City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Special Meeting

Tuesday, May 26, 2026 | **6:00 PM** | **Council Chambers**

PRE-COUNCIL SPECIAL MEETING 6:00 P.M.

A. CALL TO ORDER - MAYOR

B. ROLL CALL

C. WORK SESSION AGENDA

C1. 2026-124 Roadway Status Update
CC Presentation-Streets Update-05.26.2026.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-05.26.2026.pdf

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:

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

SPECIAL 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. 2026-119 Consider the following City Council meeting minutes; and take appropriate action.
May 11, 2026, City Council Regular Meeting
CC Minutes-05.11.2026.pdf

G2. 2026-05-26-R Consider Resolution No. 2026-05-26-R suspending SiEnergy Gas, LLC's rate increase and approve the associated resolution; and take appropriate action.

CC Memo-SiEngergy Gas-05.26.2026.pdf
Resolution No. 2026-05-26-R-SiEnergy Gas.pdf

G3. **2026-05-26-R07** Consider Resolution No. 2026-05-26-R07, a request from Midnight Land Corp to remove 3646 County Road 444, Princeton, Texas from the City of Princeton's extraterritorial jurisdiction, said property being 11.980-acre tract of land situated in the Sarah D Terry Survey, Abstract No 890, Collin County, Texas; and take appropriate action.
CC Memo - ETJ Removal - 05.26.2026
Resolution No. 2026-05-26-R07-ETJ Removal Midnight Land Corp.pdf
Exhibit A -Property Depiction.pdf
Exhibit B - ETJ Removal Petition.pdf

G4. **2026-05-26-R08** Consider Resolution No. 2026-05-26-R08 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 - 05.26.2026.pdf
Resolution No. 2026-05-26-R08 - FEMA SAFER GRANT.pdf

H. CEREMONIAL ITEMS

H1. **2026-123** Recognize the 14 graduates of its first 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.

H2. **2026-120** 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-05.26.26.pdf

I. 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:

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**

J. ACTION PERTAINING TO EXECUTIVE SESSION

K. SPECIAL AGENDA

K1. 2026-05-26-R01

Consider Resolution No. 2026-05-26-R01 establishing and adopting a Vehicle and Equipment Replacement Fund Policy; and take appropriate action.

CC Memo-VERF Policy-05.26.2026.pdf
RESOLUTION NO. 2026-05-26-R01-VERF Policy.pdf
EXHIBIT A-VERF Policy.pdf
CC Presentation-VERF Policy-05.26.2026.pptx

K2. 2026-05-26-R02

Consider Resolution No. 2026-05-26-R02, the City's revised Purchasing Policy and Procedures; and take appropriate action.

CC Memo-Purchasing Policy and Procedures Update-05.26.2026.pdf
Resolution No. 2026-05-26-R02-Purchasing Policy and Procedures.pdf
Exhibit A - Revised Purchasing Policy and Procedures.pdf
April 2024 Purchasing Policy and Procedures.pdf
Senate Bill 1173.pdf
CC Presentation-Purchasing Policy-05.26.2026.pptx

K3. 2026-128

Presentation by Lennar Homes providing updates on development within the Serenity Public Improvement District.
CC Presentation-Serenity PID-05.26.2026.pptx

K4. 2026-129

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-05.26.2026.pdf
Agreement-Lennar Homes for Construction and Funding of Authorized Improvements and Reimbursement-05.26.2026.pdf
CC Presentation-Serenity PID Reimbursement Agreement-05.26.2026.pp

K5. 2026-05-26-R03

Consider Resolution 2026-05-26-R03 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 taking appropriate action.

CC Memo-Construction Project Mgmt Svs-05.26.2026.pdf
Resolution No. 2026-05-26-R03-Construction Project Mgmt Svs.
Construction Project Mgmt Svs.-Proposal Summary
Construction Project Mgmt Svs.-Score Tab
CC Presentation-Construction Project Mgmt Svs.-05.26.2026

K6. 2026-05-26-R06

Consider Resolution No. 2026-05-26-R06 authorizing a third contract amendment with EPT Commercial; and take appropriate action.

CC Memo - EPT Commercial - 05.26.2026
Resolution No. 2026-05-26-R06 - EPT Commercial
Exhibit A-EPT Commercial
CC Presentation - Construction Project Mgmt Svs - 05.26.2026

K7. **2026-125** Consider the infrastructure installed within Whitewing 4A-1, and take appropriate action. Presented by Preston Jones, Interim Director of Public Works.
CC Memo-Infrastructure Acceptance Whitewing Phase 4A-1-05.26.2026.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-05.26.2026.pptx

K8. **2026-127** Consider the infrastructure installed within Lowry Trails Phase 2, and take appropriate action. Presented by Preston Jones, Interim Director of Public Works.
CC Memo-Infrastructure Acceptance Lowry Trails Phase 2-05.26.2026.pd
Lowry Trails Phase 2 Acceptance Letter.pdf
Lowry Trails Phase 2 Maintenance Bond.pdf
CC Presentation-Lowry Trails Phase 2 Infrastructure Acceptance-05.26.2026.pptx

K9. **2026-126** Discussion regarding the proposed land selection for the future Princeton Police Department building and provide direction to staff as deemed appropriate by the City Council.
CC Memo - PPD Land - 05.26.2026.pdf
CC Presentation - PPD Land - 05.26.2026.pptx

K10. **2026-121** Consider approving a request for items to be placed on a future agenda and NOT for discussion of these request.

L. REPORT AGENDA

1. **Next Regular P&Z Meeting:** Monday, June 1, 2026 @ 6:30 PM
2. **Next Regular Parks Advisory Board Meeting:** Tuesday, June 2, 2026 @ 6:30 PM
3. **TIRZ Board Meeting:** Monday, June 8, 2026 @ 5:30 PM
4. **Next Regular City Council Meeting:** Monday, June 8, 2026 @ 6:30 PM
5. **Next Regular EDC Meeting:** Tuesday, June 16, 2026 @ 6:00 PM
6. **Next Regular CDC Meeting:** Wednesday, June 17, 2026 @ 6:00 PM
7. **Council Strategic Planning Retreat:** Friday, June 26, 2026 @ 9:00 AM
8. **Freedom & Fireworks:** Saturday, June 27, 2026, 6:00 PM-10:00 PM, J.M. Caldwell Sr. Community Park

M. 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: 2026.05.19 14:44:46 -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).