

**NOTICE OF SPECIAL CITY COUNCIL MEETING AND AGENDA  
THE CITY OF PRINCETON, TEXAS  
September 17, 2012  
Meeting Time and Place**

The City Council of the City of Princeton will meet in Special Session on Monday, **September 17, 2012 at 7:00 PM** at the regular meeting place, the Council Chamber in City Hall, located at 123 W. Princeton Drive in Princeton to discuss the following:

**Honorable Ken Bowers,**  
*Mayor*

*Councilmember, Place 1*

**Bill Glass,**  
*Councilmember, Place 2*

**J.M. Caldwell Sr.,**  
*Councilmember, Place 3*

**Bruce Beauchamp,**  
*Councilmember, Place 4*

**Steven Deffibaugh,**  
*Mayor Pro Tempore, Place 5*

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**CALL TO ORDER**

**ROLL CALL**

Ken Bowers \_\_\_\_

Bill Glass \_\_\_\_

Bruce Beauchamp \_\_\_\_

J.M. Caldwell Sr. \_\_\_\_

Steven Deffibaugh \_\_\_\_

**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.*

**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.

1. Discussion and possible action to approve the minutes of the August 13, 2012 regular meeting.

2. Discussion and possible action to approve moving the October 8, 2012 meeting date to October 9, 2012 or October 15, 2012 in observance of the holiday (Columbus Day).

3. Discussion and possible action to authorize the City Manager to execute a Letter of Understanding agreement between the City of Princeton and Edward B. Peacock for Financial Consulting Services.

4. Discussion and possible action to approve a Resolution authorizing the submission of the Texas Community Development Block Grant Program application to the Texas Department of Agriculture and authorizing the Mayor to act as the City's executive officer and authorized representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program.

5. Discussion and possible action to approve a Resolution committing matching funds in support of activities associated with the 2013-2014 sanitary sewer improvements proposed in an application to the Texas Department of Agriculture for the Texas Community Development Block Grant Program.

6. Discussion and possible action to approve an agreement between the City of Princeton and Texas Department of Transportation for the temporary closure of state right of way for the purpose of the Homecoming Parade.

7. Discussion and possible action to approve a Proclamation proclaiming October 2, 2012 as National Night Out.

## **SPECIAL AGENDA**

### **2012-102      Presentation**

Presentation by Chief Waters for the following individuals in appreciation for their donations to the Princeton Police Department: Marvin Gathwright, Mark Holum and the Masonic Lodge.

### **2012-103      Donation Acceptance**

Discussion and possible action to accept the following donations for the Princeton Police Department: Princeton Masonic Lodge - Cornerstone - \$2,600.00, The Other Side Landscaping, Inc.(Mike Holum) – landscaping & labor - \$8,950.00, MCG Construction (Marvin Gathright) – Flag Poles w/2 Flags - \$4,000.00.

### **2012-104      Public Hearing-Specific Use Permit**

Second public hearing regarding a request from Performant Fitness, Brent Johnson, James Holliman and Nicole Holliman, owners, regarding a Specific Use Permit (SUP) for an Amusement, commercial (indoor) (Fitness Club) per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Block 6, Tract 78, Abstract A0957 Hardin Wright Survey, 302 W. Princeton Drive, Suite A, Princeton, Texas (NW corner of W. Princeton Drive and Yorkshire).

**2012-105      Ordinance-Performant Fitness**

Discussion and possible action to approve an ordinance regarding a Specific Use Permit for Performant Fitness, located at 302 W. Princeton Drive, Suite A, Princeton, Texas (NW corner of W. Princeton Drive and Yorkshire).

**2012-106      Public Hearing-Tanning Salon**

Second public hearing regarding a request from Jim Copp for a Specific Use Permit for a Tanning Salon per the requirements of the City of Princeton Zoning Ordinance (Ordinance No. 2009-06-09) for the following tract of land described as Block 4, Lot 7, 8, 9, 10, 11 & 12, Princeton Original Donation, 513 N. 4<sup>th</sup> Street, Princeton, Texas.

**2012-107      Ordinance-Tanning Salon**

Discussion and possible action to approve an ordinance regarding a request for a Specific Use Permit for a Tanning Salon to be located at 513 N. 4<sup>th</sup> Street, Princeton, Texas.

**2012-108      Public Hearing-Rezoning**

Second public hearing regarding a request from Native Contractors Inc. for a zoning of property from Commercial 1 "C1" to Manufacture 1 "M1", being a tract or parcel of land situated in the City of Princeton, Collin County, Texas, being part of the Hardin Wright Survey, Abstract No. 957, and being all of Lots 1 through 8 and 13 through 15 and part of lots 9 through 11 and 15 through 18 of Block 1 of the Original Town of Princeton according to the plat there for recorded in Volume 37, Page 456 of the Deed Records of Collin County, Texas and being all of the east/west 20.00 foot wide abandoned alley and a part of the north/south 20.00 foot wide abandoned alley in said Block 1 and also being all of those tracts of land described as "tracts One through Six" in deed to Billy E. Wilder recorded in Volume 5151, Page 3067 of the Deed Records of Collin County, Texas and being more particularly described as follows: 1.803 acres of land, more or less".

**2012-109      Ordinance-Rezoning**

Discussion and possible action to approve an ordinance amending the zoning ordinance by changing the zoning of approximately 1.803 acres of land in the Hardin Wright Survey, Abstract 957, Princeton, Collin County, Texas located at 611 N. 4<sup>th</sup> Street, Princeton, Texas currently zoned Commercial 1 "C1" and being re-zoned Manufacture 1 "M1".

**2012-110**      **Public Hearing-Rezoning**

Second public hearing regarding a request from Jim Copp for a zoning of property from Single Family 2 "SF2" to Commercial 1 "C1", being a 0.4821 acre tract or parcel of land situated in the Hardin Wright Survey, Abstract No. 957, being all of Lots 13, 14 and 15 of Collin County, Texas, according to the map thereof recorded in Volume 37, Page 456, of the Deed Records of Collin County, Texas (D.R.C.C.T.), also being those tracts of land conveyed to HESSIE MOZELL CHAPMAN STRICKLAND and RAMAY RAY CHAPMAN as recorded in Volume 3953, Page 1290, D.R.C.C.T., said 0.4821 acre tract of land being more particularly described as follows: 0.4821 of one acre of land (213 McKinney Street and 612 3<sup>rd</sup> Street).

**2012-111**      **Ordinance-Rezoning**

Discussion and possible action to approve an ordinance amending the zoning ordinance by changing the zoning of approximately 0.4821 acres of land in the Hardin Wright Survey, Abstract 957, Princeton, Collin County, Texas located at 213 McKinney Street and 612 3<sup>rd</sup> Street currently zoned Single Family 2 "SF2" and being re-zoned Commercial 1 "C1".

**2012-112**      **Fire Department-Grass Truck**

Presentation, discussion and possible action regarding a request from the Princeton Volunteer Fire Department to purchase a new grass truck out of the budget for fiscal year 2012/2013 to replace the used 1981 grass truck.

**2012-113**      **Public Hearing-Budget**

Public hearing regarding the adoption of the Fiscal Year 2012/2013 budget for the City of Princeton.

**2012-114**      **Ordinance-Budget**

Discussion and possible action regarding an ordinance of the City of Princeton, Texas providing funds for the Fiscal Year 2012-2013 by approving the budget for said period and appropriating and setting aside the necessary funds out of the Fiscal Year for the operation of the departments and other various activities and improvements of the City.

**2012-115**      **Ordinance-Tax Roll**

Discussion and possible action to approve an Ordinance certifying the tax roll for 2012.

- 2012-116**      **Ordinance-Tax Rate**
- Discussion and possible action regarding an Ordinance adopting the Tax Rate of .756932 for Fiscal Year 2012/2013.
- 2012-117**      **Public Hearing-Zoning District Map**
- Second public hearing regarding an amendment to the City's Zoning Ordinance, Ordinance No. 2009-06-09, Section 4, Zoning District Map, to adopt a new Zoning District Map for the City of Princeton.
- 2012-118**      **Ordinance-Zoning District Map**
- Discussion and possible action to amend the City's Zoning Ordinance, Ordinance No. 2009-06-09, Section 4, Zoning District Map to adopt a new Zoning District Map for the City of Princeton.
- 2012-119**      **Ordinance-Water Rate Increase**
- Discussion and possible action to approve an ordinance regarding a rate increase in the water rates including a pass through from North Texas Municipal Water District.
- 2012-120**      **Ordinance-Wastewater Rate Increase**
- Discussion and possible action to approve an ordinance regarding a rate increase in the wastewater rates and raising the cap from 10,000 gallons to 12,000 gallons.
- 2012-121**      **Ordinance-Fee Schedule**
- Discussion and possible action regarding an ordinance amending the Comprehensive Fee Ordinance, Ordinance No. 2010-03-30-03, for regulating and assessing service charges, providing for collection of fees.
- 2012-122**      **Ordinance**
- Discussion and possible action regarding clarification on Ordinance 2004-10-12-05 as to water cutoffs due to non-pay or noncompliance of ordinance.
- 2012-123**      **Monte Carlo-Lighting**
- Discussion and possible action regarding an update from the City Manager on the proposed lighting to be put in on Monte Carlo Boulevard.

**2012-124      College Street Lift Station Forced Main**

Discussion and possible action regarding the repair of the College Street Lift Station forced main.

**2012-125      Resolution-Atmos**

Discussion and possible action to approve a Resolution supporting the Legislative activity and goals of the ATMOS Texas Municipalities before the Texas Legislature as they relate to the setting of natural gas rates and regulation of gas utilities.

**ITEMS FOR INDIVIDUAL CONSIDERATION**

**2012-126      Future Agenda Items**

Request for items to be placed on a future agenda and NOT for discussion of these requests.

**REPORT AGENDA**

City Manager

- Stage 2 water restrictions
- Parkview Heights
- West Nile Virus
- Beautification Program US Highway 380

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

**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.


A. Old Princeton Tire Shop (118 E. Princeton Drive)

**ACTION PERTAINING TO EXECUTIVE SESSION**

**ADJOURNMENT**

**CERTIFICATE**

I, hereby certify the above Notice of Meeting was posted at the Princeton City Hall September 14, 2012 @ 10:00 am/pm and copies thereof were hand delivered to the Mayor, Mayor Pro-Tempore and Councilmembers.

  
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Lesia Thornhill, City Secretary  
Tabatha Monk, Deputy 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).