

Minutes

The City of Princeton

Regular City Council Meeting of April 14, 2009

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on April 14, 2009 at 7:00 p.m.

The following Councilmembers were present: Mayor Pro Tempore Billy Combest, Councilmember Rick Wheeler, Councilmember Bruce Beauchamp, and Councilmember Ken Bowers. The following Staff Members were present: Assist. City Administrator/City Secretary Lesia Thornhill, Deputy City Secretary/Grant Coordinator Tabatha Monk, City Engineer Kevin Johnson, Economic Development Coordinator Cathy Dunkel, City Attorney Bonnie Goldstein, Code Enforcement Officer Bryant Childers, Administrative Assistant Amy Williams and Police Chief Jeff Barnett. The following Councilmember was absent: Mayor Steven Deffibaugh, Councilmember JM Caldwell Sr.

Mayor Pro Tempore **Combest** called the City Council Meeting to order at 7:00 PM.

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

Mayor Pro Tempore **Combest** then asked Councilmember **Wheeler** 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**. No one spoke.

Mayor Pro Tempore **Combest** 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 of March 24, 2009. b. Discussion and approval to continue membership in the Texas Library System and authorizing the Mayor to sign. Councilmember **Bowers made a motion to approve**. Councilmember **Wheeler seconded the motion**. **The motion carried unanimously**.

Mayor Pro Tempore **Combest** then announced the first item under the Regular Agenda: **(2009-063)** "Presentation by Gary Woodall of the National Weather Service regarding the importance and use of the NOAA Radios". Mr. Woodall gave a brief presentation regarding severe weather, how the National Weather Service obtains their information and the importance of NWS notifying citizens of potential severe weather. No action was required on this item.

Mayor Pro Tempore **Combest** then announced the second item under the Regular Agenda: **(2009-064)** "Discussion and possible approval of the Princeton Parks & Recreation Board recommendation to deny the request from PYSA to waive tournament fees". Ron Sommers, Baseball Commissioner, spoke on behalf of the PYSA regarding their request to waive tournament fees. Kyle Ackerman, Parks Board member, spoke regarding the Parks Board recommendation to deny the request from PYSA. Councilmember **Beauchamp made a motion to table this item until the April 21, 2009 special meeting**. Councilmember **Wheeler seconded the motion**. **The motion carried unanimously**.

Mayor Pro Tempore **Combest** then announced the third item on the Regular Agenda: **(2009-065)** "Discussion and possible approval to advertise for bids for the FM 982 waterline project". City Engineer, Kevin Johnson, advised Council regarding this item. Councilmember **Wheeler made a motion to approve**. Councilmember **Beauchamp seconded the motion**. **The motion carried unanimously**.

Mayor Pro Tempore **Combest** then announced the fourth item under the Regular Agenda: **(2009-066)** "Discussion and possible approval of a contract for the elevated storage tank and associated waterline". City Engineer, Kevin Johnson, presented this item to Council. Mr. Johnson advised Council the size of the storage tank would be smaller than was first presented. The proposed elevated storage tank would be 1-11/2 million gallon tank. 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: **(2009-067)** "Discussion by Kevin Johnson regarding the status of capital improvement projects/engineering projects within the city". Mr. Johnson reviewed all projects with Council. No action was required on this item.

Mayor Pro Tempore **Combest** then announced the sixth item under the Regular Agenda: **(2009-068)** "Discussion and possible action regarding the Caldwell Street improvement project between the City, Keith Ashley and the Princeton ISD". Staff asked this item be passed until the Special meeting on April 21, 2009.

Mayor Pro Tempore **Combest** then announced the seventh item under the Regular Agenda: **(2009-069)** "Discussion and possible approval of an ordinance concerning impact fees for water and wastewater facilities". City Attorney, Bonnie Goldstein, discussed this item. Councilmember **Bowers made a motion to approve this ordinance.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the eighth item under the Regular Agenda: **(2009-070)** "Discussion and possible approval of an administrative services agreement between the City and the Princeton Economic Development Corporation/Community Development Corporation". Staff explained this was a renewal of the existing agreement. Councilmember **Wheeler made a motion to approve.** Councilmember **Bowers seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the ninth item under the Regular Agenda: **(2009-071)** "Discussion and possible approval regarding a lease agreement for the purpose of office space for City staff serving the Economic Development Corporation/Community Development Corporation". Councilmember **Wheeler made a motion to approve this agreement.** Councilmember **Bowers seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the tenth item under the Regular Agenda: **(2009-072)** "Discussion and possible approval to accept the naming of the park in Parkview Heights as Heights Park as recommended by the Parks Board". Councilmember **Wheeler made a motion to approve.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** announced the City Council would not be going into Executive Session.

Mayor Pro Tempore **Combest** then announced the eleventh item under the Regular Agenda: **(2009-073)** "Discussion and possible approval of a Resolution to accept the land donation from Kyong H. Kim, approximately 25 square feet parcel of land, located at southwest corner of FM 982 and FM 546, Princeton, Texas". Councilmember **Bowers made a motion to table this item.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the twelfth item under the Regular Agenda: **(2009-074)** "Discussion and possible approval of a Resolution to accept the land donation from Yang Ji, Inc., approximately 100 square feet parcel of land, located on FM 982, Princeton, Texas". Councilmember **Bowers made a motion to table this item.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the thirteenth item under the Regular Agenda: **(2009-075)** "First public hearing regarding a request for voluntary annexation

of property being a tract or parcel of land situated in Collin County, Texas, being part of the David Cherry Survey, Abstract No. 166, being part of a called 97.419 acre tract of land as described in a Warranty Deed with a Vendor's Lien from Marcel K. Jones et al to T. Meredith Hard a/k/a Thomas Meredith Hard and wife, Nancy J. Hard as recorded in Volume 3537 at Page 97 of the Land Records of Collin County, Texas and being further described as follows: 5.306 acres of land, located at the southeast corner of FM 1377 and CR 458”.

Mayor Pro Tempore **Combest** opened the public hearing at 8:25 p.m.

No one spoke regarding this item.

Mayor Pro Tempore **Combest** closed the public hearing at 8:26 p.m.

Mayor Pro Tempore **Combest** then announced the fourteenth item under the Regular Agenda: **(2009-076)** “First public hearing regarding a voluntary annexation of property, being situated in the S.D. Terry Survey, Abstract No. 890, Collin County, Texas, and being a resurvey of a called 1.500 acre tract of land described in a deed to Dalto, Inc., of record in Volume 2106, Page 366, Deed Records, Collin County, Texas and being more particularly described as follows: 1.501 acres of land located at SW corner of FM 982 and FM 546, Princeton, Texas”.

Mayor Pro Tempore **Combest** opened the public hearing at 8:27 p.m.

No one spoke regarding this item.

Mayor Pro Tempore **Combest** closed the public hearing at 8:27 p.m.

Mayor Pro Tempore **Combest** then announced the fifteenth item under the Regular Agenda: **(2009-077)** “Second public hearing regarding request from Habitat for Humanity to zone the following tract of land to “SF2” Single Family 2, 0.4505 acre tract of land situated in the David Cherry Survey, Abstract No. 166, Collin County, Texas, said tract being all of Lots 1 and 2, Block 4, Princeton Estates Subdivision, an addition to the City of Princeton, Texas, as recorded in Volume 6, Page 24, Plat Records Collin County, Texas (P.R.C.C.T.), said tract being more particularly described as follows:

0.4505 acres of land more or less, 301 Bonnieview Drive (SE corner of Bonnieview and 3rd Street) Princeton, Texas”.

Mayor Pro Tempore **Combest** opened the public hearing at 8:27 p.m.

Ray Rodriguez spoke against this item. Brian Umburger and Justin McKinley spoke for this item.

Mayor Pro Tempore **Combest** closed the public hearing at 8:34 p.m.

Mayor Pro Tempore **Combest** then announced the sixteenth item under the Regular Agenda: **(2009-078)** “Discussion and possible approval to hold a special meeting of the City Council on April 21, 2009”. Councilmember **Wheeler made a motion to approve this meeting date.** Councilmember **Bowers seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the seventeenth item under the Regular Agenda: **(2009-079)** “A public hearing at the request of the Code Official for the City of Princeton regarding substandard structures for the following address to determine whether the structures are substandard and unfit for human habitation, for failing to comply with the minimum standards as outlined in Chapter 14 of the City Code of Ordinances. The Code Official recommends demolition of the substandard structures. The owner, lien holder, or mortgage is required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work. 1717 White Mountain Way, Princeton, Texas Owner of record: Serenity Builders LLC. 1713 White Mountain Way, Princeton, Texas, Owner of record: Serenity Builders LLC. 1705 Twin Hills Way, Princeton, Texas, Owner of record: Serenity Builders LLC. 1707 Twin Hills Way, Princeton, Texas, Owner of record: Serenity Builders LLC. 1724 Twin Hills Way, Princeton, Texas, Owner of Record: Serenity Builders LLC. 1805 Fairweather Drive, Princeton, Texas, Owner of Record: Serenity Builders LLC. 1807 Fairweather Drive, Princeton, Texas, Owner of Record: Serenity Builders LLC”.

Mayor Pro Tempore **Combest** opened the public hearing at 8:37 p.m.

Wendell Gamble with RBC Builder Finance advised Council and Staff that RBC Builder Finance had very recently purchased the listed properties. Mr. Gamble asked that the public hearing be left open until May 12, 2009 to allow time for the properties to be evaluated and at that time RCB would bring back their plan of action. City Attorney, Bonnie Goldstein, agreed this would be an appropriate plan of action. Jana Graham, President of the HOA for Park Trails agreed to this recommendation.

Mayor Pro Tempore **Combest** announced this public hearing would remain open until May 12, 2009 Council meeting.

Mayor Pro Tempore **Combest** announced the eighteenth item under the Regular Agenda: **(2009-080)** "A public hearing at the request of the Code Official for the City of Princeton regarding substandard structures for the following address to determine whether the structures are substandard and unfit for human habitation, for failing to comply with the minimum standards as outlined in Chapter 14 of the City Code of Ordinances. The Code Official recommends demolition of the substandard structures. The owner, lien holder, or mortgage is required to submit at the hearing proof of the scope of any work that may be required to comply with the ordinance and the time it will take to reasonably perform the work. 1717 White Mountain Way, Princeton, Texas
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Owner of record: Serenity Builders LLC. 1724 Twin Hills Way, Princeton, Texas,
Owner of Record: Serenity Builders LLC. 1805 Fairweather Drive, Princeton, Texas,
Owner of Record: Serenity Builders LLC. 1807 Fairweather Drive, Princeton, Texas,
Owner of Record: Serenity Builders LLC". Councilmember **Bowers made a motion to table this item until the May 12, 2009 City Council meeting, and request that the owners of the listed properties, RBC, secure the properties against unauthorized**

entry, to extent possible, and have a plan of action as to whether or not they will be demolishing or rebuilding the structures. Councilmember Wheeler seconded the motion. The motion carried unanimously.

Mayor Pro Tempore **Combest** then announced the nineteenth item under the Regular Agenda: **(2009-081)** "Discussion and possible approval of a proclamation proclaiming April as Fair Housing Month". Councilmember **Bowers** made a motion to approve this item. Councilmember **Beauchamp** seconded the motion. The motion carried unanimously.

Mayor Pro Tempore **Combest** then announced the twentieth item under the Regular Agenda: **(2009-082)** "Presentation by Chief Barnett regarding the status of the Police Department". Chief Barnett gave a presentation regarding the status of the Police Department as well as staffing and vehicle status. No action required on this item.

Mayor Pro Tempore **Combest** then announced the first item under the Report Agenda: Assistant City Administrator Ms. Thornhill gave status reports on the following: Tocker grant, PCDC vacancy, Onion Festival, April 25 and Bois D Arc Avenue closure.

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

Mayor Pro Tempore **Combest** adjourned the meeting at 9:26 p.m.



Steven Deffibaugh, Mayor

4-28-09

Date

ATTEST:



Lesia Thornhill, City Secretary

4-28-09

Date

