



## MINUTES

**REGULAR CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Monday, March 26, 2018 at 6:30 p.m.  
City Council Chambers  
450 Cypress Creek Road, Building Four  
Cedar Park, Texas 78613**

### BOARD OF DIRECTORS

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|---|--|
| <input type="checkbox"/> Vacant, Place 1<br><input checked="" type="checkbox"/> Ramona Kar, Place 5<br><input checked="" type="checkbox"/> Ginger Goodin, Place 3 | <input type="checkbox"/> David Burger, Place 2, President<br><input checked="" type="checkbox"/> Bob Lemon, Place 4 (V. P.)<br><input checked="" type="checkbox"/> Ryan Wood, Place 6<br><input checked="" type="checkbox"/> Mel Kirkland, Place 7 (Sect.) |
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### MINUTES

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

**Vice President Lemon called the meeting to order at 6:30 PM 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.**

**Vice President Lemon welcomed everyone and thanked everyone for attending the meeting. Secretary Kirkland thanked the Police and Fire Departments for all of their hard work in recent weeks and also mentioned public safety members who shaved their heads for the St. Baldrick's Foundation fundraiser.**

### STAFF REPORTS (DISCUSSION ONLY)

**B.1 Update On Board Member Agenda Item Requests. (Fran Irwin, Community Affairs Director)**

**Fran Irwin, Director of Community Affairs, reminded the Board of the timeline for the submittal and review process for FY19 projects and the Budget adoption. She reminded the Board that there are currently two meetings in scheduled in April, a joint meeting with Council and the regularly scheduled**

meeting. She asked if the Board would like to cancel the regularly scheduled April meeting, however the Board indicated that they did not want to cancel that meeting at this time.

There was discussion that the Chamber's candidate forum may be on the same night as the joint meeting. Staff said they will confirm dates for April meetings and will be passing that information on the Board.

B.2. Update On FY 2018 Community Development Corporation (4B) Projects. (Kimberly Reese, Project Manager and Sam Roberts, Assistant City Manager)

Kimberly Reese, Project Manager, provided the Board with a list of the sixteen currently active Board projects. The list included details on each project including a description of the project, funding information, current project status and estimated completion dates. She spoke about the recently completed sidewalk gap phase 3 project and an upcoming Lakeline Park Master Plan meeting. She also mentioned that at a recommendation on the selection of a consultant for the Brushy Creek North Trail Project is expected to go to Council for consideration at their next meeting on April 12<sup>th</sup>.

B.3 Update on City of Cedar Park Parks Department Recycling Efforts. (Curt Randa, Parks and Recreation Director)

Curt Randa, Director of Parks and Recreation, provided the Board with information on current recycling efforts at the city. There is currently recycling at parks department offices, and at special events, but the City does not have recycling containers in parks outside of special events. He said that he recommends moving forward with recycling containers for major city parks only at this time to get the best value. Dumpster pads and enclosures as well as the receptacles for the major City parks are estimated to cost \$130,000- \$150,000.

B.4. Update And Report On FY 2019 Funding Projections. (Chad Tustison, Assistant Director Finance)

Chad Tustison, Assistant Finance Director, provided the Board with an update on FY2019 funding projections and budget amendment recommendations. He outlined the following revisions to the originally approved FY18 budget: \$622,000 increase to Pecan Grove agreement, \$429,000 decrease for Seranova agreement, \$31,000 decrease for the Dana Corporation agreement, \$125,000 decrease for the transit study that was instead funded out of the general fund, \$300,000 decrease for the pole mounted street sign project that was deferred to 2019, and an increase of \$3.3M for Bell Boulevard redevelopment.

He explained that these changes do result in reserve funds dipping \$515,000 below the minimum reserve balance, set by the Board. He reminded the Board that this minimum reserve was established by the Board, but is not required by any state statutes. He explained that in the proposed plan this minimum reserve will again be achieved in the next fiscal year.

He showed the Board a chart outlining the preliminary fiscal forecast for FY19, which has revenues projected at \$7,210,035 and \$3,238,916 available for new projects.

## 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 February 13, 2018 Regular Called Meeting.

**Director Wood moved to approve the consent agenda as presented. Secretary Kirkland seconded the motion and it passed with a 5-0 vote.**

### PUBLIC HEARINGS

D.1 No Items Scheduled.

### REGULAR AGENDA DISCUSSION AND POSSIBLE ACTION

E.1 Consider A Resolution Approving An Amendment To The FY 2018 Community Development (Type B) Corporation Budget By An Increase of \$3,300,000 For The Bell Boulevard Redevelopment Project; A Decrease of \$30,571 For The Dana Corporation Economic Development Project; A Decrease of \$ 429,702 For The Serenova Economic Development Agreement; A Decrease Of \$125,000 For A Transit Study Community Enhancement Project; and A Decrease of \$300,000 For The Pole Mounted Street Signs Community Identification Project.

**Director Wood moved to approve the Budget amendment as provided. Director Goodin seconded the motion and it passed with a 5-0 vote.**

E.2 Consider Applications For Proposed Projects/Programs Submitted For FY 2018-2019 Community Development Corporation Funding.

**The Board members who submitted project ideas for potential FY19 funding by the Board presented their ideas to the rest of the Board.**

**Director Kar presented the following project ideas:**

- Job Training for Wastewater Certification
- Veterans Memorial Park Scroller/Reader
- Job Training General Survey
- A Youth Center
- Enhances Services at the Treasure of the Hills Senior Center

**Director Goodin presented the following project ideas:**

- Transportation Master Plan Update
- Sidewalk Gap Prioritization
- Assessment of Broadband Service
- Traffic Signal Synchronization

**Vice President Lemon presented the following project ideas:**

- Feasibility Study for a Performing Arts Center
- Feasibility Study for a Convention Center

Director Wood mentioned the possibility of Board involvement in Bike Lane improvements.

Secretary Kirkland mentioned the possibility of a study for a pedestrian overpass on Bell Boulevard near the YMCA to connect to Lakeline Park.

E.3 Consider Designation Of Board Representatives At The March 22, 2018 City Council Meeting.

Secretary Kirkland moved to appoint Director Wood and Vice President Lemon to attend the next Council meeting on April 12th. Director Kar seconded the motion and it passed with a 5-0 vote.

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:*

F.1 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, and Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property.

a. Legal Issues Concerning Potential Property Acquisition And Development Related To The Bell Boulevard Redevelopment Plan.

F.1.b Section § 551.071 (2) Legal Issues Concerning The Economic Development Performance Agreement With Fallbrook Technologies Inc.

The Board adjourned into executive session at 6:34 P.M.

The meeting reconvened into an open meeting at 7:23 P.M.

**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 Report on City Council Actions Related to Board Items On February 22 and March 8 and 22, 2018

Staff indicated that minutes were considered and approved. There were no questions from Council.

G.2 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, April 10, 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 8:42 PM.**

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.

PASSED AND APPROVED THIS THE 10<sup>th</sup> DAY OF APRIL, 2018.

  
\_\_\_\_\_  
David Burger, President

ATTEST:

  
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Mel Kirkland, Secretary

