

Minutes

The City of Princeton

Regular City Council Meeting of January 8, 2008

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on January 8, 2008 at 7:00 p.m.

The following Councilmembers were present: Mayor Steven Deffibaugh, Mayor Pro Tempore Billy Combest, 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, Economic Development Coordinator Cathy Dunkel, Permit Tech Kathy Morris, Sgt. Kirkwood and Chief Barnett.

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

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

Mayor **Deffibaugh** then led the audience in the **Pledge of Allegiance.**

Mayor **Deffibaugh** then announced **Citizen Appearance**, to which no one came forward.

Mayor **Deffibaugh** then announced the Consent Agenda: "Discussion and possible approval of the City Council meeting minutes of December 11, 2007", "Discussion and possible approval to accept the completion of Tickey Creek Phase 1 sewer line project and make final payment", "Discussion and possible approval to accept the completion of FM 75 (4<sup>th</sup> Street) water line and make final payment". Councilmember **Lemley made a motion to approve.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the first item under the Regular Agenda: **(2008-001)** "Discussion and possible approval of an ordinance approving the general service rates including rate adjustment projections and miscellaneous service charges to be charged for sales and transportation of natural gas to residential, commercial and industrial consumers in the City of Princeton". Councilmember **Lemley made a motion to deny the rate adjustments.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the second item under the Regular Agenda: **(2008-002)** "Discussion and possible approval of an Interlocal Agreement with TX Dot's for the replacement of sewer lines relating to the FM 75 widening projects, currently under construction by TX DOT. The Interlocal Agreement will be in the amount of \$79,936 and adds an additional ten (10) working days to TX Dot's contract with J.L. Steel, L.P. (JLS)". City Engineer, Kevin Johnson and Director of Public Works, Jeff Cartwright spoke on this item. Councilmember **Lemley made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the third item under the Regular Agenda: **(2008-003)** "Discussion and possible approval of Water and Wastewater Master Plan, dated April 2007, and Impact Fee Capital Improvement Plan – Water and Wastewater, dated June 2007, and prepared by Freese & Nichols, Inc.". Mr. Lawrence discussed this item. Councilmember **Beauchamp made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor **Deffibaugh** then announced the fourth item under the Regular Agenda: **(2008-004)** "A public hearing to consider the adoption of revised impact fees. The purpose of the hearing is to consider the adoption of an impact fee. The proposed impact fee per service unit is an amount not greater than \$2,023 for the water impact fee and the amount not greater than \$1,251 for the sanitary sewer impact fee". Mr. Lawrence discussed this item.

Mayor **Deffibaugh** opened the public hearing at 7:35 p.m.

No one spoke for or against this item.

Mayor **Deffibaugh** closed the public hearing at 7:37 p.m.

Mayor **Deffibaugh** then announced the sixth item under the Regular Agenda: **(2008-005)** "Discussion and possible approval of award of contract to Gracon Construction, Inc., in amount of \$4,384,400.00 for Dogwood Pump Station Improvements". City Engineer, Kevin Johnson, spoke on this item and stated project should be operational in 12 –14 months, by Spring 2009. Councilmember **Lemley made a motion to approve**. Mayor Pro Tempore **Combest seconded the motion**. The **motion carried unanimously**.

Mayor **Deffibaugh** then announced the seventh item under the Regular Agenda: **(2008-006)** "Discussion and possible approval of contract with Prime Time Group, Inc., for easement acquisition services". City Administrator, Lee Lawrence, discussed this with the City Council and advised that Linda Latham would be the project coordinator. Councilmember **Wheeler 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: **(2008-007)** "Second public hearing regarding a request from United Engineering Group, to revise an existing Planned Development to create a new Planned Development consisting of single family, multifamily, mixed use, retail, and commercial uses, being a tract of land situated in the City of Princeton, Collin County, Texas, and being more or less 862 acre tract situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas: being those tracts of land described in Special Warranty Deed to Princeton Meadows, LP recorded in Volume 4446, Page 1212 and Volume 4446, Page 1228 of the Deed Records of Collin County, Texas, (D.R.C.C.T.) dated May 21, 2007". A presentation by Melissa Linlow, a representative of the Developer was given to the Council and the audience.

Mayor **Deffibaugh** opened the public hearing at 8:06 p.m.

Jeff Goerlich and Ray Robinson spoke with concerns about this item.

Mayor **Deffibaugh** closed the public hearing at 8:11 p.m.

Mayor **Deffibaugh** then announced the ninth item under the Regular Agenda: **(2008-008)** "Second public hearing regarding a request for a rezoning of the following tract of land from Agricultural "A" to Single Family 1 "SF1", Multifamily "MF" and Commercial 2 "C2" situated in the John H. Stanford Survey, Abstract No. 866, Collin County, Texas, said tract being all of a tract of land describe din deed to LWJ Partnership, as recorded in Volume 5455, Page 316, Deed Records, Collin county, Texas (D.R.C.C.T.), said tract being more particularly described as follows: 129.61 acres of land more or less". Mr. Lawrence spoke regarding this item as well as the Engineer, Robert Valenzuela.

Mayor **Deffibaugh** opened the public hearing at 8:19 p.m.

Dwayne Fisher and Dave Everston gave a brief presentation stating concerns from several citizens (approximately 40 citizens) about this proposed project. Brad Walsh was representative of the citizens from Princeton Lakes and he expressed his opposition to this proposed project also. Diane Duncan, Jason Alzavado, Susan Francis and Larry Watts also expressed their opposition.

Mayor **Deffibaugh** closed the public hearing at 9:06 p.m.

Mayor **Deffibaugh** then announced the tenth item under the Regular Agenda: **(2008-009)** "First public hearing regarding a request for a voluntary annexation of property, being a 14.97 acre tract of land situated in Collin County, being out of the Hardin Wright Survey, Abstract No. 957 in Collin County, Texas and being a survey of a called 15 acre tract of land that was conveyed to Mrs. Alice E. Pitts by E.E. Davis et.ux., in deed recorded in Volume 353 at Page 217, of the Deed Records of Collin County, Texas, said 14.97 acre tract of land being more particularly described as follows: 14.97 acres of land more or less".

Mayor **Deffibaugh** opened the public hearing at 9:17 p.m.

No one spoke for or against this item.

Mayor **Deffibaugh** closed the public hearing at 9:17 p.m.

Mayor **Deffibaugh** then announced the eleventh item under the Regular Agenda: **(2008-010)** "Second public hearing regarding a request for a rezoning change from Agriculture "A" to Manufacturing Two "M2" being a tract of land situated in Collin county, Texas, being part of the David Cherry Survey, Abstract No. 166, being all 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 at Page 3057 of the Official Records of Collin county and being further described as follows: 104.994 acres of land". City Administrator, Lee Lawrence, discussed this item.

Mayor **Deffibaugh** opened the public hearing at 9:20 p.m.

Bill Thomas, project Engineer, spoke for this item. Brian Went spoke against this item.

Mayor **Deffibaugh** closed the public hearing at 9:25 p.m.

Mayor **Deffibaugh** then announced the twelfth item under the Regular Agenda: **(2008-011)** "Second public hearing regarding a request for a voluntary annexation of property, being a 14.97 acre tract of land situated in Collin County, being out of the Hardin Wright Survey, Abstract No. 957 in Collin county, Texas and being a survey of a called 15 acre tract of land that was conveyed to Mrs. Alice E. Pitts by E.E. Davis et. ux., in deed recorded in Volume 353 at page 217, of the Deed Records of Collin County, Texas, said 14.97 acre tract of land being more particularly described as follows: 14.97 acres of land more or less".

Mayor **Deffibaugh** opened the public hearing at 9:26 p.m.

No one spoke for or against this item.

Mayor **Deffibaugh** closed the public hearing at 9:26 p.m.

Mayor **Deffibaugh** then announced the thirteenth item under the Regular Agenda: **(2008-012)** "Discussion and possible approval of an ordinance amending the

Comprehensive Zoning Ordinance for the City of Princeton (98-001) from "SF1" Single Family 1 to "TF" Two Family on a portion of the Hardin Wright Survey, Abstract 957, said property being located on Sixth Street between McKinney Avenue and Woody Drive". Mr. Lawrence and Permit Tech., Kathy Morris, spoke on this item. The owner of the property, Sal Santanello, also spoke for this item. Mayor Pro Tempore **Combest made a motion to approve**. Councilmember **Lemley seconded the motion**. Councilmember **Beauchamp opposed**. **The motion passed 4-1**.

Mayor **Deffibaugh** then announced the fourteenth item under the Regular Agenda: **(2008-013)** "Discussion and possible approval of a final plat for Princeton elementary School #3". Mr. Lawrence spoke regarding this plat. Councilmember **Beauchamp 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: **(2008-014)** "Discussion and possible approval of an agreement between the City of Princeton and National Sign Plazas and authorizing the Mayor to sign". Mr. Lawrence and City Attorney, Bonnie Goldstein, answered questions from the Council regarding this item. Councilmember **Wheeler made a motion to approve**. Councilmember **Lemley seconded the motion**. **The motion carried unanimously**.

Mayor **Deffibaugh** then announced the sixteenth item under the Regular Agenda: **(2008-015)** "Discussion and possible approval of an ordinance relating to locating signs in the public rights-of-way". Councilmember **Lemley made a motion to approve**. Councilmember **Wheeler seconded the motion**. **The motion carried unanimously**.

Mayor **Deffibaugh** then announced the seventeenth item under the Regular Agenda: **(2008-016)** "Status report on warrant collections and warrant officer position". Mr. Lawrence gave a brief statement regarding the collections of the warrant officer and some statistical data for the Council. Mayor **Deffibaugh** expressed some concerns regarding the structure of the warrant position. No action was required on this item.

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

Mayor thanked everyone for coming tonight. He reminded Mr. Lawrence of a Storm Water drainage meeting January 11, 2008. He asked that Sgt. Kirkwood be placed on the next agenda with reference to a possible pay increase.

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

Councilmember **Lemley** asked for an update on the elevated storage tank.

Mayor Pro Tempore **Combest** expressed concerns that County is spending tax dollars to fight for a private citizen, Donaghey's against the city.

Councilmember **Wheeler** felt that the citizens should be made aware of the fact that there is property in the city but not annexed into the city limits.

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

Mr. Lawrence briefed Council on the status of CodeRed and the Texas Parks & Wildlife grant for part improvements. He also advised that he would be bringing back to Council a proposed street reconstruction program.

Mayor **Deffibaugh** announced the Council would not be going into Executive Session.

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

Mayor **Deffibaugh adjourned the meeting at 10:50 p.m.**

Billy J Combest 2-12-08  
Billy Combest  
Steven Deffibaugh, Mayor Pro Tempore Date

ATTEST:

Lesia Thornhill  
Lesia Thornhill, City Secretary

2-12-08  
Date