



**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION**

Tuesday, November 13, 2018 at 6:30 p.m.

City Council Chambers

450 Cypress Creek Road, Building Four

Cedar Park, Texas 78613

BOARD OF DIRECTORS

- | | |
|--|--|
| <input type="checkbox"/> Tom Moody, Place 1 | <input type="checkbox"/> Ryan Wood, Place 6, President |
| <input type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input type="checkbox"/> Dick Lewis, Place 2 |
| <input type="checkbox"/> Ramona Kar, Place 5 | <input type="checkbox"/> Bob Lemon, Place 4 |
| | <input type="checkbox"/> Lance Gunn, Place 7 |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.
- A.2 Citizen Communications.
(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)
- A.3 Board Members' Opening Comments.

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 Update On Approved City Of Cedar Park FY 2019 4B Corporation Budget. (Chad Tustison, Assistant Director Finance)
- B.2 Report On Upcoming Meeting Dates. (Fran Irwin, Community Affairs Director)
1. November 29, 2018 Joint City Council 4A/4B Board Meeting.
 2. December 7, 2018 Economic Development Sales Tax Training Class.

CONSENT AGENDA

(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Item C.1. The Consent Agenda May Be Approved By A Single Motion.)

- C.1 Approval Of The Minutes Of The September 11, 2018 Regular Called Meeting. (October meeting canceled).

PUBLIC HEARINGS

- D.1 No Items Scheduled

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- E.1 Consider Council Approved Project/Programs For Fiscal Year 2018-2019 Community Development Corporation Funding And Authorize Staff To Set A Public Hearing Date, Including:

Community Enhancements – \$1,225,000.

Community Development - \$50,000.

- 1) Consider A Proposal For Funding Of The Corridor Enhancement Program In An Amount Not To Exceed \$50,000.

Parks and Recreation Department - \$475,000.

- 2) Consider A Project Proposal For Brushy Creek Sports Park Improvements Including Shade Structures, A Picnic Pavilion, Drainage Improvements Enhanced Picnic Areas And New Scoreboards In An Amount Not To Exceed \$230,000.
- 3) Consider A Project Proposal For Funding A Parks And Recreation Recycling Project In Five Community Parks In An Amount Not To Exceed \$150,000.
- 4) Consider A Feasibility Study To Identify Options For Lakeline Park/Wilco Trail Connection In An Amount Not To Exceed \$60,000.
- 5) Consider A Proposal For An Outdoor Music Venue Study To Evaluate And Recommend Prioritized City-Owned Venue Sites; Recommend Updates To The Event Permit Process And To Identify Appropriate Staffing Levels In An Amount Not To Exceed \$35,000.

Engineering and Transportation - \$700,000.

- 6) Consider A Project Proposal For The Design And Construction Of The Sidewalk Gap Closure Phase 5 Project In The Amount Of \$350,000.
- 7) Consider A Project Proposal For Funding Expansion Of Bike Lanes And Restriping Roads In An Amount Not To Exceed \$350,000.

Community Identification - \$150,000.

- 1) Consider A Project Proposal For Pole Mounted Street Signs In An Amount Not To Exceed \$150,000.

Destination City (Bell Boulevard) - \$3,100,000.

- 1) Consider a Proposal for Funding Of The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$3,100,000.

F.0

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board 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:

The Community Development Corporation (Type B) Board reconvenes into Open Session

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

G.1 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, December 11, 2018 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

H.1 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 Community Development (Type B) Corporation Board.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

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.

At the discretion of the Community Development (Type B) Corporation Board, non-agenda items under the headings of "Citizen Communications" may be presented to the Board for informational purposes; however, by law, the Board 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.

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.

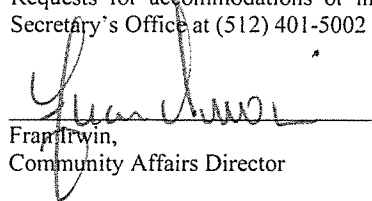
The City Attorney has approved the Executive Session Items on this agenda, if any.


CERTIFICATE

I certify that the above notice of the Regular Called Community Development (Type B) Corporation Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall Council Chambers, 450 Cypress Creek Road, Building 4, Cedar Park, Texas. This notice was posted on:

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Campus and 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.


Frank Irwin,
Community Affairs Director

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

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.

CITY OF CEDAR PARK 2018- 2020 STRATEGIC GOALS



DISTINCTLY CEDAR PARK

PURPOSE

Cedar Park is a unique location with a distinct identity shaped by its distinguishing projects and programs.

OBJECTIVES

- Encourage unique and distinctive developments
- Revitalize Bell Boulevard area
- Create gathering places, including parks and library
- Design special events that attract people to Cedar Park
- Leverage the value of aesthetics on community culture



OPEN HERE, GROW HERE

PURPOSE

Use economic development resources to expand and diversify our tax base by actively recruiting new employers and supporting existing businesses.

OBJECTIVES

- Identify markets and actively recruit targeted industries and employers
- Evaluate economic development tool box
- Protect areas already designated for business
- Develop and launch business retention program



SAFETY IS TOP-OF-MIND

PURPOSE

Our community feels safe, secure and comfortable.

OBJECTIVES

- Ensure timely and appropriate response for calls for service
- Provide resources necessary to meet community expectations



OPERATIONAL & FISCAL EXCELLENCE

PURPOSE

Deliver high-quality services in a fiscally-responsible manner. **OBJECTIVES**

- Provide high-value services to our community
- Demonstrate fiscal responsibility
- Improve and ensure a well-maintained infrastructure, including storm water
- Attract and retain a qualified workforce



LINK PEOPLE, PLACES & THINGS

PURPOSE

Improve mobility through multi-modal transportation options that best serve the community's needs. **OBJECTIVES**

- Continue implementing Roadway Master Plan
- Expand pedestrian and bike networks
- Complete Transit Study
- Use technology to improve traffic/ mobility
- Advance 183A frontage road project



STRONG COMMUNITY CONNECTIONS

PURPOSE

Encourage and expand civic engagement and understanding of government to inspire trust and confidence. **OBJECTIVES**

- Develop and leverage innovative ways to engage the community
- Evaluate and enhance current engagement programs
- Support development and recognition of board and commission members



SUSTAINABLE FUTURE

PURPOSE

Demonstrate responsible stewardship of community and natural resources. **OBJECTIVES**

- Use our resources wisely
- Explore environmental programs
- Update Comprehensive Plan
- Support neighborhood maintenance



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM B.1.

November 13, 2018

Item/Subject: Update On Approved City of Cedar Park FY 2019 4B Budget

Initiating Dept.:

Commentary:

Chad Tustison, Assistant Director Finance will review the City Council recently approved 4B Corporation FY 2019 Budget and discuss changes to the proposed project list.

COMMUNITY DEVELOPMENT (TYPE B) FUND

FY 2019 Adopted Budget as approved by City Council on September 13, 2018

		July 10, 2018	Sept 13, 2018	
		FY 2019	FY 2019	Changes
		Proposed Budget	Adopted Budget	
1	BEGINNING BALANCE	1,963,136	1,963,136	-
REVENUES				
2	Sales Tax and Interest Income	7,561,644	7,561,644	-
	<i>Sales Tax</i>	7,509,828	7,509,828	-
	<i>Interest Income</i>	51,816	51,816	-
EXPENSES				
3	Staff Support	277,838	277,838	-
	<i>Accounting & Administration Support</i>	177,838	177,838	-
	<i>Project Management</i>	100,000	100,000	-
4	Board Expenses	24,300	24,300	-
	<i>Training, Meetings, and Travel</i>	3,700	3,700	-
	<i>Audit Fees</i>	10,000	10,000	-
	<i>Contract Services</i>	10,600	10,600	-
5	Economic Dev Agreements - Existing	150,951	150,951	-
	<i>Dana Corporation</i>	150,951	150,951	-
6	Community Enhancements	1,805,000	1,225,000	(580,000)
	<i>Sidewalk Gap Phase 5</i>	350,000	350,000	-
	<i>Bike Lane Expansion</i>	700,000	350,000	(350,000)
	<i>Traffic Light Synchronization</i>	100,000	-	(100,000)
	<i>Digital Sign at Veterans Memorial</i>	40,000	-	(40,000)
	<i>Digital Sign at Recreation Center</i>	40,000	-	(40,000)
	<i>Brushy Creek Sports Park Improvements</i>	230,000	230,000	-
	<i>Recycling in Five Community Parks</i>	150,000	150,000	-
	<i>Lakeline/Wilco Trail Connection Feasibility Study</i>	60,000	60,000	-
	<i>Outdoor Music Venue Study</i>	35,000	35,000	-
	<i>Performing Arts Center Feasibility Study</i>	25,000	-	(25,000)
	<i>Convention Center Feasibility Study</i>	25,000	-	(25,000)
	<i>Corridor Enhancement Program</i>	50,000	50,000	-
7	Community Identification	300,000	150,000	(150,000)
	<i>Pole Mounted Street Signs</i>	300,000	150,000	(150,000)
8	Destination City (Bell Boulevard)	3,100,000	3,100,000	-
9	Debt Service	748,200	748,200	-
10	EXPENSES	6,406,289	5,676,289	(730,000)
11	GROSS ENDING BALANCE	3,118,491	3,848,491	730,000
12	<i>Minimum Reserve Level</i>	1,999,838	1,999,838	-
13	NET AVAILABLE BALANCE	1,118,653	1,848,653	730,000



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM B.2.

November 13, 2018

Item/Subject: Update On Upcoming Meeting Dates

Initiating Dept.: Community Affairs

Commentary:

Fran Irwin, Director Community Affairs and 4B Board Liaison, will review upcoming meetings including the Joint City Council and 4A/4B meeting slated for Thursday, November 29, 2018 from 6:00 p.m. – 7:30 p.m. and the Economic Development Sales Tax Training session slated for December 7, 2018 at the Austin Marriott South, 4415 South IH-35, Austin, Texas 78744 from 9:00 a.m. – 4:00 p.m. Board members registered include: Ryan Wood, Ginger Goodin and Dick Lewis.



COMMUNITY DEVELOPMENT CORPORATION

CONSENT AGENDA ITEM C.1

November 13, 2018

Item/Subject: The Consent Agenda Consists of Items C.1

Initiating Dept.: Staff

Commentary:

C.1 Approval Of The Minutes Of The September 11, 2018 Regular Called Board Meeting.

All items on Consent may be approved with a single motion to “Approve The Consent Calendar”. Individual items may be pulled for further discussion prior to other agenda items.

_____ moved to approve the Consent Calendar. _____ seconded the motion.
The motion was approved.



MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, September 11, 2018 at 6:30 p.m.
City Council Chambers
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

BOARD OF DIRECTORS

- | | |
|---|---|
| <input checked="" type="checkbox"/> Tom Moody, Place 1 | <input checked="" type="checkbox"/> Ryan Wood, Place 6, President |
| <input checked="" type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input checked="" type="checkbox"/> Dick Lewis, Place 2 |
| <input checked="" type="checkbox"/> Ramona Kar, Place 5 | <input checked="" type="checkbox"/> Bob Lemon, Place 4 |
| | <input checked="" type="checkbox"/> Lance Gunn, Place 7 |

AGENDA

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

President Ryan Wood called the meeting to order at 6:31 p.m. noting that a quorum was present.

A.2 Citizen Communications.

(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)

None.

A.3 Board Members' Opening Comments.

President Wood welcomed everybody. Director Moody mentioned that he is happy to be back.

STAFF REPORTS (DISCUSSION ONLY)

B.1 No Items Scheduled

None.

CONSENT AGENDA

(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Item C.1. The Consent Agenda May Be Approved By A Single Motion.)

C.1 Approval Of The Minutes Of The August 14, 2018 Regular Called Meeting.

Director Lemon moved to approve the consent agenda as presented. Director Gooden seconded the motion with Director Moody abstaining from vote and it passed with a 6-0 vote.

PUBLIC HEARINGS

D.1 Conduct A Public Hearing Regarding A Proposed Corridor Enhancement Sign Removal And Replacement Program Project For Twin Lakes Fellowship Located At 1150 S. Bell Boulevard In Cedar Park, Texas In An Amount Not To Exceed \$20,000.

Fran Irwin, Director of Community Affairs, provided an update on the project's public hearing process. Fran posted a public hearing notice on August 22, 2018. After the public hearing takes place, then the project will move forward to City Council.

No public comment.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

E.1 Consider Additional Project Locations To Sidewalk Gap Phase 4 Project List Within Existing FY 2018 Budget. (Tom Gdala, Senior Engineering Associate)

Tom Gdala, Sr. Engineering Associate, presented additional projects to the Board using the remaining funding from FY 2018. Projects included Bell Blvd. pedestrian ramps, Ronald Reagan Blvd sidewalk gap, Blue Sage Drive gap, City Hall sidewalk connection, and Lakeline Blvd. gap closure. Staff would also like to ask the board to carry over any of these projects to Phase 5 if they can't complete them with the remaining FY 2018 budget.

President Wood asked how they had additional funds for FY 2018. Tom explained that there were some cost savings on projects that wasn't anticipated and that is how they have additional funds.

Director Kar asked if there is a gap project for Shenandoah to Ridgeline and if the Lakeline Blvd project would complete the City of Cedar Park's sidewalk gaps. Tom explained that Shenandoah to Ridgeline gap is not in the Cedar Park city limits and that the Lakeline gap project will complete the gaps in Cedar Park city limits.

Director Lemon moved to approve item E.1 as presented. Director Moody seconded the motion and it passed with a 7-0 vote.

E.2 Consider Approval Of A Resolution Authorizing Funding For A Corridor Enhancement Sign Removal and Replacement Program Project For Twin Lakes Fellowship At 1150 S. Bell Boulevard In Cedar Park, Texas, In An Amount Not To Exceed \$20,000; Authorizing The

Board President To Sign A Project Agreement With The Applicant; And Recommending The Cedar Park City Council Approve Said Project.

Fran Irwin, Director of Community Affairs, presented a Resolution to the Board acknowledging approval of the project, and would like Authorization from the Board President to sign a project agreement with the applicant. Once signed, this will go to City Council at their meeting on September 27, 2018 for approval.

President Lewis moved to approve item E.2 as presented. Director Lemon seconded the motion and it passed with a 7-0 vote.

E.3 Consider An Application For A Proposed Project For Twin Creeks Left And Right Turn Lanes At Anderson Mill Road And Twin Creeks Club Drive Submitted For Fiscal Year 2018-2019 Community Development Corporation Funding From Board Member Tom Moody.

Director Tom Moody explained to the Board that with the improvements to Anderson Mill Rd comes increased traffic especially when school in session. This increased traffic backs up the roadway and eliminates access to the Left Hand turn lane. The Right Hand turn lane also backs up when school is in session and during rush hour. Director Moody also noted that Twin Creeks uses EMT services from Austin and they often use that roadway in emergencies.

Darwin Marchell, Engineering Director, explained to the Board that this project is on a list of projects by the city.

Director Kar asked if Old Mill and Anderson Mill was on a list of projects for the City. Darwin replied that the section was in Travis County city limits.

Director Gooden asked if there was some type of list that Engineering can create using metrics and data to prioritize these projects. Darwin replied that Engineering could create one, but would have to involve other departments such as Fire and Police.

Director Gunn agreed that a list would be a good idea since this project could have been completed already if there was a prioritization list.

Director Gooden also mentioned that if a list were to be created, it would need to be in line with the City's goals and to also consider traffic reports and evaluation data as part of the prioritization process.

Director Lemon asked how long it would take to make a list. Darwin replied that staff can create a list and it should not take that long, but would need to get accident rates, traffic data, and resident feedback.

No further action taken by the Board on item E.3.

E.4 Consider Designation Of Board Representatives At The September 27th and October 4th, 2018 City Council Meetings.

President Wood stated that there were no designations for item E.4, but that Board members are free to attend in an unofficial capacity if they wish.

F.0

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board 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:

No Executive Session.

ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The Board may not take a vote or other action on any item other than to obtain a consensus regarding how items are to be placed on future agendas for formal action.)

G.1 Board Member Closing Comments.

Director Lemon would like to have an agenda item to consider adding popular park features such as splash pads to other parks in the City.

President Wood asked if projects for next fiscal year will be discussed at the next meeting. Fran Irwin, Director of Community Affairs, stated that once the budget gets adopted then they can start planning FY19 projects and will keep the Board updated on dates for discussion.

Next Regular Scheduled Board Meeting **Tuesday, October 9, 2018 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

H.1 Adjournment.

The meeting adjourned at 7:08 p.m.

PASSED AND APPROVED THIS THE 9th DAY OF OCTOBER, 2018.

Ryan Wood, President

ATTEST:

Fran Irwin, Secretary



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM E.1

November 13, 2018

Item/Subject: Consider Council Approved Project/Programs For Fiscal Year 2018-2019 Community Development Corporation Funding and Authorize Staff To Set A Public Hearing Date.

Initiating Dept.: Staff

Commentary:

Following discussion related to the City Council adopted 4B Budget, staff is requesting Board authorization to set the required public hearing date and public notices for the proposed projects. As these projects have been presented multiple times throughout the budget review process, there will be no formal project presentations from staff at this meeting.