

Minutes

The City of Princeton

Regular City Council Meeting of January 22, 2008

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on January 22, 2008 at 7:00 p.m.

The following Councilmembers were present: Mayor Steven Deffibaugh, Councilmember J.M. Caldwell Sr., Councilmember Rick Wheeler, Councilmember Rocky Lemley and Councilmember Bruce Beauchamp. The following Staff Members were present: City Administrator Lee Lawrence, Assistant City Administrator/City Secretary Lesia Thornhill, Deputy City Secretary Tabatha Monk, City Attorney Bonnie Goldstein, Director of Public Works Jeff Cartwright, Director of Finance Patty Martinez, Permit Tech Kathy Morris, Economic Development Coordinator Cathy Dunkel, Sgt. Kirkwood, Code Enforcement Officer Bryant Childers and Chief Barnett. The following Councilmember was absent: Mayor Pro Tempore Billy Combest.

Mayor Deffibaugh called the City Council Meeting to order at 7:01 PM.

Mayor **Deffibaugh** asked Councilmember **Lemley** to lead the Council and audience in the invocation.

Mayor **Deffibaugh** then asked Councilmember **Beauchamp** to lead the audience in the **Pledge of Allegiance**.

Mayor **Deffibaugh** then announced **Citizen Appearance**, to which Jim Moore, Randall Coy and Patty Martinez (introducing the new part-time librarian, Jeanne McKenney) spoke to the Council.

Mayor **Deffibaugh** then announced the first item under the Regular Agenda: **(2008-017)** "Presentation by Commissioner Joe Jaynes to Cathy Dunkel, representative of the Princeton Parks & Recreational Board, a check in the amount of \$36,590 from Collin

County Community Open Space Grant". Commissioner Jaynes presented Ms. Dunkel with a check in the amount of \$36,590.

Mayor **Deffibaugh** then announced the second item under the Regular Agenda: **(2008-018)** "Discussion and possible approval of the final plat for the Town Homes of Princeton located at 110 Wood Street, Princeton, consisting of 3.04 acres". Mr. Lawrence advised all requirements had been met for this item. Councilmember **Caldwell made a motion to approve**. Councilmember **Lemley seconded the motion**. The **motion carried unanimously**.

Mayor **Deffibaugh** then announced the third item under the Regular Agenda: **(2008-019)** "Discussion and possible approval to accept David Roger's application to be alternate member on the Parks & Recreation Board". Councilmember **Caldwell made a motion to approve**. Councilmember **Wheeler seconded the motion**. The **motion carried unanimously**.

Mayor **Deffibaugh** then announced the fourth item under the Regular Agenda: **(2008-020)** "Discussion and possible approval to accept Barbara Palmer's application to be a director (board member) on the 4B Princeton Community Development Corporation". Councilmember **Wheeler made a motion to approve**. Councilmember **Caldwell seconded the motion**. The **motion carried unanimously**.

Mayor **Deffibaugh** then announced the sixth item under the Regular Agenda: **(2008-021)** "Discussion and possible approval of contract with Paul Morgan & Associates for provision of infrastructure inspection services". Mr. Lawrence explained the necessity for this service. Councilmember **Beauchamp made a motion to table**. Councilmember **Caldwell seconded the motion**. The **motion carried unanimously**.

Mayor **Deffibaugh** then announced the seventh item under the Regular Agenda: **(2008-022)** "Discussion and possible approval of contract with McLain Decision Support Systems (Robert McLain) for water and wastewater services rate study)". Mr. Lawrence explained this the same study that had been conducted in previous years and was

necessary to have done. Councilmember **Lemley made a motion to approve.**

Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the eighth item under the Regular Agenda: **(2008-023)** "Discussion and possible approval of an agreement between the City of Princeton and Bureau Veritas for the purpose of providing inspection services and authorizing the Mayor to sign". Mr. Lawrence explained this was a contract for inspection services in the absence of a city building inspector. Councilmember **Beauchamp made a motion to approve.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the ninth item under the Regular Agenda: **(2008-024)** "Discussion and possible approval of an ordinance denying Atmos Energy Corp. Mid-Tex Division's statement of intent to increase rates". Councilmember **Caldwell made a motion to approve this item.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the tenth item under the Regular Agenda: **(2008-025)** "Discussion and possible approval of an Resolution calling for the general election to be held May 10, 2008 for the purpose of adopting a Home Rule charter and electing three Councilmember's, Place 3, Place 4 and Place5". Councilmember **Lemley made a motion to approve.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the eleventh item under the Regular Agenda: **(2008-026)** "Second public hearing regarding a request from Georgia-Texas Land & Cattle Company LLC, for rezoning the following tract of land from Agriculture "A" to Commercial 2 "C2" being 10.507 acres, and from Agriculture "A" to Manufacturing 2 "M2", being 17.790 acres a tract of land situated in Collin County, Texas, and being more or less 29 acre tract being part of the David Cherry Survey, Abstract No. 166, being more or less 29 acres of a called 104.57 acre tract of land as described in a

Warranty Deed from Penny Gay Gantt Boles to Alice Ann McMahan and Ben Gantt as recorded in Volume 5230, Page 3057 of the Official Records of Collin County, Texas and being further described as follows: 104.996 acres of land, as required by the City of Princeton's Zoning Ordinance (Ordinance No. 98-001)".

Mayor **Deffibaugh** opened the public hearing at 8:05 p.m.

Bill Thomas with Engineering Concepts and Jenny Rosbury spoke for this item. Brian Lentz spoke against this item.

Mayor **Deffibaugh** closed the public hearing at 8:10 p.m.

Mayor **Deffibaugh** then announced the twelfth item under the Regular Agenda: **(2008-027)** "Discussion and possible approval of criteria to be used in evaluating and selecting projects for street improvement program". Mr. Lawrence reviewed this proposed plan with the Council. Councilmember **Caldwell made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the thirteenth item under the Regular Agenda: **(2008-028)** "Discussion and possible approval of projects for 2008 street improvements". Mr. Lawrence and the City Engineer, Kevin Johnson, discussed this item in detail for the Council. Councilmember **Beauchamp made a motion to approve the proposed improvements.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the fourteenth item under the Regular Agenda: **(2008-029)** "Discussion and possible approval of contract with Freese and Nichols, Inc. for engineering and related services for street construction improvements". Mr. Lawrence asked City Engineer, Kevin Johnson, to discuss this item. Mr. Johnson stated the estimated cost for this item would be between \$35,000 – \$38,000.00. Councilmember **Wheeler made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the fifteenth item under the Regular Agenda: **(2008-030)** "Discussion and possible approval of contract with Freese and Nichols, Inc. for engineering and related services for Monte Carlo Boulevard improvements". Mr. Lawrence and Kevin Johnson discussed this item. Councilmember **Lemley made a motion to approve.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the sixteenth item under the Regular Agenda: **(2008-031)** "Discussion and possible approval of an Ordinance adopting land use assumption and capital improvements program associated with consideration of revision of water and sanitary sewer impact fees for the City of Princeton". Councilmember **Beauchamp made a motion to approve.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the seventeenth item under the Regular Agenda: **(2008-032)** "Discussion and possible approval of a Resolution establishing a public hearing date for comment on possible revisions of water and sanitary sewer impact fees for the City of Princeton". Mr. Lawrence gave a brief explanation on this item. Councilmember **Caldwell made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the eighteenth item under the Regular Agenda: **(2008-033)** "Discussion and possible approval of a Resolution confirming the selection of engineering consultant needed to complete the proposed engineering activities in the 2007 Texas Community Development Program project". Mr. Lawrence explained that RLK Engineering of Frisco, Texas was the low bidder in this project and a representative from the company was here, Chad Henley, to answer any questions. Councilmember **Lemley made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the nineteenth item under the Regular Agenda: **(2008-034)** "Discussion and possible approval of a Resolution confirming the selection of administrative consultant needed to complete the proposed management activities in the 2007 Texas Community Development Program project.". Mr. Lawrence asked that this item be tabled. Councilmember **Caldwell made a motion to table this item until the next regular meeting.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the twentieth item under the Regular Agenda: **(2008-035)** "Discussion and possible authorization of City Administrator to prepare: a. Draft of City of Princeton Park, Trail, and Open Space Plan. B. Preliminary trail and outdoor recreation grant applications for possible submission to Texas Parks and Wildlife Department and Collin County". Mr. Lawrence explained this would be done in house and funded by the Community Development Corporation (4B). Councilmember **Wheeler made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the twenty-first item under the Regular Agenda: **(2008-036)** "Status report on Code Compliance within the City of Princeton". Mr. Lawrence, Bryant Childers and Cathy Dunkel gave a brief update on the status of the Code Enforcement projects. No action was required on this item.

Mayor **Deffibaugh** then announced the twenty-second item under the Regular Agenda: **(2008-037)** "Status reports on warrant collections and warrant officer position". Municipal Court Judge, Anthony Randall, gave a brief statement of the operations within the Municipal Court and how the Warrant Officer was performing. He was very pleased with the workings of this department, the amount of collections and asked that the Warrant Officer be allowed to continue his productive work in the Municipal Court.

Mayor **Deffibaugh** then announced the first item under the Report Agenda "Mayor".
Mayor thanked everyone.

Mayor **Deffibaugh** then announced the second item under the Report Agenda
"Council".

Councilmember **Wheeler** thanked everyone for all of their hard work.

Mayor **Deffibaugh** then announced the third item under the Report Agenda
"Administrator".

Mr. Lawrence updated the Council on the status of the elevated storage tank.

Mayor **Deffibaugh** announced the Council would be going into Executive Session
citing the following: **Section 551.071 (b) "Texas Government Code"** Consultation
with City Attorney. **Section 551.071 (A) "Texas Government Code"** Pending or
Contemplated litigation. **Section 551.074 (a)(1) "Texas Government Code"**
Personnel. Councilmember Caldwell left the Executive Session at approximately
11:00. There was still a quorum in Executive Session and for the remainder of the
meeting.

Mayor **Deffibaugh** adjourned into Executive Session at 9:56 p.m.

Mayor **Deffibaugh** reconvened into Regular Session at 12:15 p.m.

Mayor **Deffibaugh** then announced "Action pertaining to the Executive Session".

Councilmember **Lemley** made a motion to have the City Attorney move forward as
discussed in Executive with regard to the Thompson issue. Councilmember **Wheeler**
seconded the motion. The motion carried unanimously.

Councilmember **Beauchamp** made a motion to adjourn. Councilmember **Lemley**
seconded the motion. The motion carried unanimously.

Mayor **Deffibaugh** adjourned the meeting at 12:20 p.m.

Billy H. Combust 2-12-63
Billy Combust
Steven Deffibaugh, Mayor 103 Templeton Date

ATTEST:

Lesia Thornhill 2-12-63
Lesia Thornhill, City Secretary Date