Sewer Only) (03.12.26) (wEXs).pdf

L6. **2026-068** Consider acceptance of Eastridge South Phase I Lift Station and Public Improvements; and take appropriate action. Presented by Preston Jones, Assistant Director of Public Works
Infrastructure Acceptance Memo.pdf
Engineers Certificate of Satisfactory Completion.pdf

L7. **2026-064** Consider approving a request for items to be placed on a future agenda and NOT for discussion of these requests.

M. REPORT AGENDA

1. Next Regular P&Z Meeting: Monday, April 6, 2026 @ 6:30 PM
2. Next Regular Parks and Rec Board Meeting: Tuesday, April 7, 2026 @ 6:30 PM
3. Next Regular City Council Meeting: Monday, April 13, 2026 @ 6:30 PM
4. Next Regular CDC Meeting: Wednesday, April 15, 2026 @ 6:00 PM
5. Next HRC Review Committee Meeting: Thursday, April 16, 2026 @ 6:30 PM
6. Next Library Advisory Board Meeting: Thursday, April 16, 2026 @ 6:30 PM
7. Next Regular EDC Meeting: Tuesday, April 21, 2026 @ 6:00 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: 2026.03.17 16:37:40 -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).