



**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
JULY 14, 2022 AT 6:00 PM**

**Link For Meeting:** <https://councilmtg.cedarparktexas.gov/>

**Event Password:** CedarPark2022

**United States Toll Free:** 1-844-992-4726

**Access Code:** 2553 255 0579

**Phone Password:** 23327727

Jim Penniman-Morin, Mayor  
Stephen Thomas, Council Place One  
Mel Kirkland, Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Eric Boyce, Council Place Four  
Heather Jefts, Council Place Six  
Brenda Eivens, City Manager

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*The public may comment and attend the meeting remotely. For the virtual meeting link and phone number, see near the top of the agenda. For more information on how to participate remotely please refer to the City's website at [www.cedarparktexas.gov/councilagenda](http://www.cedarparktexas.gov/councilagenda).*

*All electronic and printed materials to be presented at the Council Meeting must be submitted for cybersecurity and legal obscenity screening in accordance with City Policy. **Electronic material must be submitted by 12:00 p.m., day of meeting, and printed material must be submitted prior to the Call To Order.** Any electronic or printed material not submitted in accordance with the Policy, that poses a cybersecurity risk, or is legally obscene, will not be allowed. You may email the entire Council on any issue at [Council@cedarparktexas.gov](mailto:Council@cedarparktexas.gov).*

**AGENDA**

**A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.**

**I. EXECUTIVE SESSION**  
**To Commence At 6:00 p.m.**

*An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.*

*In accordance with Chapter 551, Government Code, the City Council will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:*

- B.1 Section § 551.071 (1) Consultation With City Attorney Concerning Pending Or Contemplated Litigation Or Settlement Offer.
- a. *Michael Kleinman, MMK Holdings, LP, and Auspro Enterprises, LP v. City of Cedar Park*; Civil Action No. 1:22-cv-00527-LY Pending in United States District Court, Western District of Texas, Austin Division.
- b. Civil Action No. 1:20-CV-00481-RP; In The United States District Court, Western District, Austin Division, *Gregory Raymond Kelley vs. The City Of Cedar Park, Sean Mannix, And Christopher Dailey*.
- B.2 Section §551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter:
- a. Legal Issues Concerning The Texas Comptroller's Draft Proposed Rule 3.12, Texas Tax Code Chapter 351, And The Master Development Agreement Between The City Of Cedar Park And CPM Development, LLC.
- b. Legal Issues Concerning Texas Municipal Civil Service, Line Of Duty Illness Leave Or Absence.

The Council Reconvenes into Open Meeting.

**II. OPEN MEETING**  
**To Commence At 7:00 p.m.**

- C.1 Invocation. (Jefts)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Public Communications. (Regarding items not listed on this Agenda. Three Minutes each. No deliberations with the Council. The Council may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future Agenda.)

**Consent Agenda**

*Pursuant to Council Rule 2.3, the City Council Consent Agenda consists of Agenda Items D, E, and F.*

- D.1 Approval Of Minutes From The Regular Scheduled City Council Meeting Of May 26, 2022.
- D.2 Receipt Of Minutes From The Economic Development (Type A) Sales Tax Corporation Meeting Of May 16, 2022.

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- E.1 Second Reading And Approval Of An Ordinance Amending Cedar Park Code Of Ordinances Chapter 16 Transportation Regulations, Article 16.01 Regarding Adoption Of The City Of Austin Transportation Criteria Manual.
- F.1 A Resolution Authorizing Issuance Of A Parks Special Use Permit To Rock Springs Hospital For A 5K Run At Milburn Park On September 3, 2022.
- F.2 A Resolution Authorizing An Amendment To The Project Representative Services Agreement With Dial Development Services, Ltd. For The Bell Boulevard Roadway Realignment Project In An Amount Not To Exceed \$133,500.
- F.3 A Resolution Authorizing The Purchase Of A Dedicated Mental Health Response Vehicle For Cedar Park Police Department In An Amount Not To Exceed \$75,000.
- F.4 A Resolution Authorizing The Consent To Assignment Of The Economic Development Performance Agreement With Rose City Management, LLC to Balcones Real Estate Group, LLC.
- F.5 (ANX-21-001) Consideration Of A Resolution Authorizing A Municipal Services Agreement For An Approximate 8.4-Acre Property Generally Located Northwest Of The Intersection Of CR 175 And E. Whitestone Blvd.
- F.6 A Resolution Abandoning, Vacating, And Closing A Portion Of The US Highway 183 (Bell Boulevard) Right-Of-Way Consisting Of Approximately 2.147 Acres In The Samuel Damon Survey No. 11, Abstract No. 170, Generally Located Between Commercial Parkway And The New Alignment Of S Bell Blvd.

### **Public Hearings**

- G.1 Public Hearing And Consideration To Approve A Resolution Amending The FY 2022 Budget For The General Fund, The Utility Fund, And Updating The Capital Improvement Plan.
- G.2 First Reading And Public Hearing Of An Ordinance Authorizing The Conveyance And Sale Of Land Consisting Of Abandoned Right-Of-Way, Or Right-Of-Way To Be Abandoned, Of US Highway 183 (Bell Boulevard) And Commercial Parkway Within And Surrounding The Bell District.
- G.3 (2022-2-FLU) (Related To 2022-7-Z) First Reading And Public Hearing Of An Ordinance To Amend The Future Land Use Plan For Approximately 7.92 Acres From Local Office/Retail/Commercial (LOC) To General Office/Retail/Commercial (REG) On The Western Half Of The Property Located At 14351 Ronald Reagan Boulevard. ***The Planning And Zoning Commission Voted 5-1 To Recommend Approval Of REG.***
- G.4 (2022-7-Z) (Related To 2022-2-FLU) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 7.92 Acres From Local Business (LB) To General Business-Conditional Overlay (GB-CO) On The Western Half Of The Property Located At 14351 Ronald Reagan Boulevard. ***The Planning And Zoning Commission Voted 5-1 To Recommend Approval Of General Business – Conditional Overlay (GB-CO).***

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## **Regular Agenda (Non-Consent)**

- H.1 Consideration Of A Resolution Authorizing A Change Order With Austin Underground, Inc. For The Bell Boulevard Roadway Realignment Project In An Amount Not To Exceed \$893,146.
- H.2 Consideration Of A Resolution Authorizing An Agreement With Pavement Restoration, Inc. For The FY2022 Street Rehabilitation Program In An Amount Not To Exceed \$505,068.
- H.3 Consideration To Establish A Mobility Master Plan Advisory Committee And Make Appointments.
- H.4 Consider Action, If Any, On Items Discussed In Executive Session.
- H.5 Mayor And Council Closing Comments.
- H.6 Adjournment.

*The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the City Council. Separate agenda items may be combined and discussed together at the discretion of the Chair.*

*Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.*

*Certain information may be presented to and by the City Council, under the headings of "Citizen Communications", and "Council Comments" however, by law, the Council shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.*

*The City Attorney has approved the Executive Session Items on this agenda.*

## **CERTIFICATION**

I certify that the above notice of the Regular Scheduled City Council Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

Date Posted: \_\_\_\_\_  
Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or FAX (512) 401-5003 for further information.

\_\_\_\_\_  
LeAnn M. Quinn, TRMC  
City Secretary

Notice Removed: \_\_\_\_\_  
Date Stamped (Month, Day, Year, AM/PM, Time)

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# CITY OF CEDAR PARK 2021-2023 Strategic Goals



## Livability & Sense of Place

Preserve a community that encourages connectedness, has a unique sense of place and commits to a high quality of life for all.

- **Strong community connections:** Foster a sense of community and engage residents.
- **Bell District:** Advance the significant public-private partnership through the successful commencement of Phase 1 development.
- **Recreation Opportunities:** Strengthen our portfolio of recreation and learning programs, events and facilities.
- **Capital Projects:** Dedicate the resources to design and construct the capital projects necessary.
- **Redevelopment Initiatives:** Develop redevelopment strategies that align with the community's long-term vision and add value to the surrounding area.
- **Placemaking:** Focus on aesthetics and public art to create a positive aesthetic experience, instilling pride and creating a unique identity.
- **Comprehensive Plan:** Adhere to the City's Comprehensive Plan.



## Economic Vitality

Cultivate a vibrant business community and increase business investments in the community with successful commercial centers, additional employers, active destinations and support of existing businesses.

- **Economic Development Strategic Initiatives:** Attract targeted businesses to diversify and grow the tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Community:** Actively support existing business community
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.
- **Hotel/Conference Center:** Identify partners to advance Hotel/Conference Center project.



**CEDAR PARK**



## Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community, enhance the quality of life and continue being one of the safest cities in Texas.

- **Government Operations:** Ensure operations, practices and procedures result in high quality and resident-focused services.
- **Public Safety:** Prioritize and enhance public safety services so that our community feels safe and secure.
- **Financial Strength:** Maintain and enhance strong financial management to capitalize on City's fiscal strength and provide value for tax dollars.
- **Workforce:** Invest in the recruitment and retention of a talented and professional workforce.
- **Technology:** Ensure technology systems and resources to support and enhance reliable 24/7 operations.



## Mobility & Connectivity

Safely and efficiently move people throughout the City and improve connectivity by adding alternate routes of travel to businesses, neighborhoods, jobs, parks, entertainment and services.

- **Comprehensive Mobility Master Plan:** Develop a clear vision for a diverse transportation system and adopt a Master Plan for improving multimodal connectivity.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity.
- **Bike, Pedestrian & Trail:** Expand the City's network of trails, sidewalks, and bicycle lanes to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology to increase the efficiency of the existing roadway system.



## Infrastructure & Environment

Preserve and enhance the tools and resources necessary to support critical infrastructure and sustainability initiatives.

- **Infrastructure:** Prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure and Assets:** Invest in the maintenance of infrastructure and assets.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.

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