

Minutes  
The City of Princeton  
Special Community Development Corporation Meeting of  
April 3, 2017

The Princeton Community Development Corporation met in a special session at 416 4<sup>th</sup> Street (the building that was formerly known as the Methodist Church) in Princeton Texas, on Monday, April 3, 2017 at 4:00 p.m. The following CDC Board of Directors were present: President Steve Deffibaugh, Director David Kleiber, Debbie Farenthold, Brigitte Baker and Antron Patton. Vice-President Richard Sheehan and Director Sue Baker were absent, The following Staff Members were present: City Manager Derek Borg, and CDC/EDC Coordinator Trish Hall and Director of Parks & Recreation Chase Bryant.

President **Deffibaugh** presided and called the CDC Meeting to order at 4:34 PM.

President **Deffibaugh** called roll, present were Directors **Farenthold, Kleiber, B. Baker and Patton**. Absent were VP **Sheehan** and Director **Sue Baker**.

President **Deffibaugh** led the Directors and audience in the invocation.

President **Deffibaugh** then announced there was not a flag present for the Pledge of Allegiance.

President **Deffibaugh** then announced there was not a flag present for the Texas State Flag.

President **Deffibaugh** then announced **Citizen Appearance**. No one spoke.

President **Deffibaugh** then announced the Consent Agenda: All consent agenda items listed are considered to be routine by the Community Development Corp. and will be enacted by one motion. There will be no separate discussion of these items unless a Director so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. "Discussion and possible action regarding the minutes of the March 6, 2017 Regular Community Development Corporation meeting". Director **Kleiber** made a motion to approve the CDC Regular meeting minutes of March 6, 2017. Director **Farenthold** seconded the motion. The motion carried unanimously.

President **Deffibaugh** then announced the first item under the Regular Agenda: **(Item 3)** "Discussion and possible action regarding the development of a master plan for the Methodist Church". Director **Kleiber** made a motion to move forward on the civil portion of the

**Methodist Church. Director Brigitte Baker seconded the motion. Motion carried unanimously. President Deffibaugh made a motion to move forward with the environmental study on the Methodist Church. Director Kleiber seconded the motion. The motion carried unanimously.**

President **Deffibaugh** then announced the second item under the Regular Agenda: **(Item 4) "Discussion and possible action regarding the four corners at the intersections of 2<sup>nd</sup> St. & US 380". Director Farenthold made a motion to accept the proposal from Oak Grove Landscape in the amount of \$1405.00. Director Patton seconded the motion. The motion carried unanimously.**

President **Deffibaugh** then announced the third item under the Regular Agenda: **(Item 1) "Discussion and possible action regarding a master plan for the JM Caldwell Community Park."** President **Deffibaugh** made a motion to provide a design survey for JM Caldwell Park and to prepare a parks master plan for the City of Princeton with a trails component. Director **Brigitte Baker** seconded the motion. **Motion carried unanimously.**

President **Deffibaugh** then announced the fourth item under the Regular Agenda: **(Item 5) "Discussion and possible action regarding the CDC budget and sales tax revenue". No action taken.**

President **Deffibaugh** then announced the fifth item under the Regular Agenda: **(Item 6) "Consider a request for items to be placed on future agenda and NOT for discussion of these requests". The Community Development Board requested the following:**

- Discussion and possible action on the Update on the scoreboards at the JM Caldwell Community Park/POW Camp.

President **Deffibaugh** then announced the first item under the Report Agenda:

- City Manager, Derek Borg announced the next Regular meeting to be May 1, 2017 @ 6:00PM
- City Manager, Derek Borg gave an update on the website design
- City Manager, Derek Borg gave an update on the hiring of the part time Communications Specialist

**President Deffibaugh then announced the CDC board would be leaving the Methodist Church at 6:08 p.m. and continue the meeting at the Veterans Park.**

President **Deffibaugh** then announced the sixth item under the Regular Agenda: **(Item 2) "Discussion and possible action regarding the development of the Veterans Park and the new downtown park. President Deffibaugh made a motion to move forward with Kimley-Horn**


**with the following and not to exceed \$30,000.00: Director Baker seconded the motion.  
Motion carried unanimously.**

- Task 1-Survey: a) Design Survey \$7,600.00, b) R-O-W/Ownership Map \$4,000.00 and c) Documents for R-O-W Purchase- \$1,000.00 per set (not known now how many sets will be required).
- Task 2-Civil Design: a) Schematic/Conceptual Design \$5,000.00 (will begin after receipt of Survey)
- Task 3-Landscape Design (area between parks and streetscape along Woody Drive) a) Data Collection at existing parks (each side of existing 3<sup>rd</sup> street)- \$3,900.00, b) Conceptual Park Design- \$5,500.00.

**Note: Director Kleiber left meeting at 6:30 p.m.**

Director Farenthold made a motion to adjourn. Director Baker seconded the motion.  
The motion carried unanimously.

President Deffibaugh adjourned the meeting at 6:40 PM.



---

Steve Deffibaugh, President

ATTEST:



---

Trish Hall, CDC/EDC Coordinator