

MINUTES OF THE  
CITY OF PRINCETON  
PRINCETON COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING OF FEBRUARY 13, 2014

The Princeton Community Development Corporation met in a regular session in the Council Chamber at City Hall, 123 W. Princeton Drive, on Thursday, February 13, 2014 at 6:30 p.m.

The following CDC Board of Directors were present: President Fred Fennell, Vice-President Rick Neudorff, Director/Councilmember Steven Deffenbaugh, Director David Kleiber and Director Richard Sheehan. Director Brigitte Baker and Director Gerald Dotson were absent. The following Staff Members were present: Derek Borg, City Manager and Kathy Morris, CDC Co-coordinator.

(The Princeton Economic Development Corporation met at the same time)

CDC Vice-President **Neudorff** presided and called the meeting **to order at 6:36p.m.**

CDC Vice-President **Neudorff** called roll and certified a **quorum was present.**

CDC Director/Councilmember **Deffenbaugh** led the CDC, EDC Directors and staff in the invocation.

CDC Director **Sheehan** led the CDC Directors and staff in the Pledge of Allegiance and the Texas State Flag Allegiance.

CDC Vice-President **Neudorff** turned the meeting over to President **Fennell** upon his arrival at the meeting.

CDC President **Fennell** announced **Citizen Appearance.** No one spoke.

CDC President **Fennell** 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 Director so request, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

1. Discussion and possible approval of the Princeton Community Development Corporation Special Meeting Minutes of January 23, 2014.

CDC Vice-President **Neudorff** made a motion to approve the CDC Special Meeting Minutes of **January 23, 2014.** CDC Director **Sheehan** seconded the motion. The motion carried **5-0.**

CDC President **Fennell** announced Regular Agenda **Item #1:** "Update, discussion and possible action of the landscaping, Hardscape Walls and the Art Theme Contest with the Princeton High School for the Hardscape Walls." This item was "**Tabled**" until the landscaping plans are presented for the Hardscape Walls at 2<sup>nd</sup> St. and Hwy 380 and 4<sup>th</sup> St. and Hwy 380.

CDC President **Fennell** announced Regular Agenda **Item #2**: “Discussion of Ordinance No. 2014-01-27-03 Establishing a Dress Code and Rules of Decorum for Attendees at City Hall and Council Meetings.” **City Manager Borg explained the intent of the ordinance.**

CDC President **Fennell** announced Regular Agenda **Item #3**: “Discussion of the CDC Articles of Incorporation.” **City Manager Borg stated that the revised CDC Articles of Incorporation had been prepared, signed by CDC President Fennell and will be filed with the State of Texas.**

CDC President **Fennell** announced Regular Agenda **Item #4**: “Discussion and appointment regarding a representative from the corporation to present an update to City Council on a quarterly basis.” **Vice-President Neudorff made a motion for President Fennell to be the representative from the CDC to present an update to the City Council on a quarterly basis. Director Sheehan seconded the motion. The motion carried unanimously. 5-0**

CDC President **Fennell** announced Regular Agenda **Item #5a**: “Discussion of the CDC ByLaws as they relate to the term limits. (City Council)” **Vice-President Neudorff made a motion to approve limiting the CDC Directors term limits to “A Director shall not serve more than three (3) consecutive terms” and including this statement in the CDC ByLaws Article II Section 1(d). Director Kleiber seconded the motion. The motion carried unanimously. 5-0**

CDC President **Fennell** announced Regular Agenda **Item #5b**: “Discussion and possible action regarding the updated Collin County mobility plan as it relates to the EDC’s Industrial Park property.” **City Manager Borg will be presenting the Princeton mobility needs at the Collin County Mobility Plan Community Meeting on Feb. 18, 2014. (A CDC Agenda will be posted for a possible quorum to be present at this meeting)**

CDC President **Fennell** announced Regular Agenda **Item # 6**: “Discussion and possible action regarding the lighting in the Community Park and the Veterans Memorial Park.” **Staff received direction to put together a packet of options and costs for the lighting and bring back to the CDC at a future meeting.**

CDC President **Fennell** announced Regular Agenda **Item #7**: “Discussion and possible action to hire a consultant for the development of an overlay project for the downtown area.” **Staff received direction to obtain information on an overlay project from possible consultants and bring qualified consultants to a future meeting for a presentation.**

CDC President **Fennell** announced Regular Agenda **Item #8**: “Receive a report, hold a discussion and take possible action regarding the following items:

- a. Financial Report- no report submitted
- b. Current sales tax—no results since last meeting
- c. Next Meeting: **March 13, 2014 Regular Meeting**

CDC President **Fennell** announced Regular Agenda **Item #9**: “Manager’s Report:

- a. Update on current street projects
- b. Update on the realignment of FM 75 through downtown area (Main Street)

City Manager **Borg** updated **Directors on status**.

CDC President **Fennell** announced Regular Agenda **Item #10**: “Consider a request for items to be placed on future agenda and NOT for discussion of these requests at this time:”

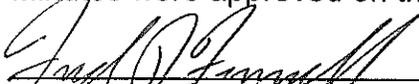
- a. Community Park Plan update with monetary estimates
- b. Lighting for downtown area including parks
- c. Realignment of FM 75 through downtown area (Main Street)
- d. Revitalize downtown area – overlay project/consultant
- e. Discussion of placement of train car
- f. Skate park – (Neudorff)
- g. Freeport Status
- h. ByLaws – attendance

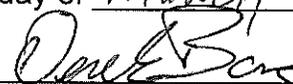
CDC President **Fennell** announced Regular Agenda **Item #8**: “Travel to aero Lamh LLC for a tour of the facilities.” The determination was made that a quorum of CDC Directors would not be present for the tour, therefore, the meeting proceeded to adjourn.

CDC President **Fennell** announced Regular Agenda **Item #11** “Adjournment”

Vice-President **Neudorff** made a motion to adjourn the meeting. Director/Councilmember **Deffibaugh** seconded the motion. The motion carried 5-0. Meeting adjourned at 8:56pm.

Minutes were approved on the 13 day of March 2014.

  
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President Fred Fennell

  
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City Manager Derek Borg