NOTICE OF REGULAR CITY COUNCIL MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
April 14, 2009
Meeting Time and Place

The City Council of the City of Princeton will meet in Regular Session on Tuesday, **April 14, 2009 at 7:00 PM** at the regular meeting place, the Council Chamber in City Hall, located at 306 Main Street in Princeton to discuss the following:

Honorable Steven Deffibaugh,
Mayor

Honorable Billy Combest,
Mayor Pro-Tempore

Bruce Beauchamp,
Councilmember

Rick Wheeler,
Councilmember

Ken Bowers,
Councilmember

J.M. Caldwell Sr.,
Councilmember

Call to Order

Roll Call

Steven Deffibaugh ___ Billy Combest__
Bruce Beauchamp ___ Rick Wheeler ____
Ken Bowers ___ J.M. Caldwell Sr.

Invocation

Pledge of Allegiance

Citizens 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.

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.

A. Discussion and possible approval of the City Council meeting minutes of March 24, 2009.
B. Discussion and approval to continue membership in the Texas Library System and authorizing the Mayor to sign.

Regular Agenda

2009-063 **Presentation**

Presentation by Gary Woodall of the National Weather Service regarding the importance and use of the NOAA Radios.

2009-064 **Princeton Youth Sports Assoc. fees**

Discussion and possible approval of the Princeton Parks & Recreation Board recommendation to deny the request from PYSA to waive tournament fees.

2009-065 **Bids for FM 982**

Discussion and possible approval to advertise for bids for the FM 982 waterline project.

2009-066 **Contract-Elevated Storage Tank**

Discussion and possible approval of a contract for the elevated storage tank and associated waterline.

2009-067 **CIP/Engineering Projects**

Discussion by Kevin Johnson regarding the status of capital improvements projects/engineering projects within the city.

2009-068 **Caldwell Street**

Discussion and possible action regarding the Caldwell Street improvement project between the City, Keith Ashley and the Princeton ISD.

2009-069 **Impact Fee Ordinance**

Discussion and possible approval of an ordinance concerning impact fees for water and wastewater facilities.

2009-070 **Administrative Services Agreement**

Discussion and possible approval of an administrative services agreement between the City and the Princeton Economic Development Corporation/Community Development Corporation.

2009-071 **Lease Proposal-EDC**

Discussion and possible approval regarding a lease agreement for the purpose of office space for City staff serving the Economic Development Corporation/Community Development Corporation.

2009-072 **Naming of park in Parkview Heights**

Discussion and possible approval to accept the naming of the park in Parkview Heights as Heights Park as recommended by the Parks Board.

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 (b) 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.

Section 551.071 (A) Texas Government Code. Pending or Contemplated litigation

1. FM 982 strip annexation and possible quo warranto proceedings by Collin County.

Action Pertaining to Executive Session

2009-073 **Land Donation-Kyong Kim**

Discussion and possible approval of a Resolution to accept the land donation from Kyong H. Kim, approximately 25 square feet parcel of land, located at southwest corner of FM 982 and FM 546, Princeton, Texas.

2009-074 **Land Donation-Yang Ji, Inc.**

Discussion and possible approval of a Resolution to accept the land donation from Yang Ji, Inc., approximately 100 square feet parcel of land, located on FM 982, Princeton, Texas.

2009-075 **Public Hearing-Annexation of 5.3-Acre Tract**

First public hearing regarding a request for voluntary annexation of property being a tract or parcel of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, being part of a called 97.419 acre tract of land as described in a Warranty Deed with a Vendor's Lien from Marcel K. Jones et al. to T. Meredith Hard a/k/a Thomas Meredith Hard and wife, Nancy J. Hard as recorded in Volume 3537 at Page 97 of the Land Records of Collin County, Texas and being further described as follows: 5.306 acres of land, located at the southeast corner of FM 1377 and CR 458.

2009-076 **Public Hearing-Annexation of 1.5-Acre Tract**

First public hearing regarding a voluntary annexation of property, being situated in the S.D. Terry Survey, Abstract No. 890, Collin County, Texas, and being a resurvey of a called 1.500 acre tract of land described in a deed to Dalto, Inc., of record in Volume 2106, Page 366, Deed Records, Collin County, Texas and being more particularly described as follows: 1.501 acres of land located at SW corner of FM 982 and FM 546, Princeton, Texas.

2009-077 **Public Hearing-Zoning request for Lots 1 & 2, Block 4, Princeton Estates Subdivision (Habitat for Humanity)**

Second public hearing regarding request from Habitat for Humanity to zone the following tract of land to SF2 "Single Family 2", 0.4505 acre tract of land from situated in the David Cherry Survey, Abstract, Abstract No. 166, Collin County, Texas, said tract being all of Lots 1 and 2, Block 4, Princeton Estates Subdivision, an addition to the City of Princeton, Texas, as recorded in Volume 6, Page 24, Plat Records Collin County, Texas (P.R.,C.C.T.), said tract being more particularly described as follows: 0.4505 acres of land more or less, 301 Bonnieview Drive (SE corner of Bonnieview and 3rd Street) Princeton, Texas.

2009-078 **Special meeting date**

Discussion and possible approval to hold a special meeting of the City Council on April 21, 2009.

2009-079 **Public Hearing-Substandard structures**

A public hearing at the request of the Code Official for the City of Princeton regarding substandard structures for the following addresses to determine whether the structures are substandard and unfit for human habitation, for failing to comply with the minimum standards as outlined in Chapter 14 of the City Code of Ordinances. The Code Official recommends demolition of the substandard structures. The owner, lienholder, or mortgagee is required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work.

1717 White Mountain Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1713 White Mountain Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1705 Twin Hills Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1707 Twin Hills Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1724 Twin Hills Way, Princeton, Texas, Owner of Record: Serenity Builders LLC
1805 Fairweather Drive, Princeton, Texas, Owner of Record: Serenity Builders LLC
1807 Fairweather Drive, Princeton, Texas, Owner of Record: Serenity Builders LLC

2009-080 **Substandard structures**

Discussion and possible action, including but not limited to, condemnation and demolition of the following structures as substandard structures.

1717 White Mountain Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1713 White Mountain Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1705 Twin Hills Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1707 Twin Hills Way, Princeton, Texas, Owner of record: Serenity Builders LLC
1724 Twin Hills Way, Princeton, Texas, Owner of Record: Serenity Builders LLC
1805 Fairweather Drive, Princeton, Texas, Owner of Record: Serenity Builders LLC
1807 Fairweather Drive, Princeton, Texas, Owner of Record: Serenity Builders LLC

2009-081 **Fair Housing Month Proclamation**

Discussion and possible approval of a proclamation proclaiming April as Fair Housing Month.

2009-082 **Police Department Update**

Presentation by Chief Barnett regarding the status of the Police Department.

Report Agenda

1. City Administrator
   a. Tocker grant
   b. PCDC vacancy
   c. Dogwood pump station
   d. Local street improvement project
   e. Onion Festival, April 25
   f. Bois D Arc Ave closure

Adjournment

Certificate

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall, April 9, 2009 @ 4:00 am/pm and copies thereof were hand delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

Lesia Thornhill, 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 Lesia Thornhill, 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).