

Minutes

The City of Princeton

Regular City Council Meeting of May 26, 2009

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on May 26, 2009 at 7:00 p.m.

The following Councilmembers were present: Mayor Ken Bowers, Mayor Pro Tempore Billy Combest, Councilmember Rick Wheeler, Councilmember Bruce Beauchamp and Councilmember JM Caldwell Sr. The following Staff Members were present: City Administrator Lee Lawrence, Assist. City Administrator/City Secretary Lesia Thornhill, Deputy City Secretary/Grant Coordinator Tabatha Monk, City Attorney Bonnie Goldstein, Fire Marshal Derek Borg, Code Enforcement Officer Bryant Childers, Public Works Crew Leader Dustyn Murphy, City Engineer Kevin Johnson, Parks Coordinator/Admin Asst to Public Works Cathy Dunkel and Police Chief Jeff Barnett.

Former Mayor **Deffibaugh** passed the gavel to Mayor **Bowers** and Mr. Deffibaugh said a few words of encouragement before stepping down.

Mayor **Bowers** called the **City Council Meeting to order at 7:04 PM.**

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

Mayor **Bowers** then asked Councilmember **Caldwell** 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.** Marcelle "Jenny" Rosbury of 490 San Remo spoke on different topics, Betty Lanham of 1506 N. 6th Street spoke regarding the traffic traveling along the alley between 1500 El Camino and 1500 N. 6th Street.

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 of May 12, 2009. b. Discussion and approval of the City Council meeting minutes of May 20, 2009. c. Discussion and possible approval of the Interlocal Agreement between the city and Collin County for recycling roll-off container. Mayor **Bowers** announced item "c" was being removed from the Consent Agenda. Councilmember **Beauchamp made a motion to approve**. Councilmember **Wheeler seconded the motion**. **The motion carried unanimously.**

Mayor **Bowers** then announced the first item under the Regular Agenda: **(2009-118)** "Installation of two Councilmembers". Judge Anthony Randall swore in Councilmembers **Combest** and **Wheeler**.

Mayor **Bowers** then announced the second item under the Regular Agenda: **(2009-119)** "Discussion and appointment of a Mayor Pro Tempore". Councilmember **Caldwell made a motion to appoint Councilmember Billy Combest as Mayor Pro Tempore**. Councilmember **Wheeler seconded the motion**. **The motion carried unanimously.**

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 (1) "Texas Government Code"** Pending or Contemplated litigation. **Section 551.074 (a)(1) "Texas Government Code"** Personnel.

Mayor **Bowers adjourned into Executive Session at 7:17 p.m.**

Mayor **Bowers reconvened into Regular Session at 7:59 p.m.**

Mayor **Bowers** then announced "Action pertaining to the Executive Session". No action.

Mayor **Bowers** then announced the third item on the Regular Agenda: **(2009-120)** "Discussion, recommendation and possible approval to fill a vacancy on the City Council, Place 5". Councilmember **Beauchamp made a motion to appoint a committee to conduct a search to fill the vacancy; Councilmember Beauchamp volunteered to be on this committee and recommended Mayor Pro Tempore Combest. Mayor Pro Tempore Combest agreed.** Councilmember **Wheeler seconded the motion.** The motion carried unanimously.

Mayor **Bowers** then announced the fourth item on the Regular Agenda: **(2009-121)** "Presentation, discussion and possible action to approve a recycling program for the city. Sean Eiras of IESI presented a proposal for a recycling program to be implemented with the city. Councilmember **Beauchamp** asked that the bulk pick-up be implemented immediately. Mr. Eiras suggested a pilot program be implemented within the city for approximately 30 days to get feedback from residents as to whether or not there was an interest in this program. Council agreed. IESI will implement this program and present back to Council at the 2nd meeting in June 2009.

Mayor **Bowers** then announced the fifth item on the Regular Agenda: **(2009-122)** "Continued 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 **Bowers** opened the continued public hearing at 8:25 p.m.

Karl Jamail of RBC Builder Finance spoke on behalf of the owners of the listed property. Mr. Jamail advised the structures had been secured, weeds/grass mowed and contract should be signed by the end of the week and construction should be completed within 60-90 days. Contractor, Larry Deberry, stated his goal would be to complete the work in 60 days. Contractor will be working with Bureau Veritas for inspections as work is completed. Mr. Cantu with Park Trails HOA expressed concerns about the roofs of these homes. Mrs. Graham stated she thought it was good the homes would be finished out. Code Enforcement Officer, Bryant Childers, confirmed the information given by Mr. Jamal and Mr. Deberry was correct.

Mayor **Bowers** closed the public hearing at 8:30 p.m.

Mayor **Bowers** then announced the sixth item under the Regular Agenda: **(2009-123)** “Discussion and possible action, including but not limited to, condemnation and demolition of the following structures as substandard structures: 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”. Councilmember **Wheeler made a motion to table until June 9, 2009 meeting, at which time Mr. Jamal and contractor will present an initial**

report. Councilmember Beauchamp seconded the motion. The motion carried unanimously.

Mayor **Bowers** then announced the seventh item under the Regular Agenda: **(2009-124)** "a. Consider adoption of a Resolution directing publication of notice of intention to issue certificates of obligation. B. Consider adoption of a Resolution expressing official intent to reimburse costs of projects". City Administrator, Lee Lawrence, discussed this item with the Council. Councilmember **Wheeler made a motion to approve.** Mayor Pro Tempore **Combest seconded the motion. The motion carried unanimously.**

Mayor **Bowers** then announced the eighth item under the Regular Agenda: **(2009-125)** "Presentation, discussion and possible approval of a water/wastewater rate study form Bob McLain". Bob McLain presented the results of the water/wastewater rate study. Councilmember **Wheeler made a motion to approve the rate study.** Councilmember **Caldwell seconded the motion. The motion carried unanimously.**

Mayor **Bowers** then announced the ninth item under the Regular Agenda: **(2009-126)** "Discussion and possible approval of a water/wastewater rate increase for the City of Princeton". City Administrator recommended a 20% rate increase based on the results of the water/wastewater rate study and effective date to be June 1, 2009. Councilmember **Beauchamp made a motion to approve.** Mayor Pro Tempore **Combest seconded the motion. The motion carried unanimously.**

Mayor **Bowers** then announced the tenth item under the Regular Agenda: **(2009-127)** "Discussion and possible approval of award of contract for water and sewer line construction on FM 982". City Engineer, Kevin Johnson, presented this item. Mr. Johnson recommended Council to award the bid to UCS Construction. Councilmember **Caldwell made a motion to award the bid in the amount of \$963,745.00 to UCS.** Councilmember **Beauchamp seconded the motion. The motion carried unanimously.**

Mayor **Bowers** then announced the eleventh item under the Regular Agenda: **(2009-128)** "Discussion and possible approval to amend the Comprehensive Fee Ordinance". Mayor Pro Tempore **Combest made a motion to approve.**

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

Mayor **Bowers** then announced the twelfth item under the Regular Agenda: **(2009-129)** "Discussion and possible approval of a recommendation from the Princeton Community Development Corporation to apply for the 1st Series-2007 Bond (Project 11) for park improvements to the Princeton Community Park/POW Camp". Councilmember **Beauchamp made a motion to approve.** Mayor Pro Tempore **Combest seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the thirteenth item under the Regular Agenda: **(2009-130)** Discussion and possible approval to accept the resignation of Teresa Nobles as Parks Board Place 6 member". Councilmember **Wheeler made a motion to accept the resignation.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the fourteenth item under the Regular Agenda: **(2009-131)** "Discussion and possible approval to appoint Donnie Prentice to fill a vacancy on the Parks Board, Place 6". Councilmember **Wheeler made a motion to approve.** Councilmember **Caldwell seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the fifteenth item under the Regular Agenda: **(2009-132)** "Discussion and possible approval of a contract with Morris Engineers for the engineering services for improvements at Princeton Community Park and authorizing the Mayor to sign". Mayor Pro Tempore **Combest made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the sixteenth item under the Regular Agenda: **(2009-133)** "Discussion and possible action relative to Monte Carlo Blvd. Easement and

authorized condemnation relative to the public purpose of the reconstruction of Monte Carlo Blvd. 1. PMR Land/Princeton, L.P.-Princeton Meadows” City Administrator stated that he has tried to make contact with Jefferson Bank but was advised by them that they would not speak to him until after June 2, 2009. Councilmember **Caldwell made a motion to move forward with the ROW acquisitions.** Councilmember **Wheeler seconded the motion.** **The motion carried unanimously.**

Mayor **Bowers** then announced the seventeenth item under the Regular Agenda: **(2009-134)** “Discussion and possible approval of amendments to the sign ordinance”. Staff asked for direction with regards to proposed changes to the sign ordinance. No action was required.

Mayor **Bowers** then announced the eighteenth item under the Regular Agenda: **(2009-135)** “Discussion and possible approval of purchase of a sign to be located at Heights Park (in the Parkview Heights subdivision)”. Councilmember **Wheeler made a motion to approve the purchase of the sign with the stipulation that it not be more than 8’ above ground level.** Councilmember **Beauchamp seconded the motion.** **The motion carried unanimously.**

Mayor **Bowers** then announced the nineteenth item under the Regular Agenda: **(2009-136)** Request for items to be placed on a future agenda and NOT for discussion of these requests”. There were no requests.

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

Mr. Lawrence wanted to publicly thank Dustyn Murphy for the work he has done during the absence of the Director of Public Works. He advised that the city had numerous projects going on within the city and Mr. Murphy stepped up to the plate and took care of things in a very professional and thorough manner. Mr. Lawrence also mentioned that Mr. Murphy was not given notice or had any prior preparation to take on the

responsibilities of a Public Works Director and was thrown into the situation and did an outstanding job.

Mr. Lawrence said he would submit a written update with regards to the various Boards and Commissions.

Mr. Lawrence updated the Council on the status of the TCDP project. He advised that the city had brought in some full-time temporary employees to complete this project.

Expected completion date is July 1, 2009.

City Engineer updated Council on the status of the street improvement project.

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

Mayor **Bowers adjourned the meeting at 9:56 p.m.**



Ken Bowers, Mayor 7-14-09
Date

ATTEST:



Lesia Thornhill, City Secretary 7-15-09
Date

