

Minutes

The City of Princeton

Regular City Council Meeting of August 10, 2010

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on August 10, 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 Steve Deffibaugh. The following Staff Members were present: City Administrator Lee Lawrence, Deputy City Secretary/Grant Coordinator Tabatha Monk, Finance Director Cathy Crane, Code Enforcement Officer Bryant Childers, Planning & Permit Technician Kathy Morris, Parks Coordinator/Interim Library Director Cathy Dunkel, Corporal Rob Michnick and Chief of Police Jeff Barnett. Absent was Councilmember J.M. Caldwell.

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

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

Mayor **Bowers** then asked Councilmember **Wheeler** 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**. Deanna Wolf, Tiffany Long Cecilia and Jeana Riley - McGee spoke to the Council about concerns over the NTMWD increased water rates.

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 an Interlocal Agreement for Environmental Services between the City of Princeton and Collin County. Mayor Pro-Tempore **Combest 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 Regular Agenda: **(2010-166)** "Discussion and possible action to make appointments to the Board of Directors of the Princeton Community Development Corporation: Place 2 (currently held by Mr. Bill Glass) Place 4 (currently held by Ms. Barbara Palmer) Place 5 (currently held by Mr. Fred Fennell). Councilmember **Wheeler made a motion to approve.** Councilmember **Deffibaugh seconded the motion.** The motion carried unanimously.

Mayor **Bowers** then announced the second item under the Regular Agenda: **(2010-167)** "Discussion and possible action regarding the building inspection and building plan review services contract with Bureau Veritas. Rick Hersburger; Regional Director for Bureau Veritas spoke on behalf of the oversights made by BV and their newly put into place checks and balances system to keep these oversights from occurring again.

Mayor **Bowers** then announced the third item under the Regular Agenda: **(2010-168)** "Discussion and possible action regarding an appeal by Texas Motorcars to waive requirements of Section 7.5.3 of the Princeton Zoning Ordinance, Ord. No. 2009-06-09 (masonry requirements). For the renovations to the building located at 2160 West Princeton Drive, Princeton, Texas. Tom Spagnola, owner of Texas Motorcars spoke and feels the Council should approve the variance as his plans were signed and approved by both the City of Princeton staff as well as BV plan review. Mr. Spagnola wants to put up an 8-foot fence around the area of the building not bricked. Councilmember **Beauchamp made a motion to deny the variance request and require Mr.**

Spagnola to bring the building up to code. Councilmember **Beauchamp** stated that although this was a three part mistake (the City, BV plan review and Mr. Spagnola himself) he feels the owner of Texas Motorcars was aware of the 80% masonry requirement and therefore, should have remodeled his building to the requirements of the ordinance. The motion died for lack of a second. Councilmember **Wheeler made a motion to approve the 8-foot fence and waive the masonry requirement.** Councilmember **Wheeler retracted his motion for lack of a second and made a motion to table this item until the next meeting.** Councilmember **Deffibaugh seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the fourth item on the Regular Agenda: **(2010-169)** "Discussion and possible action regarding the Wholesale Rate Model for fiscal year 2009/2010 budgeted costs of the City of Princeton, Texas and Culleoka Water Supply Corporation. Councilmember **Beauchamp made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the fifth item under the Regular Agenda: **(2010-170)** "Discussion and possible action regarding a rate increase from NTMWD for fiscal year 2010/2011". Councilmember **Beauchamp made a motion to approve.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor **Bowers** then announced the sixth item under the Regular Agenda: **(2010-171)** "First public hearing regarding a request by the City of Princeton for a voluntary annexation being a survey of a tract of land situated in the David Cherry Survey, Abstract No. 166, Princeton, Collin County, Texas and being a portion of the 10.00 acre tract of land conveyed to Justice Burton Norris by the deed recorded in Volume 4426, Page 3992 of the Deed of Records of Collin County, Texas, and said 10.00 acre tract of land being defined in the Contract of Sale and Purchase of Justice Burton Norris recorded in Volume 1001, Page 800 of the Deed Records of Collin County, Texas.

Being more particularly described by metes and bounds as follows: 8.724 acres of land”.

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

Lydell Strickland spoke and had questions about this project. Mr. Strickland had questions in reference to the portion of the fence on the property line and drainage and run off of his property. He also wanted to make sure the City was aware that a Mr. Mayfield owns the road at the back of this property on the east side.

Mayor **Bowers** closed the public hearing at 8:37 p.m.

Mayor **Bowers** then announced the seventh item on the Regular Agenda **(2010-172)** “Discussion and possible action regarding an update from the Code Enforcement Officer regarding Princeton Flea Market”. Code Enforcement Officer, Bryant Childers, briefed the Council on the conversations he has had with the owner of the Flea Market. Mr. Childers advised Council that the owner is waiting on a price estimate of the parking lot from Stronghold Construction and he should have that bid in approximately 2 weeks. No action required.

Mayor **Bowers** then announced the eighth item under the Regular Agenda: **(2010-173)** “Discussion and possible action regarding the proposed fiscal year 2010/2011 budget for the City of Princeton.” No action taken.

Mayor **Bowers** then announced the ninth item on the Regular Agenda: **(2010-174)** “Request for items to be placed on a future agenda and NOT for discussion of these requests”. Councilmember **Beauchamp** asked for an update on the cracks in Second Street. Councilmember **Deffibaugh** asked for a schedule for tree trimming.

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

Mr. Lawrence reminded the Council and audience of the Movie in the Park on August 14, 2010 at 7:30 at the Community/POW Park. Mr. Lawrence gave a status report on

Parking/driveway regulations, Certificate of occupancy requirements, and plans/specifications on Willow Lane, South Third Street and Allenwood Drive.

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 9:07 p.m.

Mayor **Bowers** reconvened into Regular Session at 9:31 p.m.

Mayor **Bowers** then announced "**Action pertaining to the Executive Session**". Councilmember **Wheeler made a motion to accept amended contract from UCS and authorize the Mayor to sign**. Councilmember **Beauchamp seconded the motion**. **The motion carried unanimously**.

Mayor **Bowers** then announced the tenth item under the Regular Agenda: **(2010-175)** "Discussion and possible action regarding the leasing of the Lost Highway building for a new city hall". This item was approved at the previous City Council meeting.

Mayor **Bowers** then announced the eleventh item on the Regular Agenda: **(2010-176)** "Discussion and possible action regarding the proposed property to be purchased for a new fire station. Councilmember **Beauchamp made a motion to approve**. Mayor Pro-Tempore **Combest seconded the motion**. **The motion carried unanimously**.

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

Mayor **Bowers** adjourned the meeting at 9:40 p.m.

[Handwritten signature of Ken Bowers]

Ken Bowers, Mayor

[Handwritten date]

Date

ATTEST:

[Handwritten signature of Tabatha Monk]

Tabatha Monk, Deputy City Secretary

[Handwritten date: 8/24/10]

Date

