

Minutes

The City of Princeton

Regular City Council Meeting of February 12, 2008

The City Council of the City of Princeton, Texas, met in regular session in the Council Chamber of City Hall on February 12, 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, Director of Public Works Jeff Cartwright, Permit Tech Kathy Morris, Economic Development Coordinator Cathy Dunkel, Sgt. Kirkwood, Utility Billing Supervisor Buddy Rainey, and Chief Barnett. The following Councilmember was absent: Mayor Steven Deffibaugh.

Mayor Pro Tempore **Combest called the City Council Meeting to order at 7:04 PM.**

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

Mayor Pro Tempore **Combest** then led the audience in the **Pledge of Allegiance.**

Mayor Pro Tempore **Combest** then announced **Citizen Appearance**, to which no one came forward.

Mayor Pro Tempore **Combest** then announced the Consent Agenda: "Discussion and possible approval of the Regular City Council meeting minutes of January 8, 2008", "Discussion and possible approval of the Regular City Council meeting minutes of January 22, 2008". 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: **(2008-038)** "Discussion and possible approval of recommendations from City Council to fill three vacancies on the Charter Commission". Mr. Lawrence advised Council of the vacancies and asked for recommendations at the next meeting. No action was taken on this item.

Mayor Pro Tempore **Combest** then announced the second item under the Regular Agenda: **(2008-039)** "Discussion and possible approval of contract with GCEC for new telephone system and authorizing the Mayor to sign". Buddy Rainey spoke regarding this item. Jim Kerr with GCEC gave a brief presentation. Councilmember **Lemley made a motion to approve with conditions stated.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the third item under the Regular Agenda: **(2008-040)** "Discussion and possible approval of a Resolution approving a contact between the Princeton Economic Development Corporation and The Retail Coach, Inc., for work designed to promote and market the City to potential commercial interests". Mr. Lawrence explained this would be an agreement between the city and the Princeton Community Development Corporation not the Economic Development Corporation. Councilmember **Lemley made a motion to approve.** Councilmember **Beauchamp seconded the motion.** Councilmember **Wheeler opposed.** The **motion carried 4-1.**

Mayor Pro Tempore **Combest** then announced the fifth item under the Regular Agenda: **(2008-041)** "Discussion and possible approval to authorize Fourth Street sewer improvements to Tickey Creek, Phase 2, project as alternate bid". Mr. Lawrence along with City Engineer Kevin Johnson and Director of Public Works Jeff Cartwright spoke regarding this item. Councilmember **Caldwell 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: **(2008-042)** "Discussion and possible approval of a waiver of the Design Construction Standards with regard to the following locations: 200 W. Princeton Drive, Princeton, Texas and 404 E. Princeton Drive, Princeton, Texas". Councilmember **Caldwell** stepped down due to a conflict. D.L. Caldwell spoke on behalf of the property listed. Fire Marshall, Derek Borg answered questions from the Council. Mr. Lawrence explained the need to clarify the Zoning Ordinance and Construction Design Ordinance with regard to issues such as this one. Councilmember **Beauchamp made a motion to deny the waiver and require a minimum of asphalt on the 200 W. Princeton Drive and if 404 E. Princeton Dr. has concrete it may stand as is but both addresses must be a sealed surface.** Councilmember **Wheeler seconded the motion.** The motion carried unanimously.

Mayor Pro Tempore **Combest** then announced the seventh item under the Regular Agenda: **(2008-043)** "Discussion and possible direction to staff regarding regulations for paving of parking areas and driveways". After some discussion, recommendations were made to staff to bring back this item with better language. Council would like to have a requirement of at least minimum sealed surface for purchase of existing property and new purchase of permanent structure for redo should be concrete.

Mayor Pro Tempore **Combest** then announced the eighth item under the Regular Agenda: **(2008-044)** "Presentation by Finance Director Patty Martinez regarding the quarterly investment report". Mr. Lawrence gave this presentation.

Mayor Pro Tempore **Combest** then announced the ninth item under the Regular Agenda: **(2008-045)** "Discussion and possible action relating to management of 2007 Texas Community Development Program project, including possible adoption of a Resolution confirming the selection of administrative consultant". Mr. Lawrence asked this item be removed from the agenda.

Mayor Pro Tempore **Combest** then announced the tenth item under the Regular Agenda: **(2008-046)** "Discussion and possible action relating to public works infrastructure inspection services, including possible approval of contract for such services". Councilmember **Wheeler made a motion to contract for services with Morgan Inc., and Bureau Veritas.** Councilmember **Beauchamp seconded the motion.** After some discussion Councilmember's **Wheeler and Beauchamp withdrew their motion.** Councilmember **Lemley made a motion to move forward in hiring a construction inspector and if no qualified applicant by first meeting in April 2008, bring item back for discussion.** Councilmember **Wheeler seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the eleventh item under the Regular Agenda: **(2008-047)** "Discussion and possible approval to contract for Information Technology services for the City of Princeton and authorizing the Mayor to sign". Mr. Lawrence explained the need for IT help within the city. Councilmember **Beauchamp made a motion to approve.** Councilmember **Lemley seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the twelfth item under the Regular Agenda: **(2008-048)** "Discussion and possible approval of an ordinance amending the zoning ordinance for the following tract of land from Agriculture "A" to Commercial 2 "C2", being 10.507 acres, and from Agricultural "A" to Manufacturing 2 "M2", being 17.790 acres, being a tract of land located at the northeast corner of CR 407 and FM 75 (Longneck Road)". Bill Thomas with Engineering Concepts and Designs spoke on behalf of this item. Councilmember **Caldwell made a motion to approve.** Councilmember **Beauchamp seconded the motion.** The **motion carried unanimously.**

Mayor Pro Tempore **Combest** then announced the thirteenth item under the Regular Agenda: **(2008-049)** "Discussion and possible approval of ordinance for a voluntary

annexation of 14.97 acre tract located at northwest corner of intersection of FM 982 and CR 400". Councilmember **Caldwell made a motion to approve**. Councilmember **Wheeler seconded the motion**. **The motion carried unanimously**.

Mayor Pro Tempore **Combest** then announced the fourteenth item under the Regular Agenda: **(2008-050)** "Discussion and possible action regarding abandonment of 10 foot and prescriptive sanitary sewer easements as part of settlement agreement in case of City of Princeton v. Joe Thompson, Cause No. 006-1881-07, County Court at Law No. 6". Councilmember **Lemley made a motion to approve**. Councilmember **Wheeler seconded the motion**. **The motion carried unanimously**.

Mayor Pro Tempore **Combest** then announced the fifteenth item under the Regular Agenda: **(2008-051)** "Discussion and possible approval of an agreement between Georgia-Texas Land and Cattle Company, LLC, and City of Princeton regarding property purchase and utility extensions". Councilmember **Wheeler made a motion to have this item on the Special meeting agenda for February 18, 2008**. 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".

No comments.

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

Mr. Lawrence gave updates regarding Princeton Village, improvements on Hazelwood/CR 456 and advised the Council of a Special City Council meeting on February 18, 2008 at 7:00 p.m.

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 551.087 "Texas Government Code"** Economic Development.

Mayor Pro Tempore **Combest** adjourned into Executive Session at 10:20 p.m.

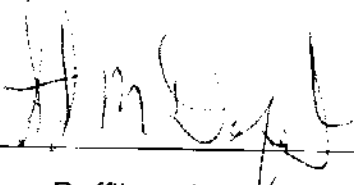
Mayor Pro Tempore **Combest** reconvened into Regular Session at 11:05 p.m.

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

Councilmember **Lemley** made a motion to approve and sign the agreement from Mr. **Thompson's Attorney**. Councilmember **Wheeler** seconded the motion. The motion carried unanimously.

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

Mayor Pro Tempore **Combest** adjourned the meeting at 11:08 p.m.



Steven Deffibaugh, Mayor

3-14-08

Date

ATTEST:



Lesia Thornhill, City Secretary

3-14-08

Date