Minutes

The City of Princeton

Special City Council Meeting of March 30, 2010

The City Council of the City of Princeton, Texas, met in special session in the Council Chamber of City Hall on March 30, 2010 at 7:00 p.m.

The following Councilmembers were present: Mayor Ken Bowers, Mayor Pro Tempore Billy Combest, Councilmember Bruce Beauchamp, Councilmember Rick Wheeler, and Councilmember Steven Deffibaugh. The following Staff Members were present: City Administrator Lee Lawrence, Assistant City Administrator Lesia Thornhill, Police Chief Jeff Barnett, Finance Director Cathy Crane, Director of Public Works Jeff Cartwright, Parks Coordinator Cathy Dunkel, Planning Tech Kathy Morris, Fire Marsha Derek Borg, Fire Chief Mike Woody, Meter Technician Christy Hayes, UB Supervisor Buddy Rainey and City Attorney Bonnie Goldstein. The following City Councilmember was absent: Councilmember JM Caldwell Sr. Audio recording and microphones did not work for this meeting.

Mayor **Bowers called the City Council Meeting to order at 7:00 PM.**

Mayor **Bowers** called roll, present were Mayor **Bowers**, Mayor Pro Tempore **Combest**, Councilmembers **Beauchamp, Wheeler** and **Deffibaugh.** Councilmember **Caldwell was absent due to illness.**

Mayor **Bowers** then asked Mayor Pro Tempore **Combest** to lead the Council and audience in the invocation.

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

Mayor **Bowers** then announced **Citizen Appearance**. No one spoke.

Mayor **Bowers** then announced the 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 request, 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 for March 9, 2010. b. Discussion and approval of an Ordinance cancelling the General Election for the City of Princeton. c. Discussion and possible approval of revision of Fee Schedule. d. Discussion and possible approval of the Facility Utilization Agreement between the City of Princeton and the Princeton Youth Sports Association. e. Discussion and possible approval for Cathy Dunkel to attend the Economic/Community Development Sales Tax Workshop in Arlington, Texas on Wednesday, April 21, 2010 ($150.00). f. Discussion and possible approval for Staff to attend the 2010 ISC Retail Real Estate Convention in Las Vegas, NV on May 23 -25, 2010 for recruiting businesses. Councilmember **Deffibaugh made a motion to approve the Consent Agenda.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the first item under the Special Agenda: **(2010-052)** "Discussion and possible approval to start street improvements on Dalton Street, East College Avenue and/or Wilson Street". City Administrator, Lee Lawrence, advised Council that Staff would recommend tabling this item until the April 13, 2010 meeting. Staff was still obtaining estimates for the improvements to Dalton Street, E. College Ave. and/or Wilson Street. Councilmember **Wheeler made a motion to table this item until the next regular meeting.** Councilmember **Deffibaugh seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the second item under the Special Agenda: **(2010-053)** "Discussion and possible action regarding the Landscaping Ordinance and the Zoning Ordinance (referencing masonry requirements)". Mayor **Bowers** advised that this item was on the agenda at his request. The Mayor wishes to ensure all of the ordinances and laws are being followed by the city with regards to landscaping and

masonry requirements. Mr. Lawrence discussed the issues with regards to Auto Zone and the lack of landscape requirements due to the under/above ground utilities. Mr. Lawrence also stated he would like to clean up the language in the Zoning Ordinance regarding "masonry requirements" and define "earth tones". Mayor **Bowers** asked that the Planning & Zoning Commission look at some corridors to be more specific as to the masonry requirements for the city. No action was taken on this item.

Mayor **Bowers** then announced the third item under the Special Agenda: **(2010-054)** "Discussion and possible approval to allow the PVFD to go out for bids for a Tanker Truck and quarterly update from the PVFD". Fire Chief Woody presented this item before Council. Chief Woody gave a brief presentation of the specs for the proposed Tanker Truck and quarterly report. **Councilmember Beauchamp made a motion to approve the PVFD to go out for bids on a new Tanker Truck and bring their recommendation back to Council for discussion and/or approval. Councilmember Wheeler seconded the motion. The motion carried unanimously.**

Mayor **Bowers** then announced the fourth item on the Special Agenda: **(2010-055)** "Discussion and possible action regarding a loan in the amount of $250,000.00 to support the Community Park Improvements and approximately $245,000.00 to support the renovations to the Central Fire Station". Mr. Lawrence stated that this loan would be a combination debt with a seven (7) year term and the Fire Department would pay their part of the debt. Mr. Lawrence also advised Council that we would be reinstating the 501c.3 status with the Internal Revenue Service and Secretary of State for the PVFD. Councilmember **Wheeler made a motion to approve.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the fifth item under the Special Agenda: **(2010-056)** "Discussion and possible action regarding appointment to Board of Directors of North Teas Municipal Water District". Staff recommended the re-appointment of Pat Nicklen.

Councilmember **Deffibaugh made a motion to approve the appointment.** Mayor Pro Tempore **Combest seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the sixth item on the Special Agenda: **(2010-057)** "Presentation and discussion of the monthly financials for the City". City Administrator reviewed the finances with Council. Mr. Lawrence stated that expenditures had been reduced by all departments and there had been 15 single family building permits issued. No action was required.

Mayor **Bowers** then announced the seventh item under the Special Agenda: **(2010-058)** "Discussion and possible approval of adjustment to the water and wastewater rates and amending ordinances 2009-05-26 and 2009-05-26-01". Mr. Lawrence gave a brief background of the water/wastewater improvements that had been completed or were a work in progress. These improvements were necessary and/or a requirement by Texas Commission on Environmental Quality, TCEQ and the increase in population. Due to incurrence of this debt and the fact that the city had not raised rates in several years, it was necessary to have this increase to meet our financial requirements. Mr. Lawrence stated this increase would become effective April 15, 2010. Mayor and Council acknowledge the need for a rate increase and the fact that the city was still on the low end of rates after the increase from last year. There was some discussion and disappointment expressed by Staff and Council regarding the Water Rate Study done by Bob McLain. The errors in the study were associated with the need for a rate increase also. This increase would not be passed along to Culleoka Water Supply Corporation as any increase by the city, other than what would be passed along by the city from North Texas Water Supply Corporation, must be done around fiscal year and after a water rate study has been performed. Councilmember **Beauchamp made a motion to approve the rate increases.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the eighth item under the Special Agenda: **(2010-059)** "Request for items to be placed on a future agenda and NOT for discussion of these requests". Councilmember **Beauchamp** asked that the Trades Day issue be brought back. Mayor **Bowers** asked contract between the City and Bob McLain be brought back for review and a complete update on 2nd Street. Councilmember **Wheeler** asked for an update and follow-up with the drainage issues discussed by Ms. Jones at 412 Jefferson Street. Councilmember **Beauchamp asked that item 2010-058 be reopened.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** re-opened Item 2010-058: Councilmember Beauchamp wanted to advise Council and citizens that Staff and Council did their homework and due diligence to try and find any other alternatives to raising rates but there were none. Councilmember Wheeler commented on the fact that if there was any way they could come back with the money they, Council, would lower rates. No action required on the re-opening of this item.

Mayor **Bowers** then announced the first item under the Report Agenda: City Administrator.

Mr. Lawrence updated Council on the following items: 2010 Spring Onion Festival, April 24, 2010, US 380 Streetscape Enhancement Project, Police Officer/Citizen ration (report being put together by Chief Barnett and would be brought back at a later date), NTMWD activities/plans (would like to have a Representative from NTMWD come and discuss), City Hall renovations/parking lot (Fire Marshall Borg working on plans and cost estimates).

Mayor **Bowers** announced the Council would adjourn into Executive Session citing the following: **Section 551.071 (2) "Texas Government Code"** Consultation with City Attorney. **Section 551.071 (A) "Texas Government Code"** Pending or Contemplated

litigation. **Section 551.072** "**Texas Government Code**" Purchase, exchange, lease or value of real property. **Section 551.074 (a) (1) "Texas Government Code**" Personnel.

Mayor **Bowers** adjourned into Executive Session at 8:31 p.m.

Mayor **Bowers** reconvened into Regular Session at 9:26 p.m.

Mayor **Bowers** then announced **"Action pertaining to the Executive Session".** Councilmember **Beauchamp made a motion to accept the resignation of Lee Lawrence, effective May 31, 2010 and to retain his assistance as discussed for an undetermined duration.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the ninth item on the Special Agenda: **(2010-060)** "Monte Carlo Boulevard Right-of-Way Acquisition." Councilmember **Wheeler made a motion to approve the amount as agreed to in Executive Session.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the tenth item on the Special Agenda: **(2010-061)** "Discussion and possible approval of an agreement between the City and Gehan Homes, Ltd". John Winneford of Gehan Homes, Ltd. And Mark Paquetta of Jacobs Engineering spoke before Council. Winneford stated they were okay with the oversizing of the line and admitted Gehan Homes had failed to execute the appropriate documents. Gehan Homes would like the City to assist in the execution of a pro-rata agreement for the sewer system. Staff was asked to meet with Gehan Homes, Jacob Engineering and City Attorney to draft an agreement for Council's approval.

Councilmember **Deffibaugh made a motion to adjourn.** Mayor Pro Tempore **Combest seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers adjourned the meeting at 9:36 p.m.**

4/13/10

Ken Bowers, Mayor Date

ATTEST:

4/13/10

Tabatha Monk, Deputy City Secretary Date