City of Princeton

Princeton Municipal Center
2000 East Princeton Drive
Princeton, Texas 75407

Meeting Agenda

City Council Regular Meeting

Monday, August 10, 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. 2026-185 Discussion regarding City Council decorum, meeting conduct, and expectations for elected officials.
CC_Presentation-Council_Conduct-08.10.2026.pptx

C2. 2026-188 Discuss Fiscal Year 2026-2027 Proposed Annual Budget.
CC Presentation-Council Budget Workshop-08.10.2026.pptx
CC Presentation-Budget Workshop-08.10.2026.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:

- **North Collin Special Utility District v. City of Princeton, Texas**

F. 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 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

G1. 2026-186

• The Lois Nelson Public Library is currently accepting student volunteers who need to earn hours for NJHS or NHS. Parent approval and liability form are required. Visit https://princetontx.gov/212/Volunteers for more information and to fill out the form.

• Join us from 8-10 a.m. (summer hours) every second Saturday of the month as we maintain and support the community garden at J.M. Caldwell Sr. Community Park! We'll offer hands-on opportunities focused on native and drought-tolerant gardening, composting, water conservation, and general garden maintenance. For more information or to volunteer, please email dvickers@princetontx.us

• Texas summers bring plenty of sunshine, but extreme heat and increased time around water can create serious safety risks. Staying hydrated, recognizing the signs of heat-related illness, practicing water safety, and keeping a close eye on loved ones can help everyone enjoy the season safely. Check out our Summer Safety page for more information about summer heat safety and drowning prevention: www.princetontx.gov/SummerSafety

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. **2026-183** Consider the following City Council meeting minutes; and take appropriate action.
July 24, 2026, City Council Budget Retreat Meeting
July 27, 2026, City Council Regular Meeting
CC Budget Retreat Meeting Minutes 07.24.2026.pdf
CC WS & CC Regular Meeting Minutes 07.27.2026.pdf

H2. **ORD-2026-08-10-01** Consider Ordinance No. 2026-08-10-01 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 1 and 2 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Arcadia Farms PID Phase #1-2 SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-01 Arcadia Farms PID Phase #1-2 SAP 2026-Exhibit A-Arcadia Farms PID Phase #1-2 Annual SAP Update 2026-2027.

H3. **ORD-2026-08-10-02** Consider Ordinance No. 2026-08-10-02 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 3 and 4 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Arcadia Farms PID Phase #3-4 SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-02 Arcadia Farms PID Phase #3-4 SAP 2026-Exhibit A-Arcadia Farms PID Phase #3-4 Annual SAP Update 2026-2027.

H4. **ORD-2026-08-10-03** Consider Ordinance No. 2026-08-10-03 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 5, 6 and 7 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Arcadia Farms PID Phase #5-7 SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-03 Arcadia Farms PID Phase #5-7 SAP 2026-Exhibit A-Arcadia Farms PID Phase #5-7- Annual SAP Update 2026-2027

H5. **ORD-2026-08-10-04** Consider Ordinance No. 2026-08-10-04 approving the 2026-27 annual update to the service and assessment plan and assessment roll for Arcadia Farms Public Improvement District (Phases 8 and 9 Project) including the collection of the 2026-27 annual installments; and take appropriate action.
CC Memo-Arcadia Farms PID Phase #8-9 SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-04 Arcadia Farms PID Phase #8-9 SAP 2026-Exhibit A-Arcadia Farms PID Phase #8-9 Annual SAP Update 2026-2027.

H6. **ORD-2026-08-10-05** Consider Ordinance No. 2026-08-10-05 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Brookside Public Improvement District (Phase 1 Project and Phases 2-3 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.

CC Memo-Brookside PID Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-05 Brookside PID SAP 2026-2027
Exhibit A-Brookside Annual SAP Update 2026-2027.pdf

H7. **ORD-2026-08-10-06** Consider Ordinance No. 2026-08-10-06 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Crossroads Public Improvement District (Major Improvement Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Crossroads PID Annual SAP Update 2026-2027-08.10.2026.pd
Ordinance No. 2026-08-10-06 Crossroads PID SAP 2026-2027
Exhibit A-Crossroads PID Annual SAP Update 2026-2027.pdf

H8. **ORD-2026-08-10-07** Consider Ordinance No. 2026-08-10-07 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Eastridge Public Improvement District (Improvement Area Projects 1-6) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Eastridge Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-07 Eastridge PID SAP 2026-2027
Exhibit A-Eastridge PID Annual SAP Update 2026-2027.pdf

H9. **ORD-2026-08-10-08** Consider Ordinance No. 2026-08-10-08 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Sicily Public Improvement District (Improvement Area 1 Project and Major Improvement Area Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Sicily PID Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-08 Sicily PID SAP 2026-2027
Exhibit A-Sicily PID Annual SAP Update 2026-2027.pdf

H10. **ORD-2026-08-10-09** Consider Ordinance No. 2026-08-10-09 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Southridge Public Improvement District (Improvement Area 1 Project, Improvement Area 2 Project, Improvement Area 3 Project, and Improvement Area 4 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Southridge Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-09 Southridge PID SAP 2026-2027
Exhibit A-Southridge PID 2026-2027 Annual SAP Update.pdf

H11. **ORD-2026-08-10-10** Consider Ordinance No. 2026-08-10-10 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Westridge Public Improvement District (Improvement Area 1 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Westridge PID Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-10 Westridge PID SAP 2026-2027
Exhibit A-Westridge PID Annual SAP Update 2026-2027.pdf

H12. **ORD-2026-08-10-11** Consider Ordinance No. 2026-08-10-11 authorizing the 2026-2027 annual update to the service and assessment plan and

assessment roll for Whitewing Trails Public Improvement District No. 2 (Phase 1 Project and Phases 2-6 Major Improvement Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Whitewing Trails PID No. 2 Annual SAP Update Phase 1 and Phase 2-6 Major Improvement-08.10.2026.pdf
Ordinance No. 2026-08-10-11 Whitewing Trails PID 2 Ph 1 & Phase 2-6 I/
Exhibit A-Whitewing Trails PID 2 Phase #1 and 2-6 IA Annual SAP Updat 2026-2027.pdf

H13. **ORD-2026-08-10-12** Consider Ordinance No. 2026-08-10-12 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Whitewing Trails Public Improvement District Number Two (Phase 2 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Whitewing Trails PID No. 2 Annual SAP Update Phase 2 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-12 Whitewing Trails PID 2 Phase 2 SAP 2026-2027
Exhibit A-Whitewing Trails PID 2 Phase #2 Annual SAP Update 2026-2027.pdf

H14. **ORD-2026-08-10-13** Consider Ordinance No. 2026-08-10-13 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Whitewing Trails Public Improvement District Number Two (Improvement Areas 3A-3C Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Whitewing Trails PID No. 2 IA 3A-3C Annual SAP Update 2026 2027-08.10.2026.pdf
Ordinance No. 2026-08-10-13 Whitewing Trails PID 2 IA 3A-3C SAP 2026 2027
Exhibit A-Whitewing Trails PID 2 IA 3A-3C Annual SAP Update 2026-202

H15. **ORD-2026-08-10-14** Consider Ordinance No. 2026-08-10-14 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Winchester Public Improvement District No. 1 (Phases 1 - 2 Project and Phases 3 - 4 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Winchester PID Annual SAP Update 2026-2027-08.10.2026.pd
Ordinance No. 2026-08-10-14 Winchester PID SAP 2026-2027
Exhibit A-Winchester PID 2026-2027 SAP Update.pdf

H16. **ORD-2026-08-10-15** Consider Ordinance No. 2026-08-10-15 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Winchester Public Improvement District Number Two including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Winchester PID No.2 Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-15 Winchester PID 2 SAP 2026-2027
Exhibit A-Winchester No. 2 2026-2027 SAP Update.pdf

H17. **ORD-2026-08-10-16** Consider Ordinance No. 2026-08-10-16 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Winchester Crossing Public Improvement District Number Three (Improvement Areas 1, 2 and 3) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Winchester PID No. 3 Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-16 Winchester PID 3 SAP 2026-2027
Exhibit A-Winchester No. 3 PID Annual SAP Update 2026-2027.pdf

H18. **ORD-2026-08-10-17** Consider Ordinance No. 2026-08-10-17 authorizing the 2026-2027 annual update to the service and assessment plan and assessment roll for Windmore Public Improvement District (Improvement Area 1 Project, Improvement Area 2 Project, and Improvement Area 3 Project) including the collection of the 2026-2027 annual installments; and take appropriate action.
CC Memo-Windmore Annual SAP Update 2026-2027-08.10.2026.pdf
Ordinance No. 2026-08-10-17 Windmore PID SAP 2026-2027
Exhibit A-Windmore PID Annual SAP Update 2026-2027.pdf

H19. **2026-189** Consider the Submission of the 2026 No-New Revenue Tax Rate of $0.445102 per $100 Taxable Value and the Voter-Approval Tax Rate of $0.441143 per $100 Taxable Value; and take appropriate action.
CC Memo-Submission of 2026 Tax Rate-08.10.2026.pdf
2026 Tax Rate Calculation Worksheet Princeton City.pdf

H20. **2026-190** Consider the scheduling of a public hearing regarding the 2026 City of Princeton Property Tax Rate on Monday, August 17, 2026, at 6:30p.m. at Princeton Municipal Center, 2000 E. Princeton Drive, Princeton, Texas 75407; and take appropriate action.
CC Memo-Setting Public Hearing Notice-08.10.2026.pdf

H21. **2026-191** Consider the infrastructure installed within Eastridge Phase 8; and take appropriate action.
CC Memo - Infrastructure Acceptance - 08.10.2026.pdf
Eastridge Phase 8 infrastructure acceptance letter.pdf
Eastridge Phase 8 - Paving Maintenance Bond.pdf
Eastridge Phase 8 - Water. Wastewater, Drainage Maintenance Bond.pdf

H22. **2026-192** Consider a Non-Standard Wastewater Service Agreement ("NSSA") between the City of Princeton, Texas (the "City"), and D.R. Horton Texas, LTD (the "Owner") for the Suncrest Development; and take appropriate action.
CC Memo - Suncrest First Amendment NSSA - 08.10.2026.pdf
First Amendment to Wastewater Non-Standard Service Agreement - Princ
Tickey Creek MUD - Suncrest.pdf

H23. **2026-193** Consider a Second Amendment to the Interlocal Non-Standard Wastewater Service Agreement ("NSSA") between the City of Princeton, Texas (the "City"), and the City of Lowry Crossing, Texas ("Lowry Crossing"); and take appropriate action.
CC Memo - Lowry Crossing Second Amendment to Interlocal NSSA -

08.10.20261.pdf
SECOND AMENDMENT TO INTERLOCAL NON-STANDARD AGREEME
REGARD.pdf

H24. **2026-194** Consider an Interlocal Cooperation Agreement ("ILA") between the City of Princeton, Texas (the "City"), and Collin County, Texas ("County"), for roadway and bridge maintenance and improvement services, and authorize the City Manager to execute the agreement; and take appropriate action.
CC Memo - Collin County_Princeton Road & Bridge ILA - 08.10.2026.pdf
Attachment A - Interlocal Cooperation Agreement Between the City of Princeton and Collin.pdf
Attachment B - Collin County Roadway Policy (Court Order No. 2021-109-01).pdf

I. CEREMONIAL ITEMS

I1. **2026-184** Presentation by Lisa Montgomery of Collin County Toys for Tots recognizing the City of Princeton for winning last year's Toys for Tots Challenge and presenting the City with the traveling T4T train.

I2. **2026-0185** Presentation and recognition of officers receiving their RISE awards. Presented by Police Chief James Waters.
CC Memo - Princeton Police RISE Awards - 08.10.2026.pdf

J. 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:

- **North Collin Special Utility District v. City of Princeton, Texas**

K. ACTION PERTAINING TO EXECUTIVE SESSION

L. PUBLIC HEARINGS

L1. **ORD-2026-08-10-28** Conduct a public hearing, receive public testimony, discuss the Draft Comprehensive Plan; and take appropriate action.
CC Memo - Comprehensive Plan - 08.10.2026.pdf
Exhibit A - Draft Comprehensive Plan.pdf
Exhibit B - Appendix A and B - Existing Conditions Report and Existing Pl
Review.pdf
Exhibit C - Appendix C - Public Engagement Summary.pdf
Exhibit D - Appendix D - Economic and Market Analysis.pdf
Ordinance No. 2026-08-10-28.pdf

L2. **ORD-2026-08-10-27** Conduct a public hearing, receive public testimony, discuss, and consider recommending amendments to Chapter 82 of the Princeton Code of Ordinances to limit data center location to the M-2 Heavy Manufacturing District with a Specific Use Permit,

adopt a revised definition for data centers, and establish use-specific development standards for data center use; and take appropriate action
CC Memo - Data Center Regulations - 08.10.2026.pdf
Ordinance No. 2026-08-10-27.pdf

L3. **2026-191** Conduct a public hearing, receive public comments on the proposed FY2026-2027 Annual Budget for the City of Princeton; and take appropriate action.
CC Memo-FY2026-2027 Annual Budget Public Hearing-08.10.2026.pdf
Notice of Public Hearing.pdf
CC Presentation-Budget Public Hearing FY2026-2027.pptx

M. REGULAR AGENDA

M1. **2026-08-10-R01**
Consider Resolution No. 2026-08-10-R01 to authorize a contract with Peachtree Recovery Services, Inc., for property damage recovery services; and take appropriate action.

CC Memo-Property Damage Recovery Services-08.10.26
Resolution Number 2026-08-10-R01
Score Tab
Draft Contract
CC Presentation-Property Recovery Services-08.10.2026

M2. **2026-182** Consider the establishment of a non-resident library card fee; and take appropriate action.
CC Memo - Non-Resident Library Card Fee - 08.10.2026.pdf
CC Presentation-Non-Resident Library Card Fees - 08.10.2026 .pptx

M3. **ORD-2026-08-10-18** Consider Ordinance No. 2026-08-10-18, Establishing the 2026 Certified Appraisal Roll; and take appropriate action.
CC Memo-Establishing 2026 Certified Appraisal Roll - 08.10.2026.pdf
Ordinance No. 2026-08-10-18 Establish 2026 Certified Appraisal Roll.pdf
CC Presentation-2026 Certified Appraisal Roll-08.10.2026.pptx

M4. **2026-08-10-R02** Consider Resolution No. 2026-08-10-R02, Setting the Proposed Tax Rate and Establishing Public Hearing Date; and take appropriate action.

CC Memo-Setting Tax Rate and Public Hearing Date-08.10.2026.pdf
Resolution No. 2026-08-10-R02 Setting Tax Rate and Public Hearing Dat
CC Presentation-Tax Rate and Public Hearing-08.10.2026.pptx

M5. **ORD-2026-08-10-25** Consider Ordinance No. 2026-08-10-25 amending Chapter 22, “Courts,” Article I, “In General,” Section 22-7, “Imposition, Collection, and Enforcement of Costs and Fees,” of the City of Princeton Code of Ordinances by authorizing convenience, service, or processing fees for municipal court obligations paid by credit card, debit card, or other electronic payment methods and an administrative fee related to deferred disposition of a judgment; and take appropriate action.
CC Memo-Proposed Ordinance Amendment-08-10-2026.pdf
Ordinance No. 2026-08-10-25-Proposed Ordinance Amendment Deferred

Disposition Payment Processing .pdf

M6. **ORD-2026-08-10-26** Consider an Ordinance No. 2026-08-10-26 ordering and calling the City of Princeton General Election to be held on November 3, 2026, for the purpose of electing two Council Members for Places 6 and 7; providing for polling locations, election officials, early voting, voting by mail, a runoff election, candidate filings, and other procedures necessary to conduct the election; and take appropriate action.

CC Memo - Ordering General Election-08.10.2026.pdf
Ordinance No. 2026-08-10-26 Ordinance Ordering General Election November 2026.pdf
Ordinance No. 2026-08-10-26 Ordinance Ordering Election November 20
Spanish Version .pdf
Exhibit A-Early Voting Calendar.pdf
Exhibit B-Election Day Locations.pdf

M7. **2026-08-10-R03** Consider approving Resolution No. 2026-08-10-R03, a Resolution accepting and acknowledging the terms and conditions of the Settlement and Release Agreement between North Collin Special Utility District and the City of Princeton, Texas; authorizing the City Manager or his designee to execute the Agreement; and providing an effective date, and take appropriate action.

Resolution No. 2026-08-10-R03-Settlement Agreement and Release betw
North Collin SUD and Princeton.pdf

M8. **2026-181** 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 Special City Council Meeting: Monday, August 17, 2026 @ 6:30 PM
2. Next Regular EDC Meeting: Tuesday, August 18, 2026 @ 6:00 PM
3. Next Special P&Z Meeting: Tuesday, August 18, 2026 @ 7:00 PM
4. Next Regular CDC Meeting: Wednesday, August 19, 2026 @ 6:00 PM
5. Next Regular Library Advisory Board Meeting: Thursday, August 20, 2026 @ 6:30 PM
6. Next Regular City Council Meeting: Monday, August 24, 2026 @ 6:30 PM
7. Next Regular Parks Advisory Board Meeting: Tuesday, September 1, 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: 2026.08.04 16:16:02 -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).