NOTICE OF REGULAR MEETING CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
July 26, 2021

The City Council of the City of Princeton will meet in Regular Meeting Session on July 26, 2021 at 6:30 PM Princeton City Hall 123 West Princeton Drive Princeton, TX 75407 to discuss the following

Honorable Brianna Chacon,
Mayor

Honorable Steven Deffibaugh,
Mayor Pro Tempore, Place 5

David Kleiber,
Councilmember, Place 1

Mike Robertson,
Councilmember, Place 2

Bryan Washington,
Councilmember, Place 3

Keven Underwood,
Councilmember, Place 4

CALL TO ORDER

ROLL CALL

Brianna Chacon
Steven Deffibaugh
David Kleiber
Mike Robertson
Bryan Washington
Keven Underwood

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN APPEARANCE

Citizens are allowed 3 minutes to speak. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statements of specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry.

MAYORS COMMENTS

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.

Minutes
Discussion and possible action regarding the minutes of the July 12, 2021 Regular City Council Meeting.
CC Minutes 07-12-21.doc

Final Plat (Arcadia Farms/Cypress Bend Parkway)
FP20191509 Discussion and Possible action regarding a request from Lennar Homes of Texas Land and Construction, Ltd., for final plat approval of a 3.461 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas.
FP20191509 Cypress Bend Staff Report and Council Recommendation.pdf

Princeton Chamber of Commerce
Discussion and possible action regarding ratifying the $4,000 cost for the Princeton Relocation Guide/Membership Directory.

Civil Engineering Services (IPO#142)
Discussion and possible action regarding FY 2021-2022 on-call Civil Engineering Services contract between Kimley-Horn and Associates, Inc and the City of Princeton.
20210721_IPO#142 Fiscal Year 2021-2022 On-Call_KSG.pdf

Budget Adjustment (FY22)
Discussion and possible action regarding FY 22 budget adjustments for the City of Princeton.
Budget Adj v7.26.2021.pdf

REGULAR AGENDA

2021-158 **Public Hearing**
Second public hearing regarding a request from 380 Forest Grove Property, LP for a zone map amendment for Planned Development for property being a 24.80 acre tract of land situation in the David Cherry Survey, Abstract No. 166, City of Princeton, Collin County, Texas.

2021-159 **Economic Development Corporation**
Discussion and possible action regarding the appointment of Pat Sheehan to the Economic Development Corporation, Place 5, to fill the vacancy left by Tim Cotton.

2021-160 **Resolution No. 2021-07-26-R-01 (Municipal Center Furniture, Fixtures & Equipment)**
Discussion and possible action regarding Resolution No. 2021-07-26-R-01 a resolution of the City of Princeton, Texas, Establishing the funding for the purchase and installation of the furniture, fixtures & equipment for the Municipal Center Facility, and authorizing the City Manager to execute the contracts.
Resolution No 2021-07-26-R-01 Full.pdf

2021-161 **Resolution No. 2021-07-26-R-02 (Municipal Center Change Order)**
Discussion and Possible action regarding Resolution No. 2021-07-26-R-02 a resolution of the City of Princeton, Texas, Establishing assition funding for the construction and purchase of additional items related to the construction of the new Municipal Center Facility, and authorizing the City Manager to execute the contracts.
Resolution 2021-07-26-R-02 Crossland Change Order.pdf

2021-162 **Resolution No. 2021-07-26-R-03 (Caldwell Park Phase 2B)**
Discussion and possible action regarding Resolution No. 2021-07-26-R-03 a resolution of the City of Princeton, Texas, Establishing the funding for the construction of the J.M. Caldwell Park Phase 2B Paving Improvements, and authorizing the City Manager to execute the documents.

Resolution no 2021-07-26-R-01_for_Caldwell park phase 2b (full).pdf

2021-163 **Future Agenda Items**
Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.

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 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 posted agenda items.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA - CITY MANAGER

1) Next Regular City Council Meeting, Monday, August 9, 2021 @ 6:30 p.m.

CC REPORT AGENDA

City Council reports about items of community interest regarding which no action will be taken.

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall @ _____ and copies thereof were delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

_____
Tabatha Monk, 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 Tabatha Monk, 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(b).

Minutes

The City of Princeton

City Council Meeting of July 12, 2021

The City Council of the City of Princeton, Texas, met in Regular Session on July 12, 2021 at 6:30 p.m.in the City Council Chamber at City Hall, located at 123 W Princeton Dr. Princeton, Texas 75407.

The following Councilmembers were present: Councilmember David Kleiber, Councilmember Bryan Washington, and Mayor Pro-Tempore Steve Deffibaugh.

The following Councilmembers were absent: Councilmember Mike Robertson and Councilmember Keven Underwood.

The following Staff Members were present: City Manager Derek Borg, Assistant City City Secretary Tabatha Monk, Director of Development Services Shawn Fort, Director of Community Engagement Tenishea Turner, Parks and Recreation Director Chase Bryant, Lieutenant Rodriguez, Sargent Cabrera and Officer Rizzo.

Mayor **Chacon** called the City Council Meeting to order at 6:30 p.m.

Mayor **Chacon** called roll, present were Councilmembers **David Kleiber**, **Bryan Washington and Steve Deffibaugh.**

Pastor Chris Wilhite led the invocation.

Mayor **Chacon** then announced the Pledge of Allegiance.

Mayor **Chacon** then announced Citizen Appearance: The following is a list of Citizens that spoke in order under Citizens Appearance: Lindsey Corbin, Amanda Demchuk, Daisy Dillmann, Charlise Lee, Marlo Obera, Tammy Warren, Cyndi Darland, Brandy Kusterbeck, Nick Chacon, Jason Ash, Craig Sullivan, John Kusterbeck, David Sprawls, Kaitlyn Worth, Darrel Evans, Lane Taylon, Rayna Samples, Pat Skible, Rowan Hunter, Gayle Witcome, Kelly Carr and Catherine Caughlan.

Mayor Chacon announced Mayors Comments and thanked everyone who spoke under citizens appearance and especially commended the young people for coming forward to speak.

Mayor **Chacon** announced the 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 request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Items on the **Consent Agenda were: Minutes** "Discussion and possible action regarding the minutes of the June 28, 2021 Regular City Council Meeting; **Resolution 2021-07-12-R-1 (Interlocal Agreement -City of Plano)** "Discussion and possible action regarding Resolution No. 2021-07-12-R-1 a resolution of the City Council of the City of Princeton, Texas approving the execution of a cooperative purchasing interlocal agreement with the City of Plano, Texas Providing for participation in a cooperative purchasing program for goods and services; designating the City Manager as official representative of the City of Princeton relating to the program." Mayor Pro-Tempore **Deffibaugh made a motion to approve the Consent Agenda.** Councilmember **Kleiber seconded the motion to approve**. The **motion carried unanimously.**

Mayor **Chacon** then announced the first item under the Regular Agenda: **(2021-151 Proclamation: "**Presentation of a Proclamation honoring the month of July as Park and Recreation Month." No action taken.

Mayor **Chacon** then announced the second item under the Regular Agenda: **(2021-152 Donation - Princeton Chamber of Commerce: "**Presentation of a donation from

the Princeton Chamber of Commerce to the Princeton Police Department from proceeds made at the Chamber of Commerce annual golf tournament." No action taken.

Mayor **Chacon** then announced the third item under the Regular Agenda: (**2021-153 Princeton Chamber of Commerce**): "Discussion and possible action regarding the Princeton Relocation Guide/Membership Directory presented by Princeton Chamber of Commerce, Christi Houston, as requested by Mayor Chacon." Councilmember Kleiber excused himself from this item due to a conflict of interest. Mayor Pro-Tempore Deffibaugh **made a motion to approve purchasing the $4,000.00 page plan of the Princeton Relocation Guide/Membership Directory.** Councilmember **Washington seconded the motion to approve**. This item did not have enough votes to pass and will be brought back on the next City Council Agenda.

Mayor **Chacon** then announced the fourth item under the Regular Agenda: **(2021-154 Project Presentation):** "Presentation and discussion regarding the Laguna Sicily Project by Megatel Homes." No action taken.

Mayor **Chacon** then announced Executive Session. (8:01 p.m.) 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 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 posted agenda items. 1) Confer with legal counsel regarding special event permit regulations.

Mayor **Chacon** then announced resume into Regular Session. (9:01 p.m.)

Mayor **Chacon** then announced the fifth item under the Regular Agenda **(2021-155: Ordinance 2021-07-12 (Amending City Regulations): "**Discussion and potential action on Ordinance 2021-07-12, amending City regulation regarding park use and special event permits." Mayor Pro-Tempore **Deffibaugh made a motion to approve this ordinance subject to 2 changes being made in the draft ordinance 1) the areas that are excluded from the City's Special Event reservation policy be reduced from the exclusion of the entirety of Veterans Memorial Park to say that only those areas designated for memorial use only will be excluded from the permit reservation process. 2) Adjust the security staffing requirement that would read 0-75 require 0 Officer, 76-250 require 1 Officer, 251-1500 2 Officers and so on.** Councilmember **Kleiber seconded the motion**.The **motion carried unanimously.**

Mayor **Chacon** then announced the sixth item under the Regular Agenda **(2021-156 Development Agreement (Monticello Park Phases 3 & 4): "**Discussion and possible action regarding a development agreement between the City of Princeton and Arroyo Cap II-2, LLC specifying the terms for the annexation & land use regulations for approximately 62 acres of land to be known as Monticello Park Phases 3 & 4." Mayor Pro-Tempore **Deffibaugh made a motion to approve.** Councilmember **Washington seconded the motion to approve**. The **motion carried unanimously.**

Mayor **Chacon** then announced the seventh item under the Regular Agenda **(2021-157 Future Agenda Items: "**Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests." No items were requested.

Mayor **Chacon** then announced the Report Agenda: City Manager: **Derek Borg**

spoke on the following items: Next Regular City Council Meeting, Monday, July 26, 2021 @ 6:30 p.m.

Mayor **Chacon** then announced the City Council reports about items of community interest regarding which no action will be taken: Mayor Pro - Tempore **Deffibaugh commented on the success of the Fire Station #3 grand opening.**

Mayor **Chacon asked for a motion of adjournment of the meeting.** Councilmember **Washington made a motion to adjourn.** Mayor Pro-Tempore **Deffibaugh seconded the motion to adjourn.** The **motion carried unanimously.** The meeting **adjourned at 9:22 p.m.**

_____
Brianna Chacon, Mayor Date

ATTEST:

_____
Tabatha Monk, City Secretary Date

City of Princeton
P&Z and City Council Staff Report

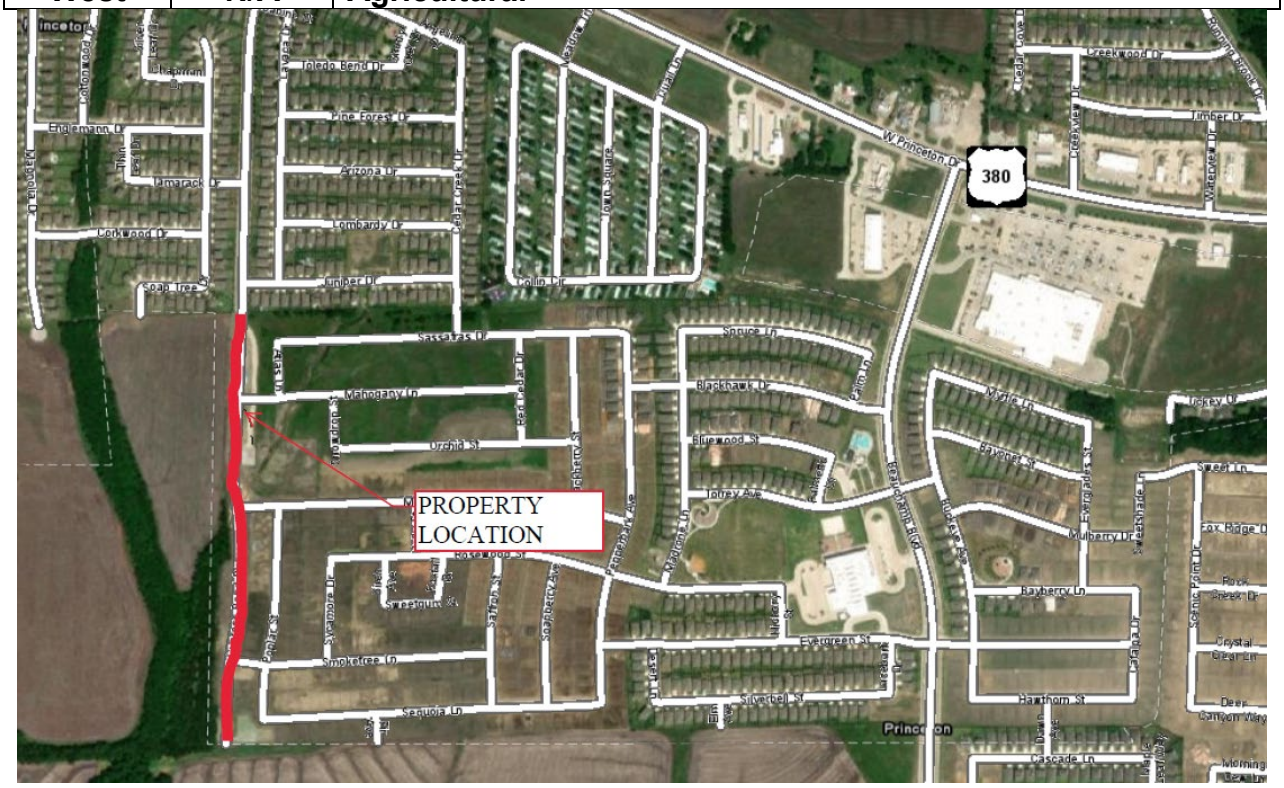
FP20191509 – Final Plat Request – (Cypress Bend Parkway) being a 3.461 acre tract of land in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas., – Lennar Homes of Texas Land and Construction, LTD, – Applicant, Kimley-Horn & Associates.,- Engineer.

STAFF REPORT

I. <u>SITE DATA</u>

SITE DATA
Existing Zoning: **PD#3**
Existing use: **Single Family**
Lot Size: **3.461 Acres**

Direction	Zoning	Existing Land Use
North	PD#3	Single Family
East	PD#3	Single Family
South	PD#3	Single Family
West	N/A	Agricultural



REQUEST

Applicant requests Commission recommend approval of Final Plat submittal to the City Council request is for subdivision of Cypress Bend Parkway right of way improvements.

II. PROCESS

(b) Standards for approval. No final plat shall be approved by the director, the commission or the council unless the following standards have been met:

(1) The plat substantially conforms to the preliminary plat.

(2) Required public improvements have been constructed and accepted or a development agreement has been accepted by the city council providing for the subsequent completion of improvements.

(3) The plat conforms to applicable zoning and other regulations.

(4) Provision has been made for adequate public facilities under the terms of this chapter.

(5) The plat meets all other requirements of this chapter.

The commission shall recommend, and the city council shall approve a plat if:

(1) It conforms to the general plan of the city and its current and future streets, alleys, parks, playgrounds, and public utility facilities;

(2) It conforms to the general plan for the extension of the city and its roads, streets, and public highways within the city and its ETJ, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities;

(3) A bond required under V.T.C.A., Local Government Code § 212.0106, as amended, if applicable, is filed with the city; and

(4) It conforms to these regulations.

(c) Approval procedure. After administrative review of the final plat, and a determination made that all technical requirements of these regulations are satisfied, the director shall file the final plat, and place the final plat for consideration and action on the agenda of a public meeting of the commission. Minor plats may be approved by the director or referred to the commission in accordance with section 35-4(b). In the event of disapproval, reasons for disapproval shall be stated. Major plats can only be approved by the city council, after review by the director and consideration and action (or inaction) by the commission. One copy of the final subdivision plat shall be returned to the applicant with the date of approval or disapproval noted on the final plat, and, if the final plat is disapproved, the reasons for disapproval accompanying the final plat.
The final plat shall be approved if it satisfies the requisites set forth in subsection (b) above.

The Commission has the following options:

1. Recommend Approval to City Council of Final Plat FP20191509

2. Recommend Denial to City Council of Final Plat FP20191509

III. REVIEW HISTORY			
Body:	**Petition:**	**Action:**	**Date:**
Planning & Zoning Commission	Final Plat	meeting before the Commission	July 19, 2021
City Council	Final Plat	Meeting before the city council	July 26 ,2021

IV. STAFF RECOMMENDATION

Recommend approval of Final Plat FP20191509 the proposed subdivision has been reviewed by City Staff & City Engineers and the proposal is in general conformance with applicable City Ordinances.

_____

Shawn Fort, Director of Development Services

PRINCETON
TEXAS

DEVELOPMENT APPLICATION
City of Princeton, Texas

Office Use Only:
Date Received: _____
ZC. #: _____

DATE OF PRE-APPLICATION CONFERENCE (required): REQUIRED

Name of Subdivision or Project: Cypress Bend Parkway

Application Type	Application Fee*		Application Fee*
____ Land Study/Site Plan	$_____	____ Preliminary Plat (*Complete Checklist*)	$_____
____ Subdivision Const. Plan Review	$_____	X Final Plat (*Complete Checklist*)	$ 411.53
____ Amended/Minor Plat	$_____	____ Replat	$_____

TOTAL FEE SUBMITTED $_____

Physical Location of Property: Approximately 2,200' south of the intersection of US 380 & Cypress Bend Parkway
[Address and General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): A tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas and being a portion of a called 102.429- acre tract
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: 3.461 **Existing Zoning:** PD-3 **Requested Zoning:** N/A
[Attach a detailed description of requested zoning & development standards, if a PD]

OWNER'S NAME: Lennar Homes of Texas Land and Construction, Ltd. Phone Number: 469-587-5383
Applicant/Contact Person: Justin Christ Title: Community Development Manager
Company Name: Lennar Homes of Texas
Street/Mailing Address: 1707 N. Market Place Blvd., Suite 100 City: Irving State: TX Zip: 75063
Phone: (469) 587-5383 Fax: (___) _____ Email Address: Justin.Christ@Lennar.com

ENGINEER / REPRESENTATIVE'S NAME: Kimley-Horn and Associates, Inc.
Contact Person: Jeremy Pitts Title: _____
Company Name: Kimley-Horn and Associates, Inc.
Street/Mailing Address: 13455 Noel Rd, Two Galleria Office Tower, Suite 700 City: Dallas State: TX Zip: 75240
Phone: (972) 776-1768 Fax: (___) _____ Email Address: Jeremy.Pitts@kimley-horn.com

ALL APPLICATIONS MUST BE COMPLETE AND REVIEWED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC) BEFORE THEY WILL BE SCHEDULED FOR P&Z AGENDA. It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements (in the Zoning & Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City staff), including the number of plans to be submitted, application fees, etc. Please contact City staff in advance for submittal requirements. Incomplete submittals will not be accepted.

SUBMISSIONS. Submit **One (1) FOLDED** Copies of Plans and Surveys 24"x36" Prints *[1"=100' scale]* + **One** (1) 11X17, **One** (1) PDF File on CD to the Development Department with the submittal.

NOTICE OF PUBLIC RECORDS. The submission of plans/drawings with this application makes such items public record, and the applicant understands that these items may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant that the general public may view and/or reproduce (i.e., copy) such documents.

****READ BEFORE SIGNING BELOW:**

By signing this application, staff is granted access to your property to perform work related to your case.

I waive the statutory time limits in accordance
With Section 212 of the Texas Local Government Code.

SIGNATURE: Jennifer Eller

(Letter of authorization required if signature is other than property owner)

Print or Type Name: Jennifer Eller

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and Acknowledged to me that they executed the same for the purposes and consideration expressed and in the Capacity therein stated. Given under my hand and seal of office on this 3rd day of March 2021

LAURA LYNN SALGADO
Notary ID #125169119
My Commission Expires
January 18, 2025

SUBSCRIBED AND SWORN TO before me, this the 3rd day of March, 21

Notary Public in and for the State of Texas: Salgado

If there should be more than one property owner complete a separate sheet with the same wording as below. The City requires all Original Signatures. If applicant is other than the property owner a "Power of Attorney" with original, notarized signatures are required. (Notaries are available upon submittal)

STATE OF TEXAS)(

COUNTY OF COLLIN)(

BEFORE ME, a Notary Public, on this day personally appeared _____ *the* undersigned applicant, who, under oath, stated the following: "I hereby certify that I am the owner, or duly authorized agent of the owner, (proof attached) for the purposes of this application; that all information submitted herein is true and correct. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial."

_____

**Owner / Agent *(circle one)*

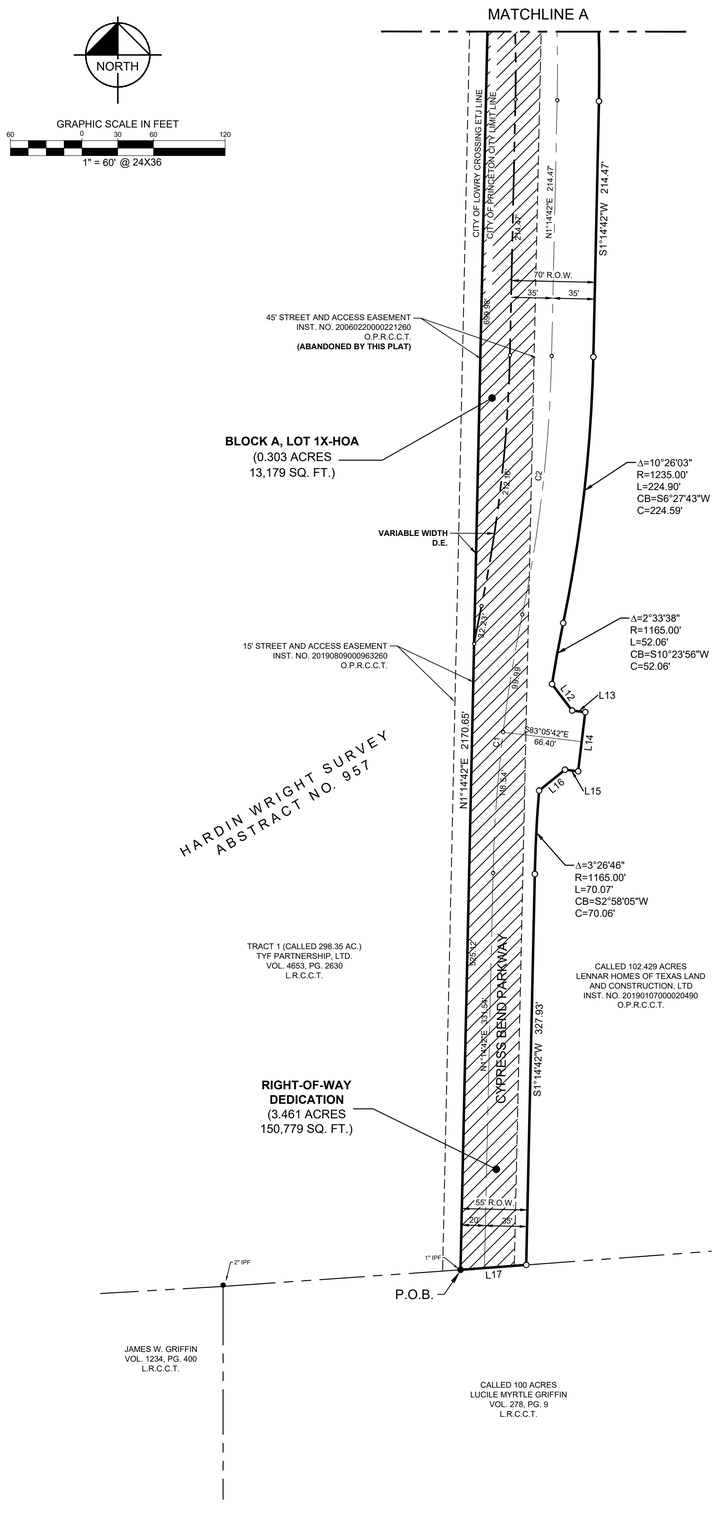
[Notary seal]

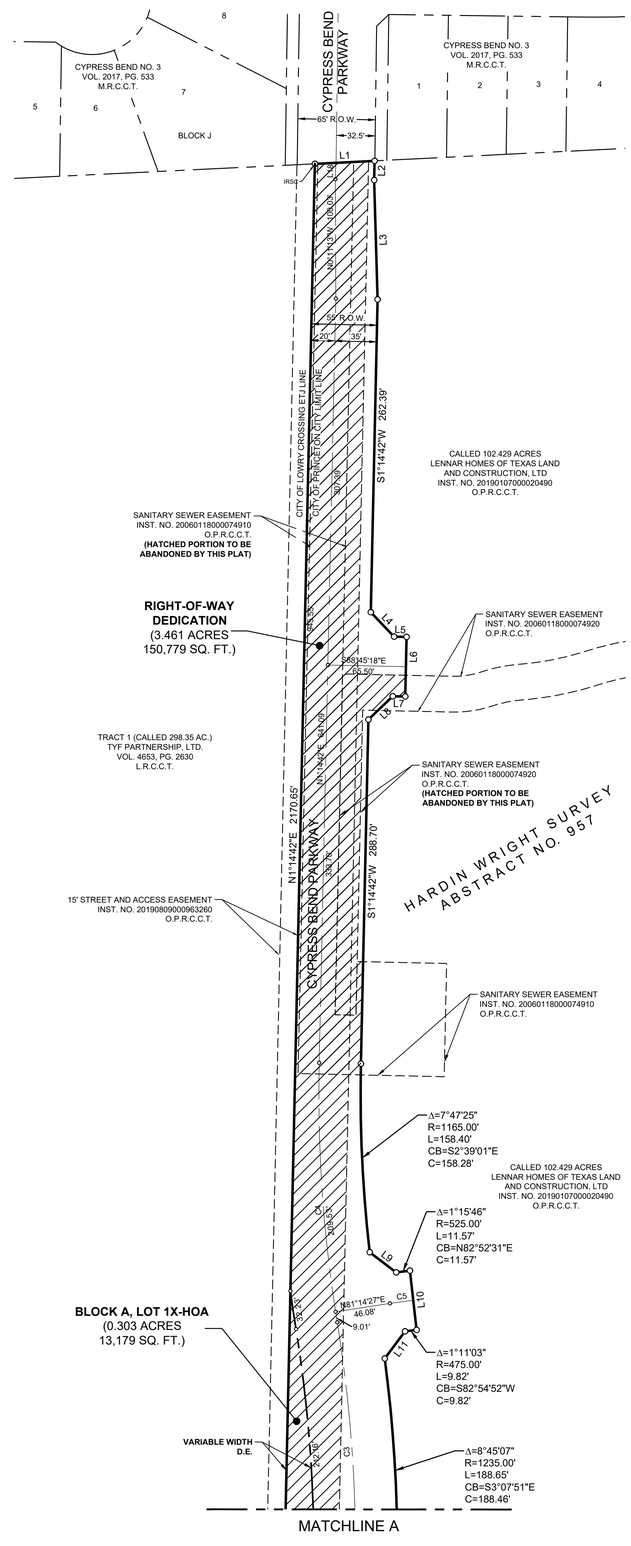
SUBSCRIBED AND SWORN TO before me, this the _____ day of _____, _____.

Notary Public in and for the State of Texas: _____

Applicant Initial Below	Submittal Check List	City Use Initial Below
	Application: Signed & Notarized Application with Original Signatures of all property owners and applicant	
	Written Verification such as: Notarized statement or "Power of Attorney" from real property owner authorizing an agent to act on his/her behalf.	
	Proof of Ownership (e.g. General warranty deed; Special warranty deed; Title police; or document approved by the City Planner)	
	Required Exhibits	
	Metes and Bounds Description	
	Boundary/Property Survey	
	Folded sets of drawings/plans One (1) 24"X36" and One (1) 11"X17", One (1) PDF File on CD	

City of Princeton * 123 W. Princeton Drive, Princeton TX 75407
Office 972-736-6169 * Fax 972-734-2548 development-info@princetontx.us

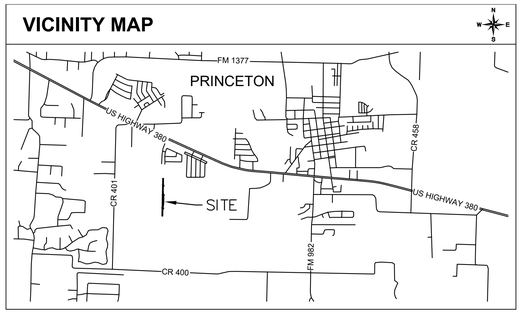




NOTES:

1. According to Map No. 48085C0295 J, dated February 3, 2020, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Collin County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, no floodplain exists on this tract.
2. All corners set are monumented with a 5/8 inch iron rod with plastic cap stamped "KHA", unless otherwise noted.
3. All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999851477. Vertical Datum NAVD 88.

VICINITY MAP



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N87°08'35"E	50.13'	L10	S06°29'36"E	50.00'
L2	S01°14'42"W	16.16'	L11	S36°45'13"W	28.42'
L3	S01°37'03"E	100.12'	L12	S37°13'40"E	27.87'
L4	S43°45'18"E	28.28'	L13	S83°05'42"E	11.13'
L5	S88°45'18"E	10.50'	L14	S06°54'18"W	50.00'
L6	S01°14'42"W	50.00'	L15	N83°05'42"W	11.13'
L7	N88°45'18"W	10.50'	L16	S51°02'16"W	27.87'
L8	S46°14'42"W	28.28'	L17	S85°45'22"W	55.25'
L9	S52°46'27"E	27.92'	L18	N01°14'42"E	13.83'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	10°26'03"	1200.00'	218.53'	S06°27'43"W	218.23'
C2	10°26'03"	1200.00'	218.53'	N06°27'43"E	218.23'
C3	10°26'03"	1200.00'	218.53'	N03°58'19"W	218.23'
C4	10°26'03"	1200.00'	218.53'	S03°58'19"E	218.23'
C5	2°15'56"	500.00'	19.77'	N82°22'26"E	19.77'

LEGEND	
IRFC	5/8" IRON ROD FOUND WITH PLASTIC CAP
IRSC	5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "KHA" SET
L.R.C.C.T.	LAND RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

FINAL PLAT
CYPRESS BEND PARKWAY

RIGHT-OF-WAY DEDICATION AND
1 COMMON AREA HOA LOT

BEING
3.461 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
FEBRUARY 2021

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CDS	KHA	FEB. 2021	063451800	1 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5300
Contact: Justin Christ

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road - Two Galleria Tower, Suite 700
Dallas, TX 75251
Ph: (972) 776-1764
Contact: Mark Harris, PE
Email: mark.harris@kimley-horn.com

DWG NAME: K:\FRI_SURVEY\063451801-PRINCETON CROSSING\DWG\063451800 CYPRESS BEND PARKWAY FP_(V18).DWG PLOTTED BY MARK, MICHAEL 3/3/2021 6:27 AM LAST SAVED 3/1/2021 10:30 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF PRINCETON §

WHEREAS LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., is the owner of the following described tract of land:

BEING a tract of land situated in the Hardin Wright Survey, Abstract No. 957, City of Princeton, Collin County, Texas, and being a portion of a called 102.429 acre tract of land conveyed to Lennar Homes of Texas Land and Construction, Ltd., as evidenced in a Special Warranty Deed recorded in Instrument No. 20190107000020490 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1-inch iron pipe found for the southwest corner of said 102.429 acre tract, same being the southeast corner of a called Tract 1 (298.35 acres) conveyed to TYF Partnership, Ltd., as evidenced in a Special Warranty Deed recorded in Volume 4653, Page 2630 of said Land Records, same also being on the northerly line of a called 100 acre tract of land conveyed to Lucile Myrtle Griffin as evidenced in a deed recorded in Volume 278, Page 9 of said Land Records;

THENCE North 01°14'42" East, along the westerly line of said 102.429 acre tract and the easterly line of said Tract 1 (298.35 acres), a distance of 2,170.65 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for the northwesterly corner of said 102.429 acre tract, same being on the southerly line of Cypress Bend No. 3, an Addition to the City of Princeton, according to the plat thereof recorded in Volume 2017, Page 533, Map Records of Collin County, Texas;

THENCE North 87°08'35" East, along the northerly line of said 102.429 acre tract and the southerly line of said Cypress Bend No. 3, a distance of 50.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

THENCE departing the northerly line of said 102.429 acre tract, the southerly line of said Cypress Bend No. 3 and crossing said 102.429 acre tract the following:

South 1°14'42" West, a distance of 16.16 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 1°37'03" East, a distance of 100.12 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 1°14'42" West, a distance of 262.39 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 43°45'18" East, a distance of 28.28 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 88°45'18" East, a distance of 10.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 1°14'42" West, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 88°45'18" West, a distance of 10.50 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 46°14'42" West, a distance of 28.28 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 1°14'42" West, a distance of 288.70 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a tangent curve to the left having a central angle of 7°47'25", a radius of 1165.00 feet, a chord bearing and distance of South 2°39'01" East, 158.28 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 158.40 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 52°46'27" East, a distance of 27.92 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 1°15'46", a radius of 525.00 feet, a chord bearing and distance of North 82°52'31" East, 11.57 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 11.57 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 6°29'36" East, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 1°11'03", a radius of 475.00 feet, a chord bearing and distance of South 82°54'52" West, 9.82 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 9.82 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 36°45'13" West, a distance of 28.42 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 8°45'07", a radius of 1235.00 feet, a chord bearing and distance of South 3°07'51" East, 188.46 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 188.65 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 1°14'42" West, a distance of 214.47 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 10°26'03", a radius of 1235.00 feet, a chord bearing and distance of South 6°27'43" West, 224.59 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 224.90 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 2°33'38", a radius of 1165.00 feet, a chord bearing and distance of South 10°23'56" West, 52.06 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 52.06 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 37°13'40" East, a distance of 27.87 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 83°05'42" East, a distance of 11.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 6°54'18" West, a distance of 50.00 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

North 83°05'42" West, a distance of 11.13 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 51°02'16" West, a distance of 27.87 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 3°26'46", a radius of 1165.00 feet, a chord bearing and distance of South 2°58'05" West, 70.06 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 70.07 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner;

South 1°14'42" West, a distance of 327.93 feet to a 5/8-inch iron rod with a red plastic cap, stamped "KHA" set for corner, same being on the southerly line of said 102.429 acre tract and the northerly line of said 100 acre tract;

THENCE South 85°45'22" West, along the southerly line of said 102.429 acre tract and the northerly line of said 100 acre tract, a distance of 55.25 feet to the **POINT OF BEGINNING** and containing 3.461 acres (150,779 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

That **LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,** does hereby adopt this plat designating the hereinbefore described property as **CYPRESS BEND PARKWAY,** an Addition to the City of Princeton, Collin County, Texas, and do hereby dedicate to the public use forever all streets, rights-of-way, alleys and easements shown thereon. The City or any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and the City or any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Princeton, Texas.

LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership

BY: U. S. Home Corporation,
a Delaware corporation,
its General Partner

BY:

_____
Signature

_____
Name and Title

STATE OF _____ §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ of Lennar Texas Holding Company, a Texas corporation, General Partner of Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this the _____ day of _____, 2021.

NOTICE

Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

"Recommended for Approval"

_____ Date: _____
Chairman, Planning & Zoning Commission
City of Princeton, Texas

"Approved"

_____ Date: _____
Mayor, City of Princeton, Texas

CERTIFICATE OF COMPLETION

"Accepted"

_____ Date: _____
Mayor, City of Princeton, Texas

The undersigned, the City Secretary of the City of Princeton, Texas, hereby certifies that the foregoing final plat of the Cypress Bend Parkway to the City of Princeton was submitted to the City Council on the _____ day of _____ 20 _____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____,
A.D. 20_____

_____
City Secretary
City of Princeton, Texas

SURVEYOR'S CERTIFICATE

I, Michael B. Marx, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

_____ _____
Signature Date

Michael B. Marx
Registered Professional Land Surveyor #5181
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
(972) 335-3580

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2021.

_____
Notary Public in and for the State of Texas

FINAL PLAT
CYPRESS BEND PARKWAY

RIGHT-OF-WAY DEDICATION AND
1 COMMON AREA HOA LOT

BEING
3.461 ACRES

OUT OF THE
HARDIN WRIGHT SURVEY,
ABSTRACT NO. 957
CITY OF PRINCETON
COLLIN COUNTY, TEXAS
FEBRUARY 2021

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	FEB. 2021	063451800	2 OF 2

OWNER:
Lennar Homes of Texas Land and Construction, Ltd.
1707 Market Place Boulevard, Suite 100
Irving, Texas 75063
Ph: (469) 587-5300
Contact: Justin Christ

APPLICANT:
Kimley-Horn and Associates, Inc.
13455 Noel Road - Two Galleria Tower, Suite 700
Dallas, TX 75251
Ph: (972) 776-1764
Contact: Mark Harris, PE
Email: mark.harris@kimley-horn.com

DWG NAME: K:\FRI_SURVEY\063451800-PRINCETON CROSSING\DWG\063451800 CYPRESS BEND PARKWAY FP_(V16).DWG PLOTTED BY MARX, MICHAEL 3/1/2021 10:18 AM LAST SAVED 3/1/2021 9:10 AM

INDIVIDUAL PROJECT ORDER (IPO) #142

Fiscal Year 2021 – 2022 On-Call Civil Engineering Services

DATE PREPARED: July 22, 2021

Describing a specific agreement between Kimley-Horn and Associates, Inc. (Consultant), and the City of Princeton (Client) in accordance with the terms of the Master Agreement for Continuing Professional Services dated August 19, 2014, which is incorporated herein by reference.

***Identification of Project*:** Fiscal Year 2021 – 2022 On-Call Civil Engineering Services

Project Understanding: Kimley-Horn will provide general civil engineering consulting services, development review and general On-Call project services on an as-needed basis as authorized by the City Manager or his Designee (if applicable).

Upon execution of this IPO the Consultant shall be notified in writing if a Designee is to be assigned.

Specific Capital Improvement Projects or design services that requires multi-disciplinary input to complete will be authorized under a job specific IPO.

Scope of Services: As stated in the Project Understanding.

Additional Services if required: Currently there are no Additional Services required.

Schedule: Project to begin October 1, 2021, upon receipt of signed IPO #142. We will provide our services as expeditiously as practicable.

Deliverables: Kimley-Horn will deliver in a timely manner the results of services authorized as a part of this IPO. Deliverables will be as required.

Terms of compensation: The work will be completed on a labor fee plus expense basis. Labor fee will be billed per the rates included in the referenced Master Agreement.

Compensation for Services and Method of Payment shall be as referenced in the Master Agreement.

Effort for individual tasks so authorized will be broken out on invoices with a concise description of personnel involved, hours expended and description of work with each task.

We understand that the Client will rely on the Consultant to provide cost per development review so that the Client can bill and be reimbursed by the Developer for review services rendered.

It is understood that the IPO is authorized in an amount not to exceed $100,000 annually unless so

amended by the City Manager.

Other special terms of Individual Project Order: None

ACCEPTED:

CITY OF PRINCETON	KIMLEY-HORN AND ASSOCIATES, INC.
BY:_____	BY:_____
TITLE:_____	TITLE: Senior Vice President
DATE:_____	DATE: July 22, 2021

Prepared 07/22/2021

CITY OF PRINCETON

Budget Adjustment - FY22

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Fund: 01 - GENERAL FUND					
Revenue					
Department: 401 - Revenue-Administration					
Division: 000 - Administration					
Division: 000 - Administration Total:	**7,024,652**	**7,601,031**	**576,379**	**394,312**	more revenues collected in property tax & sales tax; grant funds received for public safety personnel costs in FY20
Department: 414 - Revenue-Development					
Department: 414 - Revenue-Development Total:	**2,658,750**	**4,354,137**	**1,695,387**	**250,767**	more revenues collected in building permits
	$ 9,683,402	**$ 11,955,168**	**$ 2,271,766**		
TOTAL Revenues needed to offset Expense budget adjustment request				**$ 645,079**	

Expense

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Department: 501 - ADMINISTRATION					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**275,811**	**284,642**	**(8,831)**	8,831	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**14,084**	**13,934**	**150**	-	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**18,610**	**22,700**	**(4,090)**	4,090	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**589,550**	**619,643**	**(30,093)**	30,093	Legal fees associated with personnel issues
Division: 000 - Administration Total:	**898,055**	**940,918**	**(42,864)**	**43,014**	
Division: 100 - Council					
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**2,000**	**2,405**	**(405)**	405	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**1,000**	**1,400**	**(400)**	400	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**13,500**	**18,972**	**(5,551)**	5,551	
Division: 100 - Council Total:	**16,500**	**22,777**	**(6,356)**	**6,356**	
Department: 502 - Finance					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**111,862**	**112,396**	**(534)**	534	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**3,600**	**4,600**	**(1,000)**	1,000	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**14,000**	**34,000**	**(20,000)**	20,000	Costs associated with Incode 10 migration
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**92,740**	**92,586**	**154**	-	
Department: 502 - Finance Total:	**222,202**	**243,582**	**(21,380)**	**21,534**	

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Department: 503 - Library					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**163,756**	**181,697**	**(17,941)**	17,941	2 Directors for a short period of time
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**12,488**	**11,739**	**749**	(532)	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**20,000**	**20,000**	**-**	-	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**20,485**	**19,953**	**(532)**	532	
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**15,000**	**11,000**	**4,000**	-	
Department: 503 - Library Total:	**231,729**	**244,389**	**(13,724)**	**17,941**	
Division: 040 - Marketing & Communications					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**137,310**	**130,220**	**7,090**	(5,000)	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**37,000**	**35,500**	**1,500**	-	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**5,640**	**7,200**	**(1,560)**	1,560	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**39,113**	**31,264**	**7,849**	(1,560)	
Division: 040 - Marketing & Communications Total:	**219,063**	**204,184**	**14,879**	**(5,000)**	
Department: 507 - Municipal Court					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**292,015**	**257,068**	**34,947**	(20,000)	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**7,500**	**7,500**	**-**	-	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**10,000**	**10,000**	**-**	-	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**42,770**	**45,325**	**(2,555)**	2,555	
Department: 507 - Municipal Court Total:	**352,285**	**319,893**	**32,392**	**(17,445)**	

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Department: 514 - Development					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**671,299**	**691,574**	**(20,275)**	20,340	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**18,625**	**25,432**	**(6,807)**	6,807	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**16,150**	**29,100**	**(12,950)**	12,950	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**254,116**	**464,785**	**(210,669)**	210,670	Increase in engineering & planning costs due to increasing development within City
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**59,654**	**59,654**	**-**	-	
Department: 514 - Development Total:	**1,019,844**	**1,270,545**	**(250,701)**	**250,767**	offset with increase in revenue collections
Division: 110 - Facilities					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**308,008**	**252,899**	**55,109**	(35,000)	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**16,100**	**19,325**	**(3,225)**	3,225	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**13,800**	**17,700**	**(3,900)**	3,900	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**5,919**	**6,264**	**(345)**	345	
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**16,155**	**16,155**	**-**	-	
Division: 110 - Facilities Total:	**359,982**	**312,343**	**47,639**	**(27,530)**	

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Division: 115 - Streets					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**367,966**	**370,301**	**(2,335)**	2,335	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**42,125**	**135,425**	**(93,300)**	93,300	Purchase of Opticom system- purchased with 2019 Tax Note proceeds
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**63,250**	**65,700**	**(2,450)**	2,450	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**200,235**	**216,722**	**(16,487)**	16,490	
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**291,346**	**291,345**	**-**	-	
Division: 115 - Streets Total:	**964,922**	**1,079,493**	**(114,572)**	**114,575**	
Department: 516 - Parks & Recreation					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**489,027**	**484,060**	**4,967**	-	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**92,500**	**92,450**	**50**	-	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**78,800**	**94,300**	**(15,500)**	15,500	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**182,040**	**184,512**	**(2,472)**	2,472	
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**21,172**	**21,172**	**-**	-	
Department: 516 - Parks & Recreation Total:	**863,539**	**876,494**	**(12,955)**	**17,972**	
Department: 517 - Fleet					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**72,713**	**64,353**	**8,360**	(6,000)	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**4,800**	**3,750**	**1,050**	(250)	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**8,000**	**8,250**	**(250)**	250	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**8,530**	**7,445**	**1,085**	-	
Department: 517 - Fleet Total:	**94,043**	**83,798**	**10,245**	**(6,000)**	

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Department: 518 - Emergency Mangmt					
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**1,300**	**2,000**	**(700)**	700	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**2,100**	**11,750**	**(9,650)**	9,650	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**12,170**	**25,700**	**(13,530)**	13,530	CivicReady mass notification; American Signal; software subscription
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**12,624**	**12,624**	**-**	-	
Department: 518 - Emergency Mangmt Total:	**28,194**	**52,074**	**(23,880)**	**23,880**	
Department: 520 - Police					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**2,368,179**	**2,314,165**	**54,014**	(25,000)	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**149,565**	**144,200**	**5,365**	-	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**113,000**	**113,000**	**-**	-	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**348,510**	**354,387**	**(5,877)**	5,880	
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**351,590**	**351,590**	**(0)**	-	
Division: 210 - Police Total:	**3,330,844**	**3,277,343**	**53,501**	**(19,120)**	
Department: 530 - Fire					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**1,632,133**	**1,703,775**	**(71,642)**	71,650	personnel costs associated with OCVID-19 & winter storm (grant funds received to cover overages)
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**76,150**	**88,350**	**(12,200)**	12,200	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**56,050**	**86,493**	**(30,443)**	30,500	emergency repairs on apparatus
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**243,210**	**232,896**	**10,314**	-	
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**226,450**	**1,106,939**	**(98,489)**	98,490	
Division: 000 -FIRE Administration Total:	**2,233,993**	**3,218,453**	**(202,460)**	**212,840**	

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)	
Division: 250 - Fire Marshal				
Category: 60 - PERSONNEL				
Category: 60 - PERSONNEL Total:	**66,757**	**77,329**	**(10,572)**	10,575
Category: 70 - SUPPLIES				
Category: 70 - SUPPLIES Total:	**4,200**	**4,238**	**(38)**	40
Category: 75 - MAINTENANCE				
Category: 75 - MAINTENANCE Total:	**2,500**	**3,180**	**(680)**	680
Category: 80 - CONTRACT SERVICES				
Category: 80 - CONTRACT SERVICES Total:	**7,570**	**6,446**	**1,124**	-
Category: 85 - CAPITAL				
Category: 85 - CAPITAL Total:	**5,593**	**5,592**	**-**	-
Division: 250 - Fire Marshal Total:	**86,620**	**96,785**	**(10,166)**	**11,295**

TOTAL budget adjustment request **$ 645,079**

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Fund: 02 - UTILTIES FUND					
Revenue					
Department: 400 - Revenue-Administration					
Department: 400 - Revenue-Administration Total:	**6,427,812**	**7,988,600**	**1,560,788**	11,950	
Department: 401					
Division: 000 - Administration Total:	**3,917,000**	**4,571,230**	**654,230**	143,305	
				$ 155,255	

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Expense					
Department: 513 - Utility Admninstration					
Division: 000 - Administration					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**226,745**	**227,120**	**(375)**	375	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**47,500**	**46,000**	**1,500**	(375)	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**45,000**	**50,000**	**(5,000)**	5,000	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**1,492,630**	**1,630,935**	**(138,305)**	138,305	increase cost for solid waste due to increase in customers; offset with increase in revenues
Division: 000 - Administration Total:	**1,811,875**	**1,954,055**	**(142,180)**	**143,305**	

	Current Total Budget	Estimated Final	Variance Favorable (Unfavorable)		
Division: 550 - Water					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**797,696**	**817,742**	**(20,046)**	20,050	overtime costs associated with winter storm
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**201,000**	**529,550**	**(328,550)**	328,550	more water meters purchased; offset with revenues
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**147,500**	**160,850**	**(13,350)**	13,350	
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**3,669,006**	**3,303,532**	**365,474**	(350,000)	GTUA budget less than original estimate provided
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**592,574**	**690,574**	**2,000**	-	
Category: 87 - TRANSFERS					
Category: 87 - TRANSFERS Total:	**557,703**	**557,703**	**-**		
Division: 550 - Water Total:	**5,965,479**	**4,754,092**	**1,211,387**	**11,950**	
Division: 560 - Wastewater					
Category: 60 - PERSONNEL					
Category: 60 - PERSONNEL Total:	**245,274**	**203,902**	**41,372**	(1,650)	
Category: 70 - SUPPLIES					
Category: 70 - SUPPLIES Total:	**25,750**	**24,100**	**1,650**	1,650	
Category: 75 - MAINTENANCE					
Category: 75 - MAINTENANCE Total:	**95,500**	**31,895**	**63,605**		
Category: 80 - CONTRACT SERVICES					
Category: 80 - CONTRACT SERVICES Total:	**1,537,255**	**1,525,470**	**11,785**		
Category: 85 - CAPITAL					
Category: 85 - CAPITAL Total:	**219,872**	**638,584**	**2,001**	-	
Division: 560 - Wastewater Total:	**2,123,651**	**2,423,951**	**120,413**	-	
		TOTAL budget adjustment request		**$ 155,255**	

CITY OF PRINCETON, TEXAS
COMMITMENT OF FUNDS FOR SPECIFIC PROJECT

RESOLUTION NO. 2021-07-26-R-01

A RESOLUTION OF THE CITY OF PRINCETON, TEXAS, ESTABLISHING THE FUNDING FOR THE PURCHASE AND INSTALLATION OF THE FURNITURE, FIXTURES & EQUIPMENT FOR THE MUNICIPAL CENTER FACILITY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACTS

WHEREAS, the governing body of the City of Princeton has determined that it is in the best interest of the City to purchase the furniture, fixtures & equipment; and

WHEREAS, On August 10th, 2020, the governing body of the City of Princeton established the funding for the construction for the new Municipal Center project in the amount of **$15,349,200**; and

WHEREAS, On June 24th, 2021 The City of Princeton received and opened 3 closed bids for the Furniture, Fixtures & Equipment purchase and Installation; and

WHEREAS, Spencer + Co. was the lowest qualified bidder for this project in the amount of $851,820.69; and

WHEREAS, Perkin & Will has checked the references and determined the contract has met the requirements and has recommended award; and

WHEREAS, the funding for this project will be paid from the current available funds from the 2020 Certificate of Obligation specifically allocated for this project; and

WHEREAS, the City Council authorizes the City Manager to execute the agreement and any associated documents to undertake the project, and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT THE FUNDS ARE HEREBY COMMITTED FOR THE ABOVE MENTIONED PROJECT.

ARTICLE 1.

The amount not to exceed **$851,820.69** is hereby allocated for this project.

The City Council hereby authorizes the City Manager to execute the required contracts subject to legal form.

Effective Date.

This Resolution shall be effective upon the date of passage by the City Council.

PASSED by the City Council of the City of Princeton, Texas, this 26th day of July, 2021.

APPROVED: ATTEST:

_____ _____
Mayor City Secretary

Perkins&Will

July 9, 2021

Mr. Derek Borg
City Manager
City of Princeton
123 West Princeton Drive
Princeton, TX 75407
Via e-mail

Re: City of Princeton New Municipal Center – Recommendation of Furniture Dealership

Dear Mr. Borg,

Pursuant to the sealed bid opening process on June 24, 2021, for the above referenced project, Perkins&Will has completed a thorough review of all bids received.

We reviewed the bids and qualifications of the submitting companies to assess compliance with the written submission criteria in the bid forms and specifications.

Of the three bids received, we have determined that **Spencer + Co.** provided a base bid of $851,820.69, and $8,760.00 alternate fee for 30 days of storage (if required). This company's bid and other requested qualifications indicate they are the best value for the City of Princeton. Perkins&Will has a favorable work history with Spencer + Co. and they are an established Haworth dealership with 40+ years of history in the DFW community.

We look forward to working with the City and with Spencer + Co. on this important project for the citizens of Princeton.

Sincerely,

Christy Poindexter, IIDA
Sr. Project Manager I Associate
Perkins&Will

Cc: Shawn Fort, City of Princeton
Lesia Gronemeier, City of Princeton
Tanya Cervo, P&W
Michelle Lange, P&W
Meredith Hunt, P&W

2218 Bryan Street, Suite 200
Dallas, Texas 75201

www.perkinswill.com

CITY OF PRINCETON, TEXAS
COMMITMENT OF FUNDS FOR SPECIFIC PROJECT

RESOLUTION NO. 2021-07-26-R-02

A RESOLUTION OF THE CITY OF PRINCETON, TEXAS, ESTABLISHING ADDITIONAL FUNDING FOR THE CONSTRUCTION OF PURCHASE OF ADDITIONAL ITEMS RELATED TO THE CONSTRUCTION OF THE NEW MUNICIPAL CENTER FACILITY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE CONTRACTS

WHEREAS, the governing body of the City of Princeton has determined that it is in the best interest of the City to purchase and/or construct the additional items including TV's & mounts, Security Cameras Framing and Fiber Optic installation; and

WHEREAS, On August 10th, 2020, the governing body of the City of Princeton established the funding for the construction for the new Municipal Center project in the amount of **$15,349,200**; and

WHEREAS, On March 26th, 2021, the governing body of the City of Princeton established the additional funding for the construction for the phase 1 park facilities in the amount of **$2,249,344**; and

WHEREAS, Crossland Construction Company has provided the City of Princeton a proposed change order in the amount of **$138,476.00** to construct and purchase the additional Items; and

WHEREAS, The Director of Development Services has completed review of the proposed change order and determined that **Crossland Construction Company** will provide the best value for the City; and

WHEREAS, the funding for this project will be paid from the current available funds from the 2020 Certificate of Obligation specifically allocated for this project; and

WHEREAS, the City Council authorizes the City Manager to execute the agreement and any associated documents to undertake the project, and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT THE FUNDS ARE HEREBY COMMITTED FOR THE ABOVE MENTIONED PROJECT.

ARTICLE 1.

The amount not to exceed **$138,476.00** is hereby allocated for this project.

The City Council hereby authorizes the City Manager to execute the required contracts subject to legal form.

Effective Date.

This Resolution shall be effective upon the date of passage by the City Council.

PASSED by the City Council of the City of Princeton, Texas, this 26th day of July, 2021.

APPROVED: ATTEST:

Mayor City Secretary

CITY OF PRINCETON, TEXAS
COMMITMENT OF FUNDS FOR SPECIFIC PROJECT

RESOLUTION NO. 2021-07-26-R-03

A RESOLUTION OF THE CITY OF PRINCETON, TEXAS, ESTABLISHING THE FUNDING FOR THE CONSTRUCTION OF J.M. CALDWELL PARK PHASE 2B PAVING IMPROVEMENTS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENTS

WHEREAS, the governing body of the City of Princeton has determined that it is in the best interest of the City to construct the phase 2B paving improvements in order to provide additional parking for the park; and

WHEREAS, On July 22nd, 2021, the City of Princeton received and opened 8 closed bids for the Phase 2B paving improvements; and

WHEREAS, Mike Rogers Construction was the lowest qualified bidder for this project in the amount of **$154,900**; and

WHEREAS, the development department has checked references and determined the contractor has met the requirements and has recommended award**;** and

WHEREAS, inspection and testing is estimated at **$10,000** for the project; and

WHEREAS, the funding for this project will be paid from the current available funds from the park development fees, collected and available for this project; and

WHEREAS, the City Council authorizes the City Manager to execute the agreement and any associated documents to undertake the project, and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT THE FUNDS ARE HEREBY COMMITTED FOR THE ABOVE MENTIONED PROJECT.

ARTICLE 1.

The amount not to exceed **$164,900.00** is hereby allocated for this project.

Effective Date.

This Resolution shall be effective upon the date of passage by the City Council.

PASSED by the City Council of the City of Princeton, Texas, this 26th day of July 2021.

APPROVED: ATTEST:

_____ _____

Mayor City Secretary

PRINCETON
TEXAS
CITY OF PRINCETON
123 W. Princeton Drive
Princeton, TX 75407
972-734-2416, Fax 972-734-2548

7/23/2021

Re: Caldwell Park Phase 2B Paving Improvements

On July 22nd, 2021, the City of Princeton received bids for Caldwell Park Phase 2B paving improvements. The following bids were received.

Bidder	Base Bid
XIT Paving & Construction	$ 216,687.50
Ethan Stephens	$ 274,281.25
Mike Rogers Construction	$ 154,900.00
Cam-Crete Contracting, Inc.	$ 174,943.75
North Rock Construction, LLC	$ 231,768.50
Jeske Construction Co.	$ 184,677.50
Grod Construction, LLC	$ 186,012.50
AT Construction, LLC	$ 247,635.00

Mike Rogers Construction is the apparent low bidder for this project. The City has verified that the Contractors bonding company is licensed in the State of Texas. The City has completed several successful projects with Mike Rogers Construction. It appears that Mike Rogers Construction is the Lowest Responsive Bidder and we are recommending award of the construction contract to Mike Rogers Construction. The contract time will be 45 calendar days to substantial completion and 60 calendar days to final completion.

Sincerely,

Shawn Fort, Director of Development Services