

Minutes

The City of Princeton

Regular Community Development Corporation Meeting of December 7, 2020

The Community Development Corporation (CDC) of the City of Princeton, Texas, met in regular session via teleconference December 7, 2020 at 3:00 p.m.

The following CDC Board of Directors were present: President Steve Deffibaugh, Vice President Gabriel Rubio, Director Kori David, Director Mary Harris, Director Kaitlyn Mathews and Director Georgia Casas. The following Staff Members were present: City Manager Derek Borg, City Secretary Tabatha Monk, Marketing Manager Debbie Cooke and Communications Specialist Nakia Patton.

President **Deffibaugh** called the CDC Meeting to order at 3:02 PM.

President **Deffibaugh** called roll, present were CDC Directors **Gabriel Rubio, Kori David, Mary Harris, Kaitlyn Mathews and Georgia Casas.**

Mary Harris led the invocation.

President **Deffibaugh** announced Citizens Appearance. Nick Fisher spoke under Citizens Appearance.

President **Deffibaugh** announced the Consent Agenda: Consent Agenda: All consent agenda items listed are considered to be routine by the Community Development Corporation and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent agenda and considered in its normal sequence on the agenda. Items on the **Consent Agenda** were: Discussion and possible action regarding the minutes of the November 2, 2020 Regular Community Development Corporation meeting. Vice President **Rubio** made a motion to approve the **Consent Agenda**. Director **Mathews** seconded the motion to approve. The motion carried

unanimously.

President **Deffibaugh** then announced the first item under the Regular Agenda: **(CDC-2020-064 Financial Report as of October 31, 2020):** “Discussion and possible action regarding the current Community Development Corporation financial statement, sales tax, and fund balance.” No action taken.

President **Deffibaugh** then announced the second item under the Regular Agenda: **(CDC-2020-065 Princeton Chamber of Commerce):** “Review and discussion of the 3rd Quarter reports from the Princeton Chamber of Commerce.” No action taken.

President **Deffibaugh** then announced the third item under the Regular Agenda: **(CDC-2020-066 Voucher Stimulus Project):** Discussion and possible action regarding the Voucher Stimulus Project. Debbie Cooke and Nakia Patton to do a survey Monkey and bring this back to the next meeting.

President **Deffibaugh** then announced the fourth item under the Regular Agenda: **(CDC-2020-067 IPO#121):** “Discussion and possible action regarding IPO#121 updating the Parks and Trails Master plan for the GIS Mapping trail system and adding a recreation center presented by Kimley Horn and Parks & Recreation Director, Chase Bryant.” Vice President **Rubio made a motion to approve.** Director **Casas seconded the motion to approve.** The motion carried unanimously.

President **Deffibaugh** then announced the fifth item under the Regular Agenda: **(CDC-2020-068 Incentive Agreement):** “Discussion and possible action regarding an Incentive Agreement with CA Princeton, LLC, a Texas limited liability company (“Developer”), and City of Princeton, Texas (“City”).” Vice President **Rubio made a motion to approve.** Director **Harris seconded the motion.** The motion carried 5-1

with Director Mathews being the no vote.

President **Deffibaugh** then announced the sixth item under the Regular Agenda: **(CDC-2020-069 Certified Scenic City)**: “Discussion and possible action regarding the displaying of "Certified Scenic City" signage.” Vice President **Rubio made a motion to approve**. Director **Mathews seconded the motion to approve**. **The motion carried unanimously.**

President **Deffibaugh** then announced the seventh item under the Regular Agenda: **(CDC-2020-070 Disc Golf Course)**; “Discussion and possible action regarding adding additional tee boxes to the Jack Culverhouse Memorial Disc Golf Course presented by Parks & Recreation Director, Chase Bryant, as requested by CDC President, Steve Deffibaugh.” Vice President **Rubio made a motion to approve**. Director **Harris seconded the motion**. **The motion carried unanimously.**

President **Deffibaugh** then announced the eighth item under the Regular Agenda :**(CDC-2020-071 Park Benches and Tables)**; “Discussion and possible action regarding replacing some of the existing park benches and tables at the Veterans Memorial Park and the Parkview Heights Park presented by Parks & Recreation Director, Chase Bryant.” **Table until next CDC meeting.**

President **Deffibaugh** then announced the ninth item under the Regular Agenda :**(CDC-2020-072 Park View Heights)**: Discussion and possible action regarding discussion on the Parkview Heights Park.” **Table until next CDC meeting.**

President **Deffibaugh** then announced the tenth item under the Regular Agenda :**(CDC-2020-073 CDC Meetings)**: “Discussion and possible action regarding the resuming of in person CDC meetings.” Director **Harris made a motion to continue**

with the teleconference meetings at this time. Vice President Rubio seconded the motion. The motion carried unanimously.

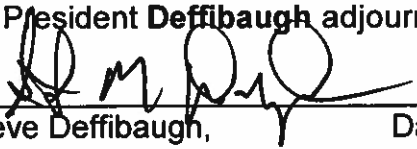
President **Deffibaugh** then announced the eleventh item under the Regular Agenda :(**CDC-2020-074 Future Agenda Items**): "Consider a request for items to be placed on future agenda and NOT for discussion." Vice President **Rubio** requested information on security options for **Chase Bryant at the Park View Heights Park.**

President **Deffibaugh** then announced the Report Agenda: City Manager: **Derek Borg** spoke on the following items: "City Council meetings for January 2021: Monday, January 11th and Monday, January 25th. This meeting will be held at 6:30 p.m.; Next Regular CDC meeting is Monday, January 4, 2021 at 3:00 p.m.; Update on construction of the Community Center and the next meeting date of the Community Center Committee (Wednesday, December 16, 2020 at 9:00 a.m.).

CDC Board of Directors reports about items of community interest regarding which no action will be taken. No items were discussed.

Director **Casas** made a motion to adjourn the meeting. Vice President **Rubio** seconded the motion. The motion carried unanimously.

President **Deffibaugh** adjourned the meeting at 5:55 p.m.



Steve Deffibaugh, Date
CDC President

ATTEST:

Tabatha Monk, City Secretary Date