Minutes

The City of Princeton

Regular City Council Meeting of February 26, 2008

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on February 26, 2008 at 7:00 p.m.

The following Councilmembers were present: 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, Permit Tech Kathy Morris, Economic Development Coordinator Cathy Dunkel, Finance Director Patty Martinez, and Chief Barnett. The following Councilmember was absent: Mayor Steven Deffibaugh.

Mayor Pro Tempore **Combest called the City Council Meeting to order at 7:08 PM.**

Mayor Pro Tempore **Combest** asked Councilmember **Caldwell** to lead the Council and audience in the invocation.

Mayor Pro Tempore **Combest** then asked Councilmember **Beauchamp** to lead the audience in the **Pledge of Allegiance.**

Mayor Pro Tempore **Combest** then announced **Citizen Appearance**, to which Jenny Rosbury and Obie Cartmill spoke.

Mayor Pro Tempore **Combest** then announced the Consent Agenda: "Discussion and possible approval of a contract with the City of Princeton/Princeton Independent School District and Collin County Elections for the purpose of conducting the May 10, 2008 General Election and authorizing the Mayor to sign". Councilmember **Lemley**

made a motion to approve. Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the first item under the Regular Agenda: **(2008-055)** "Presentation by Conway Company CPA regarding the City of Princeton financial audit for FY 2007 and possible approval of audit". Mike Conway of Conway Company, CPA gave a presentation to the Council regarding the financial audit of the city. No action was taken on this item.

Mayor Pro Tempore **Combest** then announced the second item under the Regular Agenda: **(2008-056)** "Public hearing to consider comment on land use assumptions, capital improvements program and revised water and sanitary sewer impact fees for the City of Princeton".

Mayor Pro Tempore **Combest** opened the public hearing at 7:33 p.m.

Obie Cartmill asked some questions regarding this item.

Mayor Pro Tempore **Combest** closed the public hearing at 7:35 p.m.

Mayor Pro Tempore **Combest** then announced the third item under the Regular Agenda: **(2008-057)** "Discussion and possible approval of an ordinance amending the water and sanitary sewer impact fees for the City of Princeton". Councilmember **Beauchamp made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the fifth item under the Regular Agenda: **(2008-058)** "Consideration of awarding a construction contract for Miscellaneous Sanitary Sewer Projects 2008A". City Engineer Kevin Johnson spoke regarding this item and made the suggestion to award the bid to Patco. Councilmember **Wheeler made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the sixth item under the Regular Agenda: **(2008-059)** "Second public hearing regarding a request for a zoning change

from Single Family 1 "SF1" to Multi-Family "MF", being a 0.23 acre tract of land owned located at 301 Dogwood".

Mayor Pro Tempore **Combest** opened the public hearing at 7:47 p.m.

Obie Cartmill spoke against this item. Jerry Reed spoke for this item.

Mayor Pro Tempore **Combest** closed the public hearing at 7:53 p.m.

Mayor Pro Tempore **Combest** then announced the seventh item under the Regular Agenda: **(2008-060)** "Discussion and possible approval of an ordinance amending the Comprehensive Zoning Ordinance (No, 98-001) regarding a zoning change form Single Family 1 "SF1" to Multi-Family "MF", being a 0.23 acre tract of land owned located at 301 Dogwood". Councilmember **Lemley made a motion to approve.** Councilmember **Wheeler seconded the motion.** Councilmember **Beauchamp opposed.** The **motion carried 3-1.**

Mayor Pro Tempore **Combest** then announced the eighth item under the Regular Agenda: **(2008-061)** "Discussion regarding the agreements between the city and Princeton ISD regarding Harper Elementary". Mr. Lawrence presented this item and explained it was for informational purposes only.

Mayor Pro Tempore **Combest** then announced the ninth item under the Regular Agenda: **(2008-062)** "Discussion regarding the status of Monte Carlo Boulevard improvements". Mr. Lawrence and City Engineer Kevin Johnson presented this item to Council. No action was required.

Mayor Pro Tempore **Combest** then announced the tenth item under the Regular Agenda: **(2008-063)** "Discussion and possible action relating to the Harvest Point Development Agreement". Councilmember **Lemley made a motion to adjourn into Executive Session.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** 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. Section 551.072 "Texas Government Code"** Real Property. **Section 552.072 "Texas Government Code"** Real Property.

Mayor Pro Tempore **Combest adjourned into Executive Session at 8:32 p.m.**

Mayor Pro Tempore **Combest reconvened into Regular Session at 9:59 p.m.**

Mayor Pro Tempore **Combest** then announced "Action pertaining to the Executive Session".

Councilmember **Lemley made a motion to move forward with regard to item 2008-063 as discussed in Executive Session.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the eleventh item under the Regular Agenda: **(2008-064)** "Discussion regarding creation of position of City Engineer". Mr. Lawrence gave a brief discussion on this item. No action taken.

Mayor Pro Tempore **Combest** then announced the twelfth item under the Regular Agenda: **(2008-065)** "Discussion and possible approval of a Resolution confirming the selection of the Administrative Consultants needed to complete the proposed activities in the 2007 Texas Community Develo9pment Program project". Mr. Lawrence explained his proposal regarding this project. No action taken.

Mayor Pro Tempore **Combest** then announced the thirteenth item under the Regular Agenda: **(2008-066)** "Discussion and possible approval of an ordinance establishing landscape requirements, requiring permits, landscape plan and providing general standards and minimum requirements". Mr. Lawrence suggested that Council table this item and take time to read over the proposed ordinance and put on a future agenda for more discussion. No action taken.

Mayor Pro Tempore **Combest** then announced the fourteenth item under the Regular Agenda: **(2008-067)** "Discussion and approval to ratify a Resolution ordering an election to be held on May 10, 2008 with additional early voting branches".

Councilmember **Beauchamp made a motion to approve.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the fifteenth item under the Regular Agenda: **(2008-068)** "Discussion and possible approval to ratify a Resolution approving a contract between the Princeton Community Development Corporation and The Retail Coach, Inc., for work designed to promote and market the City to potential commercial interests". Councilmember **Wheeler made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the sixteenth item under the Regular Agenda: **(2008-069)** "Discussion and possible approval of an agreement between Georgia-Texas Land Cattle Company, LLC, and the City of Princeton regarding property purchase and utility extensions". Councilmember **Caldwell made a motion to table this item.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the first item under the Report Agenda "Mayor".

No comments.

Mayor Pro Tempore **Combest** then announced the second item under the Report Agenda "Council".

Councilmember Beauchamp asked for an update to the status of the exposed gas line. Fire Marshall Borg gave that update.

Mayor Pro Tempore **Combest** then announced the third item under the Report Agenda "Administrator".

Mr. Lawrence gave updates regarding Second Street improvements and presented the Council with a copy of the new map project that Ms. Dunkel had put together.

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

Mayor Pro Tempore **Combest adjourned the meeting at 10:42 p.m.**

3-14-08

Steven Deffibaugh, Mayor Date

ATTEST:

3-14-08

Lesia Thornhill, City Secretary Date