

**NOTICE OF REGULAR MEETING COMMUNITY DEVELOPMENT CORPORATION
MEETING AND AGENDA
THE CITY OF PRINCETON, TEXAS
July 6, 2021**

A quorum of the City Council or another City Board may be in attendance. It is not a certainty that a quorum or other number of the members of the City Council or another City-affiliated body will attend the meeting. No official action by the City Council or any City Board or commission, other than the Princeton Community Development Corporation, shall be taken.

The Community Development Corporation of the City of Princeton will meet in Regular Meeting Session on July 6, 2021 at 6:00 PM 123 W. Princeton Dr. Princeton, Texas 75407 to discuss the following

Steven Deffibaugh,
President, Place 6

Gabriel Rubio,
Vice President, Place 1

Kori David,
Director, Place 2

Kareem Evans,
Director, Place 3

Jaisen Rutledge,
Director, Place 4

Kaitlyn Mathews,
Director, Place 5

Georgia Casas,
Director, Place 7

CALL TO ORDER

ROLL CALL

Steve Deffibaugh
Gabriel Rubio
Kori David
Jaisen Rutledge
Kareem Evans
Kaitlyn Mathews
Georgia Casas

INVOCATION

PLEDGE OF ALLEGIANCE

PLEDGE TO THE TEXAS FLAG

Honor The Texas Flag; I Pledge Allegiance To Thee, Texas, One State Under God, One And Indivisible.

CITIZEN APPEARANCE

Citizens are allowed 3 minutes to speak. The Board is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizens inquiry or to recite existing policy in response to the inquiry.

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.

Minutes

Discussion and possible action regarding the minutes of the June 1, 2021
Regular Community Development Corporation Meeting.
[CDC Minutes 06-01-21.doc](#)

Resignation

Discussion and possible action regarding the resignation of Community
Development Corporation Board of Director, Place 5, Kaitlyn Mathews.

Financial Report as of May 31, 2021

Discussion and possible action regarding the May 31, 2021 Community
Development Corporation financial statement, sales tax and fund balance.
[08-CDC May 2021.pdf](#)

REGULAR AGENDA

CDC- Projects

2021- Discussion and possible action regarding the design for Veterans Memorial Park, 3rd
044 Street Park and the Woody Drive extension projects presented by Kimley - Horn.
[Veterans Park Prelim Site Plan.pdf](#)
[Veterans Memorial Park Conceptual Plan.pdf](#)

CDC- Parks Projects

2021- Discussion and possible action regarding the proposed Park Project priority list.
045
[July 2021 Park Project Priority List.pdf](#)

CDC- Resolution 2021-07-06-R-CDC-1

2021- Consider Resolution 2021-07-06-R-CDC-1, directing the publication of notice of
046 proposed projects and notice of public hearing.
[4B Notice Resolution 2021-07-06-R-CDC-1 \(July 6\) \(002\).doc](#)

CDC- Community Center

2021- Update and discussion regarding the construction completion schedule for the
047 Community Center, presented by Director of Development Services, Shawn Fort.

CDC- Princeton Plaza

2021- Discussion and possible action regarding incentive options for Praveen Daida,
048 Princeton Plaza.

CDC- Chamber of Commerce Relocation Guide/Membership Directory

2021- Update, discussion and possible action regarding the Chamber of Commerce
049 Relocation Guide/Membership Directory.

CDC- FY 2022 Goals and Objectives

2021- Discussion and possible action regarding the FY 2022 Goals and Objectives for the
050 Community Development Corporation.

CDC- Budget (FY 2021-2022)

- 2021-051** Discussion and possible action regarding the Community Development Corporation FY 2021-2022 Budget.
[CDC FY2022 Budget Worksheet v2.pdf](#)
[Parks capital requests.pdf](#)

CDC- Future Agenda Items

- 2021-052** Possible action to approve request for items to be placed on a future agenda and NOT for discussion of these requests.

EXECUTIVE SESSION

Executive Session: Under terms of Chapter 551 of Texas Government Code the Board may enter into CLOSED SESSION or Executive Session to discuss any items listed or referenced on a posted agenda notice for this meeting as necessary under the following exceptions to the Open Meetings Act under Texas Government Code:

Section 551.072 Texas Government Code. Discuss or deliberate the purchase, exchange, sale, lease, or value of real property; acquisition of right-of-way, easements, or land.

1. Praveen Daida, Texas Star Pharmaceuticals.

ACTION PERTAINING TO EXECUTIVE SESSION

REPORT AGENDA - CITY MANAGER

- 1) City Council meetings for July 2021: Monday, July 12th and Monday, July 26th. Both meetings held at 6:30 p.m.
- 2) Next Regular CDC meeting is Tuesday, July 2, 2021 at 6:00 p.m.

CDC REPORT AGENDA

CDC Board of Directors report about items of community interest in which no action will be taken.

ADJOURNMENT

CERTIFICATE

I hereby certify the above Notice of Meeting was posted at the Princeton City Hall @ _____ and copies thereof were delivered to the Community Development Corporation Board of Directors.

Tabatha Monk, City Secretary

STATEMENT FOR ADA COMPLIANCE

The City of Princeton acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e., sign interpretation services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Princeton sponsored public programs, services and/or meetings, the City requests the individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Tabatha Monk, City Secretary, or other designated official at 972-734-2416. The Community Development Corporation reserves the right to consult in executive session with its attorney and to receive legal advice regarding any item listed on this agenda pursuant to Section 551.071(b).

<p>Minutes</p> <p>The City of Princeton</p> <p>Regular Community Development Corporation Meeting of June 1, 2021</p>
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The Community Development Corporation (CDC) of the City of Princeton, Texas, met in regular session via teleconference June1, 2021 at 6:00 p.m.

The following CDC Board of Directors were present: President Steve Deffibaugh, Director Kori David, Director Kaitlyn Mathews, Director Kareem Evans (came into meeting at 6:09) and Director Georgia Casas. The following Board of Directors were absent: Vice-President Gabe Rubio and Director Jaisen Rutledge. The following Staff Members were present: City Manager Derek Borg, City Secretary Tabatha Monk, Parks and Recreation Director Chase Bryant and Director of Community Engagement Tenishea Turner.

President **Deffibaugh** called the **CDC Meeting to order at 6:01 PM.**

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

President **Deffibaugh** led the invocation.

Director **Mathews** led the Pledge of Allegiance.

President **Deffibaugh** announced Citizens Appearance. No one 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 April 29, 2021 joint CDC and EDC Work session; Discussion and possible action regarding the minutes of the May 4, 2021 Regular Community Development Corporation meeting. Director **Mathews made a motion to approve the Consent Agenda.** Director **David seconded the motion to approve.** The motion carried unanimously.

President **Deffibaugh** then announced the first item under the Regular Agenda: **(CDC-2021-032 Financial Report as of April 30, 2021):** “Discussion and possible action regarding the current Community Development Corporation financial statement, sales tax, and fund balance.” Director **Casas made a motion to approve.** Director **David seconded the motion.** The motion carried unanimously.

President **Deffibaugh** then announced the second item under the Regular Agenda: **(CDC-2021-033 Princeton Chamber of Commerce):** “Discussion and Possible action regarding allocating funding for the Princeton Chamber of Commerce Relocation Guide/Membership Directory (item from joint work session).” Director **Casas made a motion to move forward with President Deffibaugh and Director Kareem Evans to meet with CSP, the company in charge of putting the Chamber of Commerce Relocation Guide/Membership Directory together, for some help and ideas for the CDC pages in the directory.** Director **Evans seconded the motion.** The motion carried unanimously.

President **Deffibaugh** then announced the third item under the Regular Agenda: **(CDC-2021-034 IPO#125 (Restroom Facility/Shade Pavilion):** “Discussion and possible action regarding IPO #125, a restroom facility/shade pavilion at the J.M. Caldwell Sr. Community Park presented by Kimley-Horn as requested by CDC Board

President Steve Deffibaugh.” Director **Mathews made a motion to approve this item.**

Director **Casas seconded the motion to approve.** The **motion carried unanimously.**

President **Deffibaugh** then announced the fourth item under the Regular Agenda:

(CDC-2021-035 Play Ground Equipment): “Discussion and possible action regarding the playground equipment located at the J.M. Caldwell Sr. Community Park presented by Parks and Recreation Director, Chase Bryant as requested by CDC Board President, Steve Deffibaugh.” President **Deffibaugh made a motion to move forward with the option #1 from the IPO.** Director **Casas seconded the motion.** The **motion carried unanimously.**

President **Deffibaugh** then announced the fifth item under the Regular Agenda:

(CDC-2021-036 Parks and Trails Master Plan): “Update and discussion on all current park projects from our Parks and Trails Master plan adopted in 2019, presented by Parks and Recreation Director, Chase Bryant.” No action was taken.

President **Deffibaugh** then announced the sixth item under the Regular Agenda:

(CDC-2021-037 Park Project Priority List): “Update and discussion regarding artificial turf on the current baseball/softball field located at the JM Caldwell Sr. Community Park, presented by, Parks and Recreation Director Chase Bryant, as requested by CDC Director, Georgia Casas.” No action was taken.

President **Deffibaugh** then announced the seventh item under the Regular Agenda:

(CDC-2021-038 RFP): “Discussion and possible action regarding developing an RFP, (request for proposal), to solicit vendors for community and economic development marketing (item from joint work session).” No action was taken.

President **Deffibaugh** then announced the eighth item under the Regular Agenda:

(CDC-2021-039 Community Center Committee): “Update and discussion regarding the Community Center Committee Meeting presented by CDC Board Director, Kaitlyn Mathews and a construction update on the Community Center by City Staff. No action taken.

President **Deffibaugh** then announced the eighth item under the Regular Agenda:

(CDC-2021-040 Community Center Projects): “Discussion and possible action regarding proposed Community Center projects.” Discussion for Executive Session.

President **Deffibaugh** then announced the ninth item under the Regular Agenda:

(CDC-2021-041 Staffing CDC-EDC): “Discussion and possible action regarding, providing funds for a staff person to assist the Community Development Corporation (CDC) and the Economic Development Corporation (EDC) at a shared cost between the City, the CDC and the EDC (item from joint work session).” Director **Casas made a motion to approve.** Director **Evans seconded the motion to approve.** The **motion carried 4-1 (Director David abstained from this item).**

President **Deffibaugh** then announced the tenth item under the Regular Agenda:

(CDC-2021-042 Training): “Discussion and possible action regarding training for the Community Development Board of Directors.” No action taken.

President **Deffibaugh** then announced the eleventh item under the Regular Agenda:

(CDC-2021-043 Future Agenda Items): “Consider a request for items to be placed on future agenda and NOT for discussion.” No items were requested.

President **Deffibaugh** then announced Executive Session:

Executive Session: Under terms of Chapter 551 of Texas Government Code the Board may enter into CLOSED SESSION or Executive Session to discuss any items listed or

referenced on a posted agenda notice for this meeting as necessary under the following exceptions to the Open Meetings Act under Texas Government Code:

Section 551.072 Texas Government Code. Discuss or deliberate the purchase, exchange, sale, lease, or value of real property; acquisition of right-of-way, easements, or land; 1). Community Center. Executive Session was from 7:47 p.m. – 9:11 p.m.

Action pertaining to Executive Session: No action was taken

President **Deffibaugh** then announced the Report Agenda: City Manager:

Derek Borg spoke on the following items: “City Council meetings for June 2021:

Monday, June 14th and Monday, June 28th. These meetings will be held at 6:30. Next Regular CDC meeting is Tuesday, July 6, 2021 at 6:00 p.m.”

CDC Board of Directors reports about items of community interest regarding which no action will be taken. President **Deffibaugh gave thanks and appreciation for the Memorial Service.**

Director **Casas made a motion to adjourn the meeting.** Director **Mathews seconded the motion.** The **motion carried unanimously.**

President **Deffibaugh** adjourned the meeting at 9:13 p.m.

ATTEST:

Steve Deffibaugh, Date
CDC President

Tabatha Monk, City Secretary Date

**CITY OF PRINCETON
BALANCE SHEET
COMMUNITY DEVELOPMENT CORPORATION
MAY 31, 2021 (unaudited)**

	<u>CDC</u>
ASSETS	
Cash and cash equivalents	\$ 1,372,096
A/R - Sales tax	<u>184,481</u>
Total Assets	<u><u>1,556,577</u></u>
Liabilities	
Payables	<u>51,882</u>
Total Liabilities	<u><u>51,882</u></u>
Fund Balances	
Commitment remaining for:	
Debt Service	229,940
Transfers:	
Community Events	8,500
General Fund	39,392
Projects	
Community Center	350,117
Park Master Plan update	32,160
Park improvements and equipment	13,933
Caldwell Park	70,774
Landscaping/signage/lights	18,668
Municipal Complex - park	100,000
Unassigned	<u>641,211</u>
Total Fund Balances	<u><u>1,504,695</u></u>
Total Liabilities and Fund Balances	<u><u>\$ 1,556,577</u></u>

CITY OF PRINCETON
BUDGETARY COMPARISON SCHEDULE
COMMUNITY DEVELOPMENT CORPORATION
FOR EIGHT MONTHS ENDING MAY 31, 2021 (unaudited)

	Budget	Actual	Variance with Final Budget - Positive (Negative)	Percentage of Budget
REVENUE				
Sales Taxes	\$ 735,000	\$ 747,018	\$ 12,018	101.64%
Interest Earned	16,000	551	(15,449)	3.44%
Total Revenues	751,000	747,569	(3,431)	99.54%
EXPENDITURES				
Supplies & Maintenance	700	-	700	0.00%
Services - Contract/Legal/Ins	2,970	5,121	(2,151)	172.42%
Training/Education	2,000	-	2,000	0.00%
Advertising, Dues, Publications	2,300	-	2,300	0.00%
Promotional Services and Marketing	35,000	15,000	20,000	42.86%
Marketing	5,000	11,375	(6,375)	227.50%
Consulting Services	10,000	-	10,000	0.00%
Utilities - Telephone, Electricity, Gas	5,700	-	5,700	0.00%
Audit Expense	3,000	3,000	-	100.00%
Website Maintenance	2,000	2,658	(658)	132.90%
Market Days	5,000	-	5,000	0.00%
Voucher Stimulus Project	21,225	21,225	-	100.00%
Parkview Heights	12,000	-	12,000	0.00%
Caldwell Park - Dog Park	12,000	-	12,000	0.00%
Community Center	622,025	271,908	350,117	43.71%
Park Equipment	30,000	28,067	1,933	93.56%
Park Master Plan update	78,000	45,840	32,160	58.77%
Municipal Complex - Park	100,000	-	100,000	0.00%
Landscaping/signage/lights	60,000	41,332	18,668	68.89%
Disc Golf Course improvements	7,500	7,500	-	100.00%
Caldwell Park Impr-LED Lights	105,000	46,226	58,774	44.02%
Debt Service:				
2019 Tax Note	192,000	-	192,000	0.00%
2011 GO	37,940	-	37,940	0.00%
Total Expenditures	1,351,360	499,252	852,108	36.94%
Excess of revenues over expenditures	(600,360)	248,317	(855,539)	-41.36%
OTHER FINANCING SOURCES (USES)				
Transfer to General Fund	78,785	39,393	39,392	50.00%
Transfer to Community Events	17,000	8,500	8,500	50.00%
Total other financing sources (uses)	95,785	47,893	47,892	50.00%
Net Change in Fund Balance	\$ (696,145)	\$ 200,424	\$ (807,647)	-28.79%
Fund Balance, October 1		1,304,271		
Fund Balance, September 30		<u>\$ 1,504,695</u>		

Community Development Corporation
Sales Tax Comparison

	<u>FYE 9/30/2021</u>	<u>FYE 9/30/2020</u>	<u>Difference</u>	
October	\$ 85,603	\$ 75,167	\$ 10,436	13.9%
November	88,953	68,793	20,160	29.3%
December	114,648	85,373	29,275	34.3%
January	83,988	60,780	23,208	38.2%
February	74,924	63,001	11,923	18.9%
March	114,421	81,572	32,849	40.3%
April	99,481 *	76,068	23,413	30.8%
May	85,000 *	84,779	221	0.3%
June	-	93,673	(93,673)	-100.0%
July	-	86,642	(86,642)	-100.0%
August	-	87,898	(87,898)	-100.0%
September	-	100,510	(100,510)	-100.0%
	<u>\$ 747,018</u>	<u>\$ 964,256</u>	<u>\$ (217,238)</u>	<u>-22.5%</u>
Budget	\$ 735,000			
Collected to date	102%			

* *Estimated: Sales tax monies to be received from State Comptroller*
These estimates will be updated monthly

Community Development Corporation
Project Detail - FY2021

Project Description	Budget	Amount Spent to-date	Vendor
Market Days	\$ 5,000	-	
Voucher Stimulus Project	\$ 36,680	122	D2D Dental
		335	Thirumala Group
		210	Princeton Vet Clinic
		125	Wild Flour Bakery
		12	Puppy Love
		3,625	Artisan Nails
		3,037	Relianse Papa
		50	Supercuts
		1,875	Taco Empire
		38	The Jym
		2,237	Las Roca's
		3,297	Valerie's Taco Stand
		1,450	Rivera's
		2,400	SPS Foods
		775	Radhe Kishan
		1,137	Jocy's
		500	Boba House
Park Equipment-mower	\$ 30,000	28,067	Austin Turf
Park Master Plan-update	\$ 78,000	45,840	Kimley Horn
Landscaping/signage/lights	\$ 60,000	3,992	Home Grown Plants
		2,828	Chamberville Tree Farms
		34,512	Fab Har
Municipal complex park design	\$ 100,000	-	
Disc Golf Court improvements	\$ 7,500	7,500	Ramrod Concrete
Community Center	\$ 622,025	112,008	DFW Framing & Constr
		38,530	H & H Concrete
		32,000	Billy Ward
		35,461	Murley Plumbing
		29,160	Top Notch Elec
		1,583	Lonestar Prestress Mfg
		3,033	Crossville Inc
		2,093	Packer Brick
		3,478	Home Depot
		1,855	CWD
		8,730	Resdoor Co
		3,104	Jubilee Co
		364	Texas Johns
		510	Mike Rogers
Caldwell Park - Lights	\$ 105,000	46,226	Acavati LLC
Caldwell Park - dog park	\$ 12,000	-	
Parkview Heights	\$ 12,000	-	
	<u>\$ 1,068,205</u>	<u>\$ 462,098</u>	

Community Development Corporation

Fund Balance Summary

Beginning Fund Balance October 1, 2019 \$ 1,909,762

Project Budget Commitments-FY2020:

Community Events	17,000	
Debt Service	232,756	
Chamber of Commerce-Market Days	5,000	
Voucher Stimulus Project	44,570	
Special projects	63,813	
Monte Carlo - trees and street signs	184,765	
Municipal Center park design	113,618	
Caldwell Park	120,348	
Community Center	622,975	
Veteran's Memorial Park	18,275	(1,423,120)

Add:

Projected Revenues FY 2020 980,177

Less:

Projected Operating Expenditures FY 2020 (162,548)

Unassigned Fund Balance, September 30, 2020 \$ 1,304,271

Beginning Fund Balance October 1, 2020 \$ 1,304,271

Project Budget Commitments-FY2021:

Community Events	17,000	
Debt Service	229,940	
Transfer to General Fund	78,785	
Park Master Plan update	78,000	
Disc Golf Course improvements	7,500	
Voucher Stimulus Project	21,225	
Landscaping/signage/lights	60,000	
Municipal Center park design	100,000	
Park Improvements-(Parkview Heights)	12,000	
Park Equipment-(mower)	30,000	
Caldwell Park	117,000	
Community Center - construction	622,025	(1,373,475)

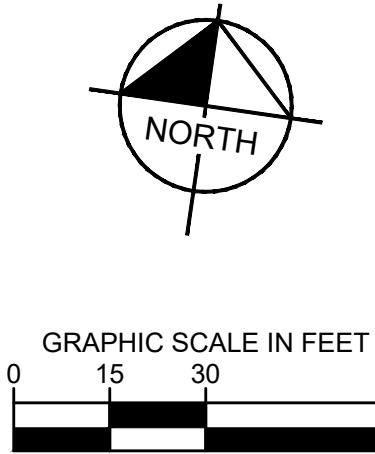
Add:

Projected Revenues FY 2021 736,000

Less:

Projected Operating Expenditures FY 2021 (68,670)

Projected Unassigned Fund Balance, September 30, 2021 \$ 598,126



EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

[illegible]

Kimley»»Horn

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PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT 064478940	DATE APRIL 2020
SCALE	AS SHOWN
DESIGNED BY	BBB
DRAWN BY	BBB
CHECKED BY	JEH

**VETERANS
MEMORIAL PARK**
PRINCETON, TEXAS

PREPARED FOR
CITY OF PRINCETON, TEXAS

PRELIMINARY SITE PLAN

SHEET NUMBER
EX-01



- LEGEND:**
- 1. EXISTING TREES TO REMAIN
 - 2. STREET AND ISLAND TRESS
 - 3. PLAZA TREES
 - 4. EXISTING SIDEWALK TO REMAIN
 - 5. SIDEWALK
 - 6. PAVER 'A'
 - 7. PAVER 'B'
 - 8. PEDESTRIAN BRIDGE
 - 9. ENHANCED PLANTING
 - 10. PYLON MONUMENT (BUILD FROM EXISTING WALL STONE)
 - 11. TURF
 - 12. EXISTING DRAINAGE

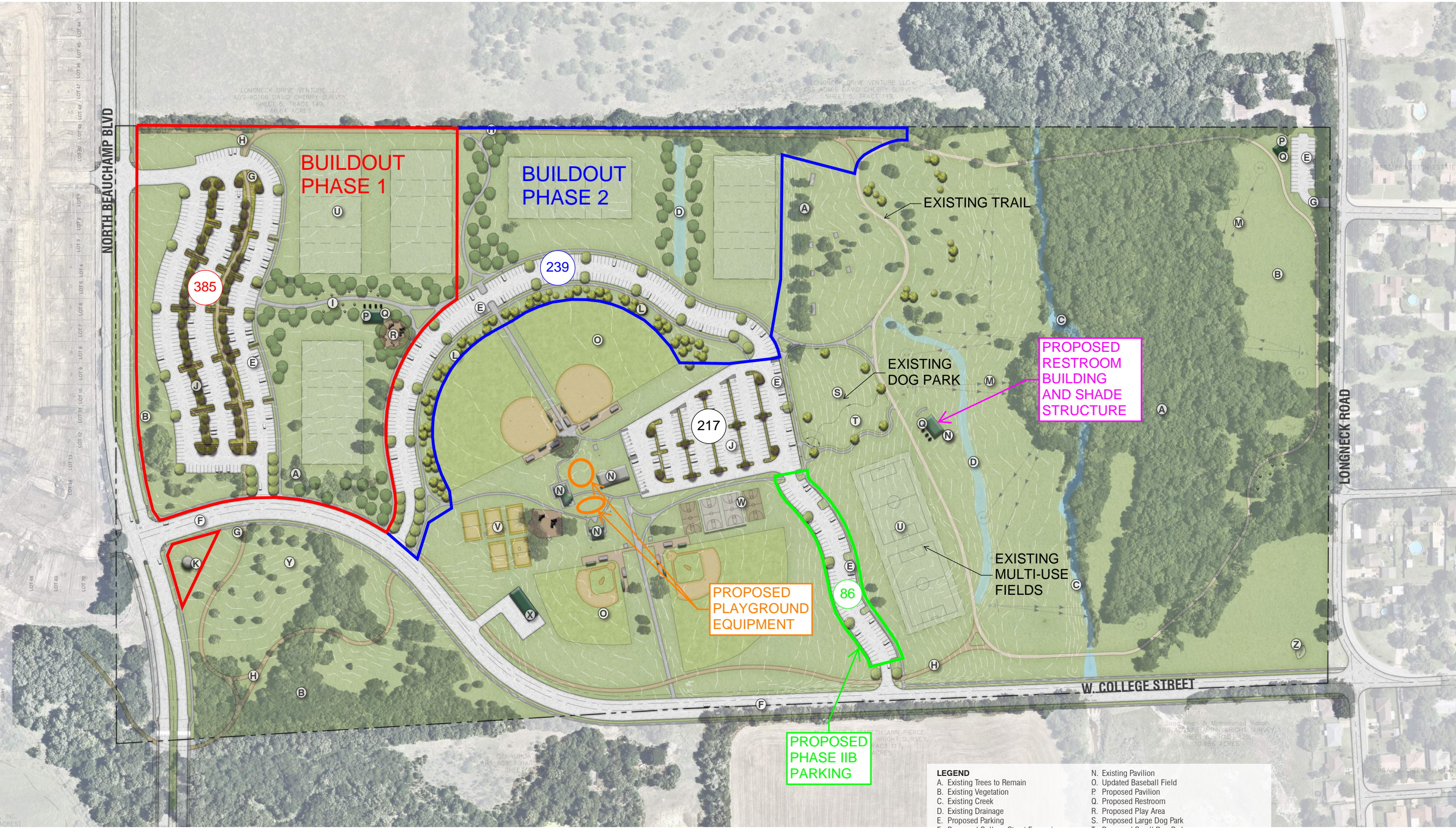
SCALE: 1"=30'-0"

0' 30' 60' 90'



PARKS PROJECT PRIORITY LIST

PRIORITY	PROJECT	ESTIMATED COST	
1	JM Caldwell Park Phase IIB Parking	\$400,000	\$12,390,000
2	JM Caldwell Park Entry Feature and Additional Parking Lot	\$1,500,000	
3	JJ Book Wilson Park Phase 1	\$2,065,000	
4	JM Caldwell Park Buildout	\$8,000,000	
5	JM Caldwell Park Playground Addition and Relocation	\$425,000	
6	Land Acquisition	\$7,000,000	
7	Additional Baseball and Softball Fields (\$500K each, 12 included)	\$6,000,000	
8	JM Caldwell Park New Restroom Facility and Shade Structure	\$500,000	
9	Parks and Recreation Office and Maintenance Facility	\$1,200,000	
10	JJ Book Wilson Park Phase II (skate park, restroom, splash pad)	\$2,500,000	
11	Recreation Center	\$15,000,000	
12	Veterans Memorial/3 rd Street Park Improvements	\$750,000	
13	Trails, Trailheads and Parking	\$1,000,000	
14	Event Center/Festival Grounds	\$7,000,000	
	TOTAL	\$53,340,000	

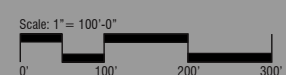


BUILDOUT PHASING PLAN
UPDATED JULY 2021

J.M. Caldwell Sr. Community Park
Princeton, TX

MASTER PLAN

- LEGEND**
- | | |
|--------------------------------------|--|
| A. Existing Trees to Remain | N. Existing Pavilion |
| B. Existing Vegetation | O. Updated Baseball Field |
| C. Existing Creek | P. Proposed Pavilion |
| D. Existing Drainage | Q. Proposed Restroom |
| E. Proposed Parking | R. Proposed Play Area |
| F. Proposed College Street Expansion | S. Existing Large Dog Park |
| G. Proposed Trail Head | T. Proposed Small Dog Park |
| H. Proposed Trail | U. Proposed Multi-use Fields |
| I. Proposed Pedestrian Promenade | V. Updated and Proposed Volleyball Courts |
| J. Proposed Bioswales | W. Proposed Basketball Courts with Shade Structure |
| K. Relocated Water Tower | X. Relocated and Expanded Maintenance with Parking |
| L. Enhanced Berm | Y. Future Site of Community and Recreation Center with Offices and Parking |
| M. Existing Disc Golf Course | Z. Existing Sign |





LEGEND:

1. PAVILION
2. GRILL (ONE AT EACH PAVILION)
3. RESTROOM STRUCTURE
4. SHADE STRUCTURE
5. PARKING LOT A (42 STALLS)
6. PARKING LOT B (18 STALLS)
7. AMENITY POND (APPROX. 36,000 SF)
8. 10' WIDE TRAIL
9. TRAIL LIGHTING (AT 70' SPACING)
10. SKATE PARK
11. CROSSWALK
12. EMERGENCY SIREN
13. BENCH (AT APPROX. 200' SPACING)
14. ACCESS EASEMENT TO JAMES GRIFFIN
15. PEDESTRIAN BRIDGE
16. PLAYGROUND
17. PROPOSED TREES
18. SPLASH PAD

SCALE: 1"=50'-0"

0' 50' 100' 200'



CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS
PRINCETON COMMUNITY DEVELOPMENT CORPORATION

I, the undersigned Chairman and Secretary of the Princeton Community Development Corporation (the *Corporation*), hereby certify as follows:

1. The Board of Directors of the Corporation convened in Regular Meeting on July 6, 2021, at the designated meeting place, and the roll was called of the duly constituted officers and members of said Board of Directors, to wit:

Steve Deffibaugh; Place 6: & President	Gabriel Rubio; Place 1: Vice President
Place 2: Kori David	Place 3: Kareem Evans
Place 4: Jaisen Rutledge	Place 5: Vacant
Place 7 : Georgia Casas	

and all of said persons were present, except _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION DIRECTING PUBLICATION OF NOTICE OF PROJECTS AND NOTICE OF PUBLIC HEARING

was duly introduced for the consideration of said Board of Directors. It was then duly moved and seconded that said Resolution be adopted and, after due discussion, said motion, carrying with it the adoption of said Resolution, prevailed and carried by the following vote:

AYES: _____ NOES: _____ ABSTAIN: _____

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution has been duly recorded in said Board of Directors' minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said Board of Directors' minutes of said Meeting pertaining to the adoption of said Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; that each of the officers and members of said Board of Directors was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Resolution would be introduced and considered for adoption at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED ON JULY 6, 2021.

ATTEST:

President, Board of Directors

Vice President, Board of Directors

[CORPORATION SEAL]

**RESOLUTION DIRECTING PUBLICATION OF NOTICE
OF PROJECTS AND NOTICE OF PUBLIC HEARING**

WHEREAS, the Board of Directors of the Princeton Community Development Corporation (the *Corporation*), created by the City of Princeton, Texas (the *City*), in accordance with Article 5190.6, V.A.T.C.S., Section 4B, and now operating under Texas Local Government Code, Chapter 505 (the *Act*) has determined that it is advisable and in the best interests of the Corporation to give notice of the intention of the Corporation to undertake, and to call a public hearing on, the following projects:

Park and recreation improvements as found by the corporation's board of directors to provide public facilities and improvements for the benefit of its residents as authorized by the Act (the *Projects*);

WHEREAS, it is anticipated that the Projects will be financed with obligations to be issued by the City of Princeton, and partially repaid from sales tax revenues and other resources of the Corporation; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed, was open to the public and public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code; Now, Therefore

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF PRINCETON COMMUNITY DEVELOPMENT CORPORATION:

Section 1. FORM OF NOTICE. Attached hereto is a form of Notice of Project and Notice of Public Hearing, the form and substance of which are hereby adopted and approved.

Section 2. PUBLICATION OF NOTICE. Said Notice shall be published, in substantially the form attached hereto, in a newspaper, as defined in Texas Government Code Sec. 2051.044, of general circulation in the area of the City of Princeton, Texas.

Section 3. PUBLIC HEARING. A public hearing shall be held on the proposed projects on September 7, 2021 at 6:00 P.M., at Princeton City Hall Council Chambers, 123 West Princeton Drive, Princeton, Texas 75407.

Section 4. EFFECTIVE DATE. This Resolution shall become effective immediately upon adoption.

PRINCETON COMMUNITY DEVELOPMENT CORPORATION
NOTICE OF PROJECTS AND NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Princeton Community Development Corporation (the **Corporation**), a non-profit corporation created pursuant to the Development Corporation Act of 1979, Article 5190.6, Vernon's Texas Civil Statutes, Section 4B, and now operating under Texas Local Government Code, Chapters 501-505 (the **Act**), intends to undertake park and recreation improvements as found by the corporation's board of directors to provide public facilities and improvements for the benefit of its residents as authorized by the Act (the **Projects**). The Projects will be financed from the proceeds of obligations to be issued by the City of Princeton and partially repaid from sales tax revenues and other resources of the Corporation. The costs of the Projects are estimated not to exceed \$8,000,000. The Corporation will hold a public hearing at 6:00 P.M. on September 7, 2021 at 123 West Princeton Drive, Princeton, TX 75407, on the expenditure of funds for the proposed Projects. All interested persons are invited to attend the public hearing and speak for or against the undertaking of the proposed Projects.

CITY OF PRINCETON							2021 BOND INCLUDED
10 -COMMUNITY DEVELOP.-TYPE B				CURRENT	PROJECTED	PROPOSED	PROPOSED
		ACTUAL	ACTUAL	BUDGET	YEAR END	BUDGET	BUDGET
		2018-2019	2019-2020	2019-2021	2019-2021	2021-2022	2021-2022
REVENUE							
10-400-00-4000	PARK SALES TAX	384,818	482,128	367,500	397,500	425,000	425,000
10-400-00-4001	PARK INTEREST EARNED	10,434	7,960	8,000	525	1,000	1,000
10-400-00-4002	STREET SALES TAX	384,818	482,128	367,500	397,500	425,000	425,000
10-400-00-4003	STREET INTEREST EARNED	10,434	7,960	8,000	525	1,000	1,000
10-400-00-4006	TAX NOTE PROCEEDS	1,245,000	-	-		-	-
10-400-00-4007	INT INC - 2019 TAX NOTE	4,018	-			-	-
	TOTAL REVENUES	2,039,522	980,176	751,000	796,050	852,000	852,000
				CURRENT	PROJECTED	REQUESTED	REQUESTED
		ACTUAL	ACTUAL	BUDGET	YEAR END	BUDGET	BUDGET
DEPARTMENTAL EXPENDITURES		2018-2019	2019-2020	2019-2021	2019-2021	2021-2022	2021-2022
SPECIAL ITEMS							
10-500-00-5328	2019 Tax Note		190,423	192,000	192,000	193,205	193,205
10-500-00-5001	DEBT ISSUANCE COST-2019 TAX NOTE	12,160					
	2021 CO						351,340
10-500-00-5325	2011 GO REFUNDING DEBT	43,199	42,333	37,940	37,940	35,245	35,245
	TOTAL SPECIAL ITEMS	55,359	232,756	229,940	229,940	228,450	579,790
PERSONNEL							
	TOTAL PERSONNEL	57,709	89,761	-	-	-	-
SUPPLIES							
10-500-00-7001	OFFICE SUPPLIES	2,158	6,004			750	750
10-500-00-7002	POSTAGE	136	171	200	200		
10-500-00-7004	MILEAGE REIMB	24					
10-500-00-7005	MEETINGS	203		500	500		
10-500-00-7006	COMMUNITY EVENTS	388					
	TOTAL SUPPLIES	2,909	6,175	700	700	750	750
MAINTENANCE							

CITY OF PRINCETON							2021 BOND INCLUDED
10 -COMMUNITY DEVELOP.-TYPE B				CURRENT	PROJECTED	PROPOSED	PROPOSED
		ACTUAL	ACTUAL	BUDGET	YEAR END	BUDGET	BUDGET
		2018-2019	2019-2020	2019-2021	2019-2021	2021-2022	2021-2022
10-500-00-7508	MAINT - OFFICE EQUIPMENT	4,348	5,476			-	-
	TOTAL MAINTENANCE	4,348	5,476	-	-	-	-
OTHER EXPENSES							
10-500-00-8000	CONTRACT SERVICES	3,125	3,688	720	720	720	720
10-500-00-8001	LEGAL SERVICES		691	1,000			
10-500-00-8002	TRAINING/EDUCATION	1,010	1,137	2,000			
10-500-00-8003	DUES, PUBLICATIONS, PERMITS		625	1,000			
10-500-00-8004	ADVERTISING	341	1,525	1,300			
10-500-00-8005	PROMOTIONAL SERVICES	15,441	36,904	35,000	35,000		
10-500-00-8008	MARKETING		11,021	5,000	5,000		
10-500-00-8009	UTILITIES - ELEC, GAS for Comm Center			5,000	500		
10-500-00-8007	PROPERTY INSURANCE	1,048	1,110	1,250	1,150	1,250	1,250
10-500-00-8010	TELEPHONE SERVICE	263	623	700		650	650
10-500-00-8012	CONSULTING SERVICES	1,950		10,000			
10-500-00-8013	CELL PHONE EXPENSE	501	1,979				
10-500-00-8017	COPIER LEASE	591	513				
	TRANSFER TO GEN FUND		9,000	78,785	78,785	88,338	88,338
	TRANSFER TO GEN FUND-Lawn Maint					6,128	6,128
10-500-00-8019	AUDIT EXPENSE	2,500	2,500	3,000	3,000	3,500	3,500
10-500-00-8040	SERVICES-WEBSITE MAINT	1,980	1,860	2,000	5,000		
10-500-00-8103	TRANSFERS TO COMMUNITY EVENTS	17,000	17,000	17,000	17,000	17,000	17,000
10-500-00-8105	MARKET DAYS		5,000	5,000			
	VOUCHER PROGRAM-STIMILUS		44,571	21,225	21,225		
10-500-00-8208	CAP-OUTLAY - PARKVIEW HEIGHTS	185,030		12,000	12,000		
10-500-00-8210	CAP-OUTLAY - DOG PARK	386,664	49,678	12,000	12,000		
10-500-00-8211	CAP-OUTLAY - LANDSCAPING/SIGNAGE/LIGHTS		184,765				
10-500-00-8500	CAP-OUTLAY - PARK EQUIPMENT			30,000	28,592		
10-500-00-8500	CAP-OUTLAY - UTVs	-	57,933				

CITY OF PRINCETON							2021 BOND INCLUDED
10 -COMMUNITY DEVELOP.-TYPE B				CURRENT	PROJECTED	PROPOSED	PROPOSED
		ACTUAL	ACTUAL	BUDGET	YEAR END	BUDGET	BUDGET
		2018-2019	2019-2020	2019-2021	2019-2021	2021-2022	2021-2022
10-500-00-8504	CAP-OUTLAY - COMMUNITY CENTER	116,492	622,975	579,275	579,275		
10-500-00-8514	HWY 380 CORNERS			60,000	60,000		
10-500-00-8515	VETERAN'S MEMORIAL PARK	31,170	9,275				
10-500-00-8516	CAPITAL-PARK MASTER PLAN	6,145					
10-500-00-8520	CAPITAL-SECURITY CAMERAS						
10-500-00-8521	DISC GOLF COURSE	17,324		7,500	7,500		
10-500-00-8522	CAPITAL-CALDWELL PARK	132,279	70,670	105,000	105,000		
10-500-00-8523	PARKS-MUNI COMPLEX		113,618	100,000	100,000		
10-500-00-8524	SPECIAL EVENTS - BARRICADES		5,879				
	TOTAL OTHER EXPENSES	920,854	1,254,540	1,095,755	1,071,747	117,586	117,586
	TOTAL EXPENDITURES	1,041,179	1,588,708	1,326,395	1,302,387	346,786	698,126
REVENUE OVER/(UNDER) EXPENDITURES		998,343	(608,532)	(575,395)	(506,337)	505,214	153,874
	BEGINNING FUND BALANCE	911,421	1,909,764	1,301,232	1,301,232	794,895	794,895
	ENDING FUND BALANCE	\$ 1,909,764	\$ 1,301,232	\$ 725,837	\$ 794,895	\$ 1,300,109	\$ 948,769

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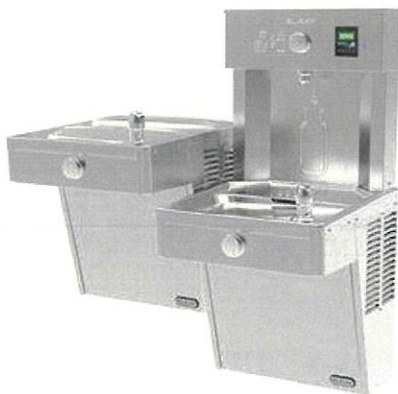
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[HOME](#) > [DRINKING FOUNTAINS & WATER COOLERS](#) > [OUTDOOR](#) > ELKAY VRCTL8WSK BI-LEVEL WATER COOLER WITH EZH2O BOTTLE FILLING STATION

Elkay VRCTL8WSK Bi-Level Water Cooler with EZH2O Bottle Filling Station

Retail Price: ~~\$3,356.00~~

OUR PRICE: \$2,103.00

This item is on BACKORDER

Item Number: VRCTL8WSK

Additional Info

* denotes required field

☐ I understand that this product will ship as described in notes below. *Quantity: [ADD TO CART](#)[Add to a new shopping list](#)

Recommend

FREE SHIPPING

*@ Concession
@ Park***ELKAY** | VRC Series | **VRCTL8WSK** | Vandal Resistant | Not Filtered | 110-120V, 60Hz

The quantity shown above is available for immediate shipment. If this item is listed as back-ordered, the lead time may be between 6 and 10 weeks but in some cases less. Please call if you have questions or to check on incoming stock.

The VRC Series is Elkay's vandal resistant ADA compliant line. This model has a matched vandal resistant EZH2O bottle filling station (pushbutton activation with automatic 20-second shut-off timer on bottle filler) as well.

Rated for **INDOOR** and **OUTDOOR** service.

Number of Stations	Two Stations Plus One Bottle Filler
Mount	Wall Mount Surface Mount
Basin	Stainless Steel
Cabinet	Brushed Stainless Steel
Bubbler	Vandal Resistant One-piece Chrome
Voltage	115V/60Hz (Plugs into wall outlet. 3 Prong standard plug included)



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Elkay LK4420DB Tubular ADA Drinking Fountain with Dog Bowl



Retail Price: ~~\$6,331.00~~

OUR PRICE: \$3,895.00

Item Number: LK4420DBEVG

Product Options

Color: Evergreen ▼

Quantity: [ADD TO CART](#)

[Add to a new shopping list](#)

Recommend

FREE SHIPPING

@ PV Heights and
@ Bathrooms @ Caldwell



ELKAY - Tubular Steel - LK4420DB Two Station Drinking Fountain with Dog Bowl

NOTE: We keep this item in **evergreen** in stock for immediate shipment. Other colors normally ship from the manufacturer within 30 business days.

These colorful, weather resistant outdoor drinking fountains are ADA compliant and come with many vandal resistant features. In addition, a unique **E-Coat Immersion** process coats the inside and outside of the fountain for the ultimate in corrosion protection. (Please note that all color fountains except Evergreen are custom made to order and may not be returned or cancelled after production has begun.)

Rated for **OUTDOOR** service. **No power required.** Adjustable stream.

Specifications

Number of Stations	Two (2) plus one (1) pet bowl
Mount	Free-standing Floor Mount
Basin	Stainless Steel
Casing	Cold rolled steel with anti-corrosion E-Coat immersion finish in one of 16 colors.
Bubbler	Vandal resistant chrome plated. Key-lock mounted to resist twisting or tampering.
Dimensions	31" Wide x 26" Deep x 40-5/16" Tall
Product Compliance	ADA Buy American Act ASME A112.19.3/CSA B45.4 CAN/CSA 22.2 120 NSF 372, NSF 61 UL 399

MANUFACTURERS

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GROVES ELECTRICAL SERVICE, INC.

2410 SQUIRE PLACE, FARMERS BRANCH, TEXAS 75234, 972-484-2717 FAX 972-484-2263

ELECTRICAL and MECHANICAL, CONTRACTING and SERVICE

groveselectric.com TECL17392

"SINCE 1968"

8/24/2020
Chase Bryant
Town of Princeton
120 McGee St.
Princeton, Texas 75407

REFERENCE:
JM Caldwell

SCOPE OF WORK:

ITEM 1.

Remove the existing lighting controls at main service. Provide and install new Musco controller at the existing service to control 4 fields, parking lot, and 1 security circuit. Use the existing wires, breakers, service, etc.

TOTAL PRICE \$17,328.00

AUTHORIZED SIGNATURE

PO #

Billy Brown

ESTIMATOR, BILLY BROWN

FOR ACCEPTANCE PLEASE SIGN AND RETURN ONE COPY.

PAYMENTS TO BE COD OR NET 10TH PROXY MONTH WITH APPROVED CREDIT. 70% ROUGH AND 30% ON COMPLETION WHEN APPLICABLE. UNLESS SPECIFICALLY NOTED TO THE CONTRARY HEREIN, COVERAGE OF THESE ITEM ARE SPECIFICALLY EXCLUDED: Tax, permit fee, rock digging or excavation; erosion control; casing of piers, repair of unmarked underground utilities, conformance with *The International Electrical Energy Conversation Code* (IEECC); excavations of any nature in excess of four feet deep; COMPACTION to a specified density; utility communication co. charges; wage rates; requirements of any "Building Standards"; Specifications by Owner, Architect or Engineer; work shown on any drawings, addenda or specification that could be concurred to be within our trade or responsibility other than those listed within our Scope of Work; temporary power or lighting; temporary power usage or deposit; installation of overhead power lines for temporary; bond fees; scheduled overtime; insurance in excess that listed or Builder's Risk; fire or smoke stoppage for devices, light fixtures, raceways or conductors. Regulated by the Texas Department of Licensing and Regulations, PO Box 12157, Austin, TX 78711, 800-803-9202, 512-463-6599; website: www.license.state.tx.us/complaints. General Contractor to provide, toilet, water, electrical power, on site trash and debris disposal location. Price is void after 30 days.