

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, January 12, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### **BOARD OF DIRECTORS**

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6              John Allen, Place 4  
Audrey Wernecke, Place 1                  Mo Jahadi, Place 7

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

A.2 Consider Approval Of The December 8, 2009 Regular Called 4B Board Meeting Minutes

A.3 Citizen Communications

A.4 Board Members' Opening Comments

A.5 Presentation: Update On Veterans Memorial Project (Bob Carter)

A.6 Presentation: Cedar Park Public Art Program (Katherine Woerner)

#### **B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**

B.1 Finance Report, Aaron Rector

- a. Provide Summary Of 2009 Year End Report On 4B Revenues, Expenditures, And Fund Balance
- b. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
- c. Sales Tax Comparison Tables

B.2 Parks Project Report, Curt Randa

- a. Update On Skate Park Facility Project And Skate Park Phase II Improvements Project

B.3 Transportation Project Report, Alan Green

- a. Update On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
- b. Update On Sidewalk Gap Closure Project For Cluck Creek Trail At Cypress Creek Road

#### **C.0 DISCUSSION AND POSSIBLE ACTION**

C.1 Consider Authorization For The President To Execute An Agreement For City Council To Issue \$4,000,000 Debt On Behalf Of The 4B Corporation Related To Economic Development

C.2 Consider Refinancing Options For Existing 4B Debt

C.3 Consider Authorization For The President To Execute An Agreement With Specialized Public Finance, Inc. For Financial Advisor Services

C.4 Consider Scheduling Special Called 4B Board Meeting At A Time And Place To Be Determined For Finalization Of Financial Agreements And Authorizations

- C.5 Consider Funding Options And Opportunities For Local Neighborhood Park Enhancements
- C.6 Consider Frequency And Preferences Related To Staff Reports
- C.7 Consider Liaison Assignments, Roles, Responsibilities, And Related Expenses
  - a. Cedar Park Parks And Recreation Advisory Board
  - b. Cedar Park Regional Mobility Planning
  - c. Cedar Park Finance Department
  - d. Cedar Park Economic Development (4A) Board
  - e. Cedar Park Veterans Memorial Advisory Group
  - f. Cedar Park Tourism Board
  - g. Cedar Park Chamber of Commerce
  - h. Other Cedar Park Boards/Commissions

**D.0 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Report On City Council Actions On December 10, 2009 and December 17, 2009
- b. Director And Staff Comments
  - i. Field Trip To Clute, Texas
- c. 4B Board Member Closing Comments
- d. Requests For Future Agenda Items
- e. Designate Delegate To Attend Next Council Meetings
  - i. January 14, 2010
  - ii. January 28, 2010

Next Regular Scheduled 4B Meeting: Tuesday, February 9, 2010 At 6:30 P.M. In The Cedar Park Public Library

**D.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 Corporation (4B) 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.*

*An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; economic development negotiations; or requires consultations with the City Attorney.*

*At the discretion of the Community Development Corporation (4B) Board, non-agenda items may be presented by citizens to the Community Development Corporation (4B) Board for informational purposes; however, by law, the Community Development Corporation (4B) 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.*

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

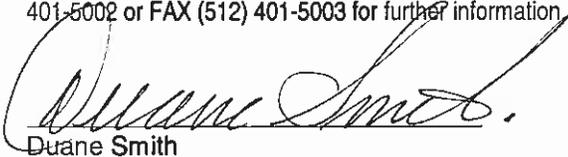
**CERTIFICATE**

I certify that the above notice of the Regular Scheduled Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

**JAN 8'10 PM12:35**

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

The Cedar Park Library Meeting Rooms 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.



Duane Smith  
Director of Planning & Transportation

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

## AGENDA

**SPECIAL CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Thursday, January 28, 2010 at 5:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### **BOARD OF DIRECTORS**

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6              John Allen, Place 4  
Audrey Wernecke, Place 1                  Mo Jahadi, Place 7

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

A.2 Citizen Communications

A.3 Board Members' Opening Comments

**B.0 DISCUSSION AND POSSIBLE ACTION**

B.1 Consider Funding Of Economic Development Incentives To Cedar Park Land, L.P. For A Proposed Water Park Resort Project Located On Approximately 95 Acres Near The Southeast Sector Of The Intersection Of RM 1431 (East Whitestone Blvd.) And Toro Grande Blvd., And West Of Raley Road In Cedar Park, Texas In An Amount Not To Exceed \$6,000,000

a. Consider Adoption Of A Resolution Recommending Funding Of Economic Development Incentives To Cedar Park Land, L.P. For A Proposed Water Park Resort Project Located On Approximately 95 Acres Near The Southeast Sector Of The Intersection Of RM 1431 (East Whitestone Blvd.) And Toro Grande Blvd., And West Of Raley Road In Cedar Park, Texas For Council Approval

b. Consider Authorization For The President To Execute A Project Agreement For Funding Of Economic Development Incentives To Cedar Park Land, L.P. For A Proposed Water Park Resort Project Located On Approximately 95 Acres Near The Southeast Sector Of The Intersection Of RM 1431 (East Whitestone Blvd.) And Toro Grande Blvd., And West Of Raley Road In Cedar Park, Texas

**C.1 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

a. Director And Staff Comments

b. 4B Board Member Closing Comments

Next Regular Scheduled 4B Meeting: Tuesday, February 9, 2010 At 6:30 P.M. In The Cedar Park Public Library

**C.2 ADJOURNMENT**

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

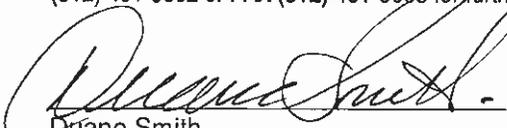
**CERTIFICATE**

I certify that the above notice of the Special Called Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

**JAN 25 '10 PM 4:48**

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

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Duane Smith  
Director of Planning & Transportation

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

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, February 9, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6              John Allen, Place 4  
Audrey Wernecke, Place 1                  Mo Jahadi, Place 7

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

A.2 Consider Approval Of The January 12, 2010 Regular Called 4B Board Meeting Minutes

A.3 Citizen Communications

A.4 Board Members' Opening Comments

**B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**

B.1 Finance Report, Aaron Rector

- a. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
- b. Sales Tax Comparison Tables
- c. Refinancing Options For Existing 4B Debt

B.2 Parks Project Report, Curt Randa

- a. Progress Report On Skate Park Facility Project And Skate Park Phase II Improvements Project
- b. Progress Report On Brushy Creek Sports Park Irrigation Improvements Project
- c. Final Report On Brushy Creek Lake Park Improvements Project

B.3 Transportation Project Report, Alan Green

- a. Progress Report On Park Street / US 183 Intersection Project
- b. Progress Report On Brushy Creek Road (US 183A To Parmer Lane) Project
- c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
- d. Progress Report On US 183 Pedestrian Access (Sidewalk) Project
- e. Final Report On Sidewalk Gap Closure Project For Cluck Creek Trail At Cypress Creek Road

**C.0 DISCUSSION AND POSSIBLE ACTION**

C.1 Consider Authorizing The President To Execute An Addendum To The Performance Agreement For Economic Development Incentives With Integrated Bank Technology, Inc. (IBT), For the Purpose of Extending IBT's Performance Obligation Dates

C.2 Proposed Neighborhood Park Improvement Program

- a. Consider Funding Proposed Neighborhood Park Improvement Program In An Amount Not To Exceed \$62,000 (Matrix)

- b. Consider Authorization For Staff To Set Date For Public Hearing And To Publish 60-Day Notice For The Neighborhood Park Improvement Program

C.3 Consider Funding Proposed Neighborhood Park Improvement Projects

- a. Heppner Bend Park Improvement Project Located At 1208 Heppner Drive
  - i. Consider Funding Heppner Bend Park Improvement Project In An Amount Not To Exceed \$10,000 (Matrix)
  - ii. Consider Authorization For Staff To Set Date For Public Hearing And To Publish 60-Day Notice For the Heppner Bend Park Improvement Project
- b. Nelson Ranch Park Improvement Project Located At 905 Nelson Ranch Road
  - i. Consider Funding Nelson Ranch Park Improvement Project In An Amount Not To Exceed \$25,000 (Matrix)
  - ii. Consider Authorization For Staff To Set Date For Public Hearing And To Publish 60-Day Notice For the Nelson Ranch Park Improvement Project
- c. Goldfinch Park Improvement Project Located At 2503 Goldfinch Drive
  - i. Consider Funding Goldfinch Park Improvement Project In An Amount Not To Exceed \$10,000 (Matrix)
  - ii. Consider Authorization For Staff To Set Date For Public Hearing And To Publish 60-Day Notice For the Goldfinch Park Improvement Project
- d. William T. Laws, Jr. Park Improvement Project Located At 1200 North Lakeline Boulevard
  - i. Consider Funding William T. Laws, Jr. Park Improvement Project In An Amount Not To Exceed \$10,000 (Matrix)
  - ii. Consider Authorization For Staff To Set Date For Public Hearing And To Publish 60-Day Notice For the William T. Laws, Jr. Park Improvement Project
- e. Carriage Hills Park #5 Improvement Project Located At 1801 North Lakeline Boulevard
  - i. Consider Funding Carriage Hills Park #5 Improvement Project In An Amount Not To Exceed \$7,000 (Matrix)
  - ii. Consider Authorization For Staff To Set Date For Public Hearing And To Publish 60-Day Notice For the Carriage Hills Park #5 Improvement Project

C.4 Consider Authorizing Staff To Issue Statement Of Qualifications (SOQ) For The Gateway/Entryway Sign Design And Site Locations Project

C.5 Review Revisions To City Council Goals And Strategic Map As Related To 4B Strategic Plan And Goals (Discussion Only)

C.6 Excuse The Absence Of 4B Directors:

- a. 4B Secretary Ryan Wood At The December 8, 2009 4B Meeting
- b. 4B Director Audrey Wernecke At The January 28, 2010 Special Called Meeting

**D.0 ADMINISTRATIVE ITEMS**

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- a. Delegate Report On City Council Actions Of January 14 and January 28, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items

- e. Designate Delegate To Attend Next Council Meetings
  - i. February 11, 2010
    - Agreement With Specialized Public Finance, Inc. for Financial Advisor Services
    - Status of Bond Agreement
  - ii. February 25, 2010

Next Regular Scheduled 4B Meeting: Tuesday, March 9, 2010 At 6:30 P.M. In The Cedar Park Public Library

**D.1 ADJOURNMENT**

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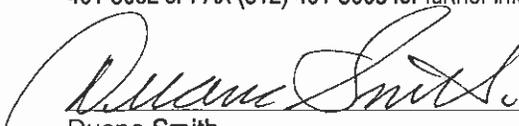
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**FEB 5 '10 PM 3:06**

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 Duane Smith  
 Director of Planning & Transportation

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

## AGENDA

**SPECIAL CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Thursday, February 25, 2010 at 5:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6              John Allen, Place 4  
Audrey Wernecke, Place 1                  Mo Jahadi, Place 7

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

**B.0 DISCUSSION AND POSSIBLE ACTION**

B.1 Consideration And Action With Respect To The Resolution Of The City Of Cedar Park Community Development Corporation Authorizing The Issuance Of The City Of Cedar Park Community Development Corporation Senior Lien Sales Tax Revenue Refunding Bonds, Series 2010; Approving A Paying Agent / Registrar Agreement, An Escrow Agreement And A Bond Purchase Agreement; Approving An Official Statement; And Approving Other Matters Related Thereto.

**C.1 ADMINISTRATIVE ITEMS**

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- a. Director And Staff Comments
- b. 4B Board Member Closing Comments

Next Regular Scheduled 4B Meeting: Tuesday, March 9, 2010 At 6:30 P.M. In The Cedar Park Public Library

**C.2 ADJOURNMENT**

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## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, March 9, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6              John Allen, Place 4  
Audrey Wernecke, Place 1                  Mo Jahadi, Place 7

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

#### A.2 Consider Approval Of The Minutes

- a. January 28, 2010 Special Called 4B Corporation Meeting Minutes
- b. February 9, 2010 Regular Called 4B Corporation Meeting Minutes
- c. February 25, 2010 Special Called 4B Corporation Meeting Minutes

#### A.3 Citizen Communications

#### A.4 Board Members' Opening Comments

#### A.5 Presentation: Future Plans Regarding Cedar Park Rail Yard Improvements, Ben Sargent / Austin Steam Train Association

#### **B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**

#### B.1 Finance Report, Josh Selleck

- a. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
- b. Sales Tax Comparison Tables

#### B.2 Parks Project Report, Curt Randa

- a. Progress Report On Skate Park Facility Project And Skate Park Phase II Improvements Project

#### B.3 Transportation Project Report, Alan Green

- a. Progress Report On Park Street / US 183 Intersection Project
- b. Progress Report On Brushy Creek Road (US 183A To Parmer Lane) Project
- c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
- d. Progress Report On US 183 Pedestrian Access (Sidewalk) Project

#### B.4 Update On Economic Development Projects

- a. Pecan Grove – SPVEF, L.P. – Performance Measures And Incentive Payment

#### **C.0 PUBLIC HEARINGS**

#### C.1 Consider Funding Proposed Neighborhood Park Improvement Program In An Amount Not To Exceed \$26,000

- C.2 Consider Funding Nelson Ranch Park Improvement Project Located At 905 Nelson Ranch Road In An Amount Not To Exceed \$25,000
- D.0 DISCUSSION AND POSSIBLE ACTION**
- D.1 Neighborhood Park Improvement Program In An Amount Not To Exceed \$26,000
  - a. Consider Adoption Of A Resolution Recommending Funding For Neighborhood Park Improvement Program For Council Approval
  - b. Consider Authorization For The President To Execute A Project Agreement For Funding Neighborhood Park Improvement Program
- D.2 Nelson Ranch Park Improvement Project Located At 905 Nelson Ranch Road In An Amount Not To Exceed \$25,000
  - a. Consider Adoption Of A Resolution Recommending Funding For Nelson Ranch Park Improvement Project Located At 905 Nelson Ranch Road For Council Approval
  - b. Consider Authorization For The President To Execute A Project Agreement For Funding For Nelson Ranch Park Improvement Project Located At 905 Nelson Ranch Road
- D.3 Proposed Veterans Memorial Project
  - a. Overview Of The Veterans Memorial Fundraising Efforts By The Cedar Park Veterans Memorial Citizen Committee
  - b. Consider Funding Proposed Veterans Memorial Project In An Amount Not To Exceed \$36,000 (Matrix)
  - c. Consider Authorization For Staff To Set Date For Public Hearing And To Publish 60-Day Notice For the Proposed Veterans Memorial Project
- D.4 Review Revisions To City Council Goals And Strategic Map As Related To 4B Strategic Plan And Goals (Discussion Only)
- D.5 Consideration Of A 4B Representative To Serve On The Mayor's Ad Hoc Committee For A Planetarium/Science Center
- D.6 Excuse The Absence Of 4B Director Audrey Wernecke At The February 9, 2010 Regular Meeting

**EXECUTIVE SESSION**

*In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The 4B Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 55, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":*

**E.0 EXECUTIVE SESSION:**

- E.1 § 551.071 (2) CONSULTATION WITH ATTORNEY CONCERNING LEGAL MATTERS
  - a. Legal Matters Concerning Sales Tax Allocations And Payments

**The Community Development Corporation (4B) Board reconvenes into Open Session**

**OPEN MEETING**

**F.0 RECONVENE INTO OPEN MEETING AND CONSIDER ACTION, IF ANY, ON ITEMS DISCUSSED IN EXECUTIVE SESSION**

**G.0 ADMINISTRATIVE ITEMS**

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- a. Delegate Report On City Council Actions Of February 11 and February 25, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegate To Attend Next Council Meetings
  - i. March 11, 2010
  - ii. March 25, 2010

Next Regular Scheduled 4B Meeting: Tuesday, April 13, 2010 At 6:30 P.M. In The Cedar Park Public Library

**G.1 ADJOURNMENT**

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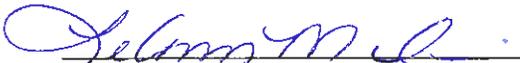
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**MAR 5 '10 PM 2:03**

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

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LeAnn Quinn  
City Secretary

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

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, April 13, 2010 at 6:30 PM  
Cedar Park Recreation Center, 1435 Main Street, Cedar Park, TX 78613**

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6              John Allen, Place 4  
Audrey Wernecke, Place 1                  Mo Jahadi, Place 7

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

A.2 Consider Approval Of The March 9, 2010 Regular Called 4B Board Meeting Minutes

A.3 Citizen Communications

A.4 Board Members' Opening Comments

A.5 Presentation On The Cedar Park Transit Plan, Jose Madrigal, Assistant City Manager

**B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**

B.1 Finance Report, Aaron Rector

- a. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
- b. Sales Tax Comparison Tables

B.2 Parks Project Report, Curt Randa

- a. Progress Report On Skate Park Facility Project And Skate Park Phase II Improvements Project

B.3 Transportation Project Report, Alan Green

- a. Progress Report On Park Street / US 183 Intersection Project
- b. Progress Report On Brushy Creek Road (US 183A To Parmer Lane) Project
- c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
- d. Progress Report On US 183 Pedestrian Access (Sidewalk) Project
- e. Proposed Project Update On East Park Street / Vista Ridge Boulevard Intersection Improvements

**C.0 PUBLIC HEARINGS**

C.1 Consider Funding Proposed Veterans Memorial Project In An Amount Not To Exceed \$36,000

**D.0 DISCUSSION AND POSSIBLE ACTION**

D.1 Veterans Memorial Project In An Amount Not To Exceed \$36,000

- a. Consider Adoption Of A Resolution Recommending Funding For Veterans Memorial Project For Council Approval
- b. Consider Authorization For The President To Execute A Project Agreement With The City Of Cedar Park For Funding Veterans Memorial Project

- D.2 Consider Authorization For Reimbursement On US 183 Corridor Enhancement Project At 2103 North Bell Boulevard (West Project)
- D.3 4B Budget for Fiscal Year 2009-2010
  - a. Review 4B FY 2009-2010 Approved Programs
  - b. Review Current Approved Projects For Possible Revisions
- D.4 Consider Revisions To 4B Strategic Plan And Goals
- D.5 Consider Procedure To Monitor Performance Measures In Economic Development Project Agreements
- D.6 Consider 4B Representative(s) To Serve On The Entryway/Gateway Sign Evaluation Team
- D.7 Consider Authorization And Funding For Board Member(s) Attendance At The Texas Economic Development Spring Conference To Be Held In Arlington, Texas On April 21-23, 2010

### **EXECUTIVE SESSION**

*In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The 4B Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 55, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":*

#### **E.0 EXECUTIVE SESSION:**

##### **E.1 § 551.071 (2) CONSULTATION WITH ATTORNEY CONCERNING LEGAL MATTERS**

- a. Legal Issues Related To Request From Pecan Grove-SPVEF, L.P. For Funding Of Fees Related To The Water And Wastewater Infrastructure Improvements On Real Property Located Near The Northeast Corner of New Hope Drive And 183A Toll Road
- b. Legal Matters Concerning Sales Tax Allocations And Payments

### **The Community Development Corporation (4B) Board reconvenes into Open Session**

#### **OPEN MEETING**

#### **F.0 RECONVENE INTO OPEN MEETING AND CONSIDER ACTION, IF ANY, ON ITEMS DISCUSSED IN EXECUTIVE SESSION**

##### **F.1 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Of March 11 and March 25, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegate To Attend Next Council Meetings
  - i. April 8, 2010
  - ii. April 22, 2010

Next Regular Scheduled 4B Meeting: Tuesday, May 11, 2010 At 6:30 P.M. In The Cedar Park Public Library

**F.2 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 Corporation (4B) 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.*

*An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; economic development negotiations; or requires consultations with the City Attorney.*

*At the discretion of the Community Development Corporation (4B) Board, non-agenda items may be presented by citizens to the Community Development Corporation (4B) Board for informational purposes; however, by law, the Community Development Corporation (4B) 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.*

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

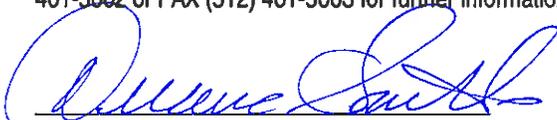
**CERTIFICATE**

I certify that the above notice of the Regular Scheduled Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

**APR 9 '10 AM 11:59**

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

The Cedar Park Recreation Center Meeting Rooms 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.



**Duane Smith**  
Director of Planning & Transportation

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

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, May 11, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### **BOARD OF DIRECTORS**

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2                      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6                              John Allen, Place 4  
Audrey Wernecke, Place 1                                      Mo Jahadi, Place 7

---

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Consider Approval Of The April 13, 2010 Regular Called 4B Board Meeting Minutes
- A.3 Citizen Communications (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)
- A.4 Board Members' Opening Comments
- A.5. Presentation: Report on Texas Economic Development Council (TEDC) Spring Conference, Maria Talamo
- B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**
- B.1 Finance Report, Josh Selleck
- a. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
  - b. Sales Tax Comparison Tables
- B.2 Parks Project Report, Curt Randa
- a. Progress Report On Skate Park Facility Project And Skate Park Phase II Improvements Project
- B.3 Transportation Project Report, Alan Green
- a. Progress Report On Park Street / US 183 Intersection Project
  - b. Progress Report On Brushy Creek Road (US 183A To Parmer Lane) Project
  - c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
  - d. Progress Report On US 183 Pedestrian Access (Sidewalk) Project
- B.4 Update On Economic Development Projects
- a. Review And Discussion Regarding Eligible Uses Of Sales Tax Funds, Phil Brewer
- C.0 PUBLIC HEARINGS              None**
- D.0 DISCUSSION AND POSSIBLE ACTION**
- D.1 Review Revisions To City Council Goals And Strategic Map As Related To 4B Strategic Plan And Goals

D.2 Consideration And Possible Recommendation On 2010-2011 Fiscal Year Community Development Corporation Budget

- a. Debt Services
- b. Operating Expenditures
- c. Board Development
  - i. Consider Funding Travel And Training In An Amount Of \$2,500
- d. Community Enhancements
  - i. Consider Funding For The Continuation Of The US 183 Corridor Enhancement Program In The Amount of \$100,000
  - ii. Consider Funding For The Park Playscape Improvement Program In An Amount Of \$250,000
  - iii. Consider Funding For The Neighborhood Park Improvement Program In An Amount Yet To Be Determined
  - iv. Consider Funding For The Sidewalk Inventory And Identification Of Priority Areas For Sidewalk Construction Including Gap Closures In An Amount Yet To Be Determined
- e. Community Identification
  - i. Consider Funding For The Internally Lighted Street Name (ILSN) / Street Sign Upgrade Program In The Amount To Be Determined
  - ii. Consider Funding For The Gateway / Entryway Signs Project In An Amount Yet To Be Determined
  - iii. Consider Funding The Triangle Project ("The Point") Located At Brushy Creek Road And US 183 In An Amount Yet To Be Determined
- f. Destination City
- g. Economic Development
  - i. Consider Funding For Potential Economic Development Projects In An Amount Of \$1,000,000

D.3 Consider Calling A Special Called 4B Corporation Meeting As A Workshop To Discuss The 2010-2011 Fiscal Year Budget

- D.4 Consider Revisions To Project Matrices
- a. Community Development Corporation (4B) Matrix
  - b. U.S. 183 Corridor Enhancement Matrix
  - c. Economic Development Matrix

D.5 Excuse The Absence Of 4B Director Audrey Wemecke At The April 13, 2010 Regular Meeting

**E.0 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Of April 8 and April 22, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegate To Attend Next Council Meetings
  - i. May 13, 2010
  - ii. May 27, 2010

Next Regular Scheduled 4B Meeting: Tuesday, June 15, 2010 At 6:30 P.M. In The Cedar Park Public Library

**F.1 ADJOURNMENT**

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At the discretion of the Community Development Corporation (4B Board), non-agenda items under the headings of "Citizen Communications: may be presented to the 4B Board for informational purposes; however, by law, the 4B 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 subject on a subsequent agenda may take place.

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

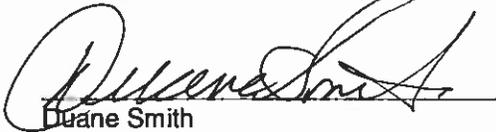
CERTIFICATE

I certify that the above notice of the Regular Scheduled Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

MAY 7 '10 PM 1:15

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

The Cedar Park Library Meeting Rooms 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.



Duane Smith  
Director of Planning & Transportation

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

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, June 8, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2                      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6                              John Allen, Place 4  
Audrey Wernecke, Place 1                                      Mo Jahadi, Place 7

- 
- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Consider Approval Of The May 11, 2010 Regular Called 4B Board Meeting Minutes
- A.3 Citizen Communications (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)
- A.4 Board Members' Opening Comments
- A.5. Presentation: Report on Texas Economic Development Council (TEDC) Spring Conference, Maria Talamo
- B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**
- B.1 Finance Report, Josh Selleck
- a. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
  - b. Sales Tax Comparison Tables
- B.2 Parks Project Report, Curt Randa
- a. Progress Report On Skate Park Facility Project And Skate Park Phase II Improvements Project
- B.3 Transportation Project Report – None
- B.4 Gateway/Entryway Sign Project
- a. Update On Request For Qualifications (RFQ) Reviews
  - b. Funding Possibilities For Gateway/Entryway Signs
- B.5 Update On Sidewalk Inventory And Identification Of Priority Areas For Sidewalk Construction Including Gap Closures Project
- C.0 PUBLIC HEARINGS                      None**
- D.0 DISCUSSION AND POSSIBLE ACTION**

- D.1 Consider Funding Proposal for Austin Steam Train Association (ASTA) For Project To Be Considered In 2010-2011 Fiscal Year Budget
- D.2 Discussion Of Projects/Programs Requested For 2010-2011 Fiscal Year Community Development Corporation Budget
  - a. Economic Development
    - i. Consider Request For Additional Economic Development Funding In An Amount Of \$500,000 For A Total FY 2010-2011 Funding Request Of \$1.5 Million
  - b. Community Enhancements
    - i. Continuation Of The US 183 Corridor Enhancement Program In The Amount of \$100,000
    - ii. Continuation Of The Neighborhood Park Improvement Program
      - 1) Milburn Playscape And Installation Project In the Amount of \$150,000
      - 2) Wild Rose Playscape And Installation Project In the Amount of \$50,000
      - 3) Buttercup Playscape And Installation Project In the Amount of \$50,000
  - c. Community Identification
    - i. Continuation Of The Internally Lighted Street Name (ILSN) / Street Sign Upgrade Program
      - 1) Ground Mounted Signs At Non-Signalized Major Intersections In An Amount Not To Exceed \$988,000
      - 2) ILSN Signs For TxDOT Signals In An Amount Not To Exceed \$468,500
    - ii. Continuation Of The Gateway / Entryway Signs Project In An Amount Yet To Be Determined
  - d. Destination City - None
- D.3 Consider Revisions To Project Matrices
  - a. Community Development Corporation (4B) Matrix
  - b. U.S. 183 Corridor Enhancement Matrix
  - c. Economic Development Matrix

**E.0 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of May 13 and May 27, 2010 - None
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegate To Attend Next Council Meeting On June 17, 2010

Next Special Called 4B Meeting: Tuesday, June 22, 2010 At 6:30 P.M. In The Cedar Park Public Library

Next Regular Scheduled 4B Meeting: Tuesday, July 13, 2010 At 6:30 P.M. In The Cedar Park Public Library

Next Joint Meeting With City Council And 4A: Thursday, July 15, 2010 At 6:30 P.M. In The Cedar Park Public Library

**F.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 Corporation (4B) Board.

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At the discretion of the Community Development Corporation (4B Board), non-agenda items under the headings of "Citizen Communications: may be presented to the 4B Board for informational purposes; however, by law, the 4B 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 subject on a subsequent agenda may take place.

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

CERTIFICATE

I certify that the above notice of the Regular Scheduled Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

JUN 4 '10 PM 1:19  
Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park Library Meeting Rooms 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.

Duane Smith  
Director of Planning & Transportation

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

## AGENDA

**SPECIAL CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, June 22, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5	
Vice President Maria Talamo, Place 2	Kevin Harris, Place 3
Secretary Ryan Wood, Place 6	John Allen, Place 4
Audrey Wernecke, Place 1	Mo Jahadi, Place 7

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- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Citizen Communications
- A.3 Board Members' Opening Comments
  
- B.0 BUDGET WORKSHOP ON COMMUNITY DEVELOPMENT BOARD (4B) PROPOSED PROJECTS AS LISTED BELOW (DISCUSSION ONLY)**
  
- B.1 Finance Report, Aaron Rector
  - a. Provide Summary Of Current And Projected 4B Revenues, Expenditures, And Fund Balance
  
- B.2 Consider Revisions To Project Matrices
  - a. Community Development Corporation (4B) Matrix
  - b. U.S. 183 Corridor Enhancement Matrix
  - c. Economic Development Matrix
  
- B.3 Discussion Of Projects/Programs Requested For 2010-2011 Fiscal Year Community Development Corporation Budget
  - a. Proposed Administrative Budget
    - i. Debt Services
    - ii. Operating Expenditures
    - iii. Board Development – Consider Funding Travel And Training In An Amount of \$5,000
  
  - b. Economic Development
    - i. Consider Request For Allocation Of Funding For Future Economic Development Projects In An Amount Of \$1.5 Million
  
  - c. Community Enhancements
    - i. Consider Funding Request For The Continuation Of The US 183 Corridor Enhancement Program In The Amount of \$100,000
  
    - ii. Consider Funding Request For The Continuation Of The Neighborhood Park Improvement Program
      - 1) Milburn Playscape And Installation Project In the Amount of \$150,000
      - 2) Wild Rose Playscape And Installation Project In the Amount of \$50,000
      - 3) Buttercup Playscape And Installation Project In the Amount of \$50,000
  
    - iii. Consider Funding Request For Sidewalk Construction Including Gap Closures In An Amount Not To Exceed \$598,231

- d. Community Identification
  - i. Consider Funding Request For The Continuation Of Street Sign Upgrade Program
    - 1) Ground Mounted Signs At Non-Signalized Major Intersections In An Amount Not To Exceed \$988,000
    - 2) Internally Lighted Street Name (ILSN) Signs For TxDOT Signals In An Amount Not To Exceed \$468,500
  - ii. Consider Funding For The Construction Of The Gateway / Entryway Signs Project In An Amount Yet To Be Determined
  - iii. Consider Funding For The Design And Construction Of Landscape And Architectural Features To Be Located At The US 183 And Brushy Creek Road Intersection (The Triangle Project)
- e. Destination City
  - i. Consider Funding Request For The Austin Steam Train Association (ASTA) Project In An Amount Not To Exceed \$1,494,065

B.4 General Discussion Of Available Funds For Fiscal Year 2010-2011 And Potential Program And Project Expenditures As Stated Above (No Action)

**C.0 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Board Member Request For Future Agenda Items

Next Regular Scheduled 4B Meeting: Tuesday, July 13, 2010 At 6:30 P.M. In The Cedar Park Public Library

Next Joint Meeting With City Council And 4A: Thursday, July 15, 2010 At 6:30 P.M. In The Cedar Park Public Library

**D.1 ADJOURNMENT**

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*At the discretion of the Community Development Corporation (4B Board), non-agenda items under the headings of "Citizen Communications" may be presented to the 4B Board for informational purposes; however, by law, the 4B 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 subject on a subsequent agenda may take place.*

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

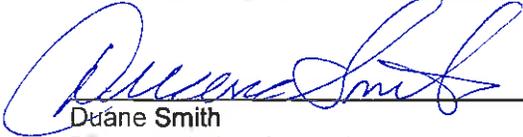
CERTIFICATE

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JUN 18 '10 PM 2:30

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

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Duane Smith  
Director of Planning & Transportation

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



## AGENDA

**SPECIAL CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Wednesday, July 21, 2010 at 6:30 PM  
Cedar Park Recreation Center - Meeting Rooms, 1435 Main, Cedar Park, TX 78613**

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2      Kevin Harris, Place 3  
Secretary Ryan Wood, Place 6      John Allen, Place 4  
Audrey Wernecke, Place 1      Mo Jahadi, Place 7

- 
- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Consider Approval Of The 4B Minutes**
- a. June 8, 2010 Regular Called 4B Corporation Meeting Minutes
  - b. June 22, 2010 Special Called 4B Corporation Meeting Minutes
- A.3 Citizen Communications (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)**
- A.4 Board Members' Opening Comments**
- B.0 FINANCE AND PROJECT REPORTS**
- B.1 Finance Report, Aaron Rector**
- a. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
  - b. Sales Tax Comparison Tables
- C.0 PUBLIC HEARINGS      None**
- D.0 DISCUSSION AND POSSIBLE ACTION**
- D.1 Review Of Board Operations, Procedures And Results Of 2009-2010 Program Year (Discussion Only)**
- a. Staff And Board Coordination And Presentation Of Proposed Projects
  - b. Evaluate Budget Process
  - c. Discuss Role And Expectations Of Board Liaison Assignments
- D.2 Gateway / Entryway Sign Design Project**
- a. Consider Staff Recommendation Of Preferred Design Consultant
  - b. Consider Review Process And Procedure for Gateway / Entryway Sign Project
  - c. Authorize Staff To Negotiate Scope Of Work And Agreement With Preferred Design Consultant.

- D.3 Consider Approval And Recommendation Of Projects/Programs Requested For 2010-2011 Fiscal Year Community Development Corporation Budget
- a. Consider Funding For Debt Services In An Amount Of \$698,766
  - b. Consider Funding For Administration And Operations In An Amount Of \$119,051
  - c. Consider Allocation Of Funding For Economic Development Projects In An Amount Not To Exceed \$1,500,000
  - d. Consider Funding For Community Enhancements Projects In An Amount Not To Exceed \$520,000
    - i. Potential Project - The Continuation Of The US 183 Corridor Enhancement Program In An Amount Not To Exceed \$100,000
    - ii. Potential Projects - The Continuation Of The Neighborhood Park Improvement Program In An Amount Not To Exceed \$250,000
      - 1) Milburn Playscape And Installation Project In An Amount Not To Exceed \$150,000
      - 2) Wild Rose Playscape And Installation Project In An Amount Not To Exceed \$50,000
      - 3) Buttercup Playscape And Installation Project In An Amount Not To Exceed \$50,000
    - iii. Potential Project - Sidewalk Construction Including Gap Closures In An Amount Not To Exceed \$170,000
  - e. Consider Funding For Community Identification Projects In An Amount Not To Exceed \$500,000
    - i. Potential Project - The Continuation Of Street Sign Upgrade Program - Internally Lighted Street Name (ILSN) Signs For TxDOT Signals In An Amount Not To Exceed \$350,000
    - ii. Potential Project - The Construction Of The Gateway / Entryway Signs Project In An Amount Not To Exceed \$150,000
  - f. Consider Funding For A Destination City Project In An Amount Not To Exceed \$75,000
    - i. Potential Project - A Feasibility Study For A Planetarium/Fine Arts Center In An Amount Not To Exceed \$75,000
  - g. Consider Establishing A Date For Public Hearing On Fiscal Year 2010-2011 4B Budget

**E.0 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of June 17, And July 8, 2010 - None
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegate To Attend Next Council Meeting On July 22, 2010

Next Regular Scheduled 4B Meeting: Tuesday, August 10, 2010 At 6:30 P.M. In The Cedar Park Public Library

**F.1 ADJOURNMENT**

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

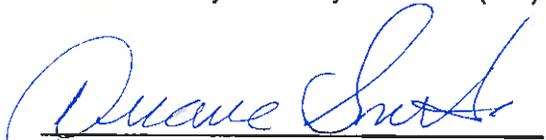
**CERTIFICATE**

I certify that the above notice of the Special Called Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

**JUL 16 '10 PM 2:54**

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

The Cedar Park Recreation Center Rooms 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.



**Duane Smith**  
Director of Planning & Transportation

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

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, August 10, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5	
Vice President Maria Talamo, Place 2	Kevin Harris, Place 3
Secretary Ryan Wood, Place 6	John Allen, Place 4
Audrey Wernecke, Place 1	Mo Jahadi, Place 7

---

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Consider Approval Of The July 21, 2010 Special Called 4B Board Meeting Minutes
- A.3 Citizen Communications  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*
- A.4 Board Members' Opening Comments
- B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**
- B.1 Finance Report, Aaron Rector
- a. Provide Summary of 2010 4B Revenues, Expenditures, And Fund Balance
  - b. Sales Tax Comparison Tables
- B.2 Parks Project Report, Curt Randa
- a. Nelson Ranch Park Improvement Project
- B.3 Transportation Project Report, Alan Green
- a. Progress Report On Park Street / US 183 Intersection Project
  - b. Progress Report On Brushy Creek Road (US 183A To Parmer Lane) Project
  - c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
- B.4 Update On Economic Development Projects, Phil Brewer
- a. Schlitterbahn Vacation Village
  - b. Medical Device Manufacturer
  - c. Continuously Variable Transmission (CVT) Manufacturer
- B.5 Gateway/Entryway Sign Project, Duane Smith / Emily Truman
- a. Status Of Negotiations With BWM Group
  - b. Reject All Statement Of Qualifications (SOQ)
  - c. Authorize Staff To Revise Scope Of Work And Re-Issue Request For Qualifications / Statement Of Qualifications (RFQ/SOQ)
- B.6 Update On Sidewalk Inventory And Identification Of Priority Areas For Sidewalk Construction Including Gap Closures Project (Tom Gdala)
- C.0 PUBLIC HEARINGS      None**

## **D.0 DISCUSSION AND POSSIBLE ACTION**

### **D.1 US 183 Corridor Enhancement Project**

- a. Consider Project Proposal From Danny Bell, Owner Of Properties At 104/106 North Bell Boulevard (Bell Project)
- b. Consider Project Agreement With Danny Bell, Owner Of Properties At 104/106 North Bell Boulevard (Bell Project)
- c. Consider Adoption Of Resolution Recommending Funding Of Danny Bell Project At 104/106 North Bell Boulevard For Council Approval

## **E.0 LIAISON UPDATES / REPORTS**

- a. Report On Mayor's Ad Hoc Committee For A Planetarium / Science Center (Audrey Wernecke)
- b. Parks (John Allen) – Recap Of Parks And Recreation Advisory Board Meeting Of July 12, 2010.
- c. Tourism – Consider Designation Of Board Liaison To Tourism Advisory Board

## **F.0 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of July 22, 2010 - None
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegate To Attend Next Council Meeting On August 12, August 26, And September 9, 2010

Next Regular Scheduled 4B Meeting: Tuesday, September 14, 2010 At 6:30 P.M. In The Cedar Park Public Library

## **F.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 Corporation (4B) 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.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City attorney.

At the discretion of the Community Development Corporation (4B Board), non-agenda items under the headings of "Citizen Communications: may be presented to the 4B Board for informational purposes; however, by law, the 4B 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 subject on a subsequent agenda may take place.

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

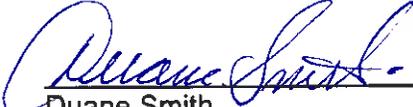
CERTIFICATE

I certify that the above notice of the Regular Scheduled Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

AUG 6 '10 PM 3:51

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

The Cedar Park Library Meeting Rooms 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.

  
\_\_\_\_\_  
Duane Smith  
Director of Planning & Transportation

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

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, September 14, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5	
Vice President Maria Talamo, Place 2	Kevin Harris, Place 3
Secretary Ryan Wood, Place 6	John Allen, Place 4
Audrey Wernecke, Place 1	Mo Jahadi, Place 7

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- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Consider Approval Of The August 10, 2010 Regular Called 4B Board Meeting Minutes
- A.3 Citizen Communications  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*
- A.4 Board Members' Opening Comments
- B.0 FINANCE AND PROJECT REPORTS (DISCUSSION ONLY)**
- B.1 Finance Report, Aaron Rector
  - a. Provide Summary of FY 2009-2010 4B Revenues, Expenditures, And Fund Balance
  - b. Provide Update on FY 2010-2011 4B Budget
- B.2 Parks Project Report, Curt Randa
  - a. Nelson Ranch Park Improvement Project
- B.3 Transportation Project Report, Alan Green
  - a. Progress Report On Park Street / US 183 Intersection Project
  - b. Progress Report On Brushy Creek Road (US 183A To Parmer Lane) Project
  - c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
- B.4 Gateway/Entryway Sign Project - Status Of Current Statement Of Qualifications (SOQ) Request
- B.5 Update On Planetarium/Science Center Project
- C.0 PUBLIC HEARINGS** None
- D.0 DISCUSSION AND POSSIBLE ACTION**
- D.1 Consideration Of Cost Reimbursement Phasing Schedule For U.S. 183 Corridor Enhancement Bell Project At 104-106 South Bell Boulevard
- D.2 Consider Methods For Roadway Beautification (Jahadi)
- D.3 Consider Recommendation of Possible Dates for 2011 Meetings

D.4 Excuse The Absence Of 4B Vice President Talamo At The June 21, 2010 Special Called Meeting

E.0 LIAISON UPDATES / REPORTS None

F.0 ADMINISTRATIVE ITEMS

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of August 12, August 26, And September 9, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegates To Attend Next Council Meetings On September 23 And October 7, 2010

Next Regular Scheduled 4B Meeting: Tuesday, October 12, 2010 At 6:30 P.M. In The Cedar Park Public Library

F.1 ADJOURNMENT

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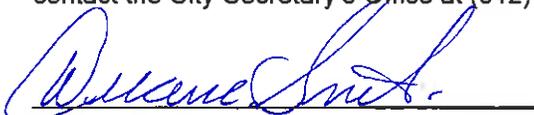
**CERTIFICATE**

I certify that the above notice of the Regular Scheduled Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

**SEP 10 '10 PM 4:32**

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

The Cedar Park Library Meeting Rooms 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.



Duane Smith  
Director of Planning & Transportation

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

## AGENDA

REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, October 12, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2  
Secretary Ryan Wood, Place 6  
Audrey Wernecke, Place 1  
Kevin Harris, Place 3  
John Allen, Place 4  
Mo Jahadi, Place 7

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

A.2 Consider Approval Of The September 14, 2010 Regular Called 4B Board Meeting Minutes

A.3 Excuse The Absence Of President Rice and Director Harris At The September 14, 2010 Regular Called Meeting

A.4 Citizen Communications  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*

A.5 Board Members' Opening Comments

#### **B.0 STAFF REPORTS (DISCUSSION ONLY)**

B.1 Presentation Of Legal Opinion Regarding Use Of 4B Tax Proceeds For Maintenance And Operations Costs

B.2 Finance Report, Aaron Rector

- a. Provide Summary of FY 2009-2010 4B Revenues, Expenditures, And Fund Balance
- b. Provide Update on FY 2010-2011 4B Budget

B.3 Transportation Project Report, Alan Green

- a. Progress Report On Park Street / US 183 Intersection Project
- b. Progress Report On Brushy Creek Road (183A Toll Road To Parmer Lane) Project
- c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard

B.4 Update on Economic Development Projects, Phil Brewer

- a. Current Marketing Activities
- b. Current Projects

**C.0 PUBLIC HEARINGS** None

#### **D.0 DISCUSSION AND POSSIBLE ACTION**

D.1 Gateway / Entryway Sign Design Project

- a. Consider Staff Recommendation Of Preferred Design Consultant

- b. Authorize Staff To Negotiate Scope Of Work And Agreement With Preferred Design Consultant.
- D.2 Consider Funding Community Enhancement Projects And Programs
- a. Consider Continuation Of Funding Of The US 183 Corridor Enhancement Program In An Amount Not To Exceed \$100,000
  - b. Consider Continuation Of Funding Of The Neighborhood Park Improvement Program In An Amount Not To Exceed \$250,000
  - c. Consider Funding Milburn Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$150,000
  - d. Consider Funding Of Sidewalk Construction Including Gap Closures Program In An Amount Not To Exceed \$170,000
- D.3 Consider Funding Destination City Projects
- a. Consider Funding A Feasibility Study For A Planetarium/Fine Arts Center In An Amount Not To Exceed \$75,000
- D.4 Consider Funding Community Identification Projects And Programs
- a. Consider Funding Internally Lighted Street Name (ILSN) Signs Project For TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program In An Amount Not To Exceed \$350,000
  - b. Consider Funding The Construction Of The Gateway/Entryway Signs Project In An Amount Not To Exceed \$150,000
- D.5 Consider Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For The Following Proposed Projects:
- a. Continuation Of Funding Of The US 183 Corridor Enhancement Program In An Amount Not To Exceed \$100,000
  - b. Continuation Of Funding Of The Neighborhood Park Improvement Program In An Amount Not To Exceed \$250,000
  - c. Milburn Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$150,000
  - d. Sidewalk Construction Including Gap Closures Program In An Amount Not To Exceed \$170,000
  - e. A Feasibility Study For A Planetarium/Fine Arts Center In An Amount Not To Exceed \$75,000
  - f. Internally Lighted Street Name (ILSN) Signs Project For TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program In An Amount Not To Exceed \$350,000
  - g. The Construction Of The Gateway/Entryway Signs Project In An Amount Not To Exceed \$150,000
- E.0 **LIAISON UPDATES / REPORTS**
- a. Parks (John Allen) – Recap Of Parks And Recreation Advisory Board Meeting Of October 11, 2010.
- F.0 **ADMINISTRATIVE ITEMS**  
*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of September 23 And October 7, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegates To Attend Next Council Meetings On October 21 And November 4, 2010

Next Regular Scheduled 4B Meeting: Tuesday, November 9, 2010 At 6:30 P.M. In The Cedar Park Public Library

**F.1 ADJOURNMENT**

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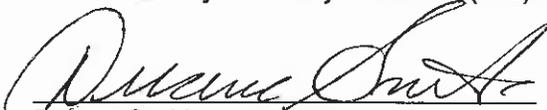
**CERTIFICATE**

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**OCT 8'10 PM 3:53**

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

The Cedar Park Library Meeting Rooms 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.

  
Duane Smith

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

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, November 9, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

President Brian Rice, Place 5  
Vice President Maria Talamo, Place 2  
Secretary Ryan Wood, Place 6  
Audrey Wernecke, Place 1  
Kevin Harris, Place 3  
John Allen, Place 4  
Mo Jahadi, Place 7

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- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Consider Approval Of The October 12, 2010 Regular Called 4B Board Meeting Minutes
- A.3 Citizen Communications  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*
- A.4 Board Members' Opening Comments
- A.5 Presentation On Retail Occupancy/Space Analysis, Larry Holt, Economic Development Specialist
- B.0 STAFF REPORTS (DISCUSSION ONLY)**
- B.1 Finance Report, Aaron Rector
  - a. Provide Summary of FY 2009-2010 4B Revenues, Expenditures, And Fund Balance
- B.2 Parks Project Report, Curt Randa
  - a. Mobile Stage Usage
- B.3 Transportation Project Report, Alan Green
  - a. Progress Report On Park Street / US 183 Intersection Project
  - b. Progress Report On Brushy Creek Road (183A Toll Road To Parmer Lane) Project
  - c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard
- B.4 Update on Economic Development Projects, Larry Holt, Economic Development Specialist
  - a. Status on Integrated Bank Technology (IBT)
  - b. Status on Pecan Grove – SPVEF, L.P.
- B.5 Gateway/Entryway Sign Project, Duane Smith / Emily Truman
  - a. Update Status Of Keep Texas Beautiful (KTB) Grant
- B.6 Updated Information On Sidewalk Inventory And Identification Of Priority Areas For Sidewalk Construction Including Gap Closures Project, Tom Gdala

- C.0 PUBLIC HEARINGS**
- C.1 Consider Continuation Of Funding Of The US 183 Corridor Enhancement Program In An Amount Not To Exceed \$100,000
- C.2 Consider Continuation Of Funding Of The Neighborhood Park Improvement Program In An Amount Not To Exceed \$250,000
- C.3 Consider Funding Milburn Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$150,000
- C.4 Consider Funding Of Sidewalk Construction Including Gap Closures Program In An Amount Not To Exceed \$170,000
- C.5 Consider Funding The Destination City Program In An Amount Not To Exceed \$75,000
- C.6 Consider Funding The Community Identification Program In An Amount Not To Exceed \$500,000
- C.7 Consider Funding The Internally Lighted Street Name (ILSN) Signs Project For TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program In An Amount Not To Exceed \$350,000
- D.0 DISCUSSION AND POSSIBLE ACTION**
- D.1 Consider A Funding Request For A Capital Metro Expanded Bus Route Feasibility Study To Determine The Viability Of Funding The Project On An Annual Basis (Jose Madrigal, Assistant City Manager)
- D.2 Gateway / Entryway Sign Design Project (Emily Truman, Project Manager)
  - a. Consider Staff Recommendation Of Preferred Design Consultant
  - b. Authorize Staff To Negotiate Scope Of Work And Agreement With Preferred Design Consultant
- D.3 Community Enhancement Projects And Programs
  - a. US 183 Corridor Enhancement Program In An Amount Not To Exceed \$100,000
    - 1) Consider Adoption Of A Resolution Recommending Continuation Of Funding Of The US 183 Corridor Enhancement Program For Council Approval
    - 2) Consider Authorization For The President To Execute A Program Agreement For Continuation Of Funding Of The US 183 Corridor Enhancement Program
  - b. Continuation Of Funding Of The Neighborhood Park Improvement Program In An Amount Not To Exceed \$250,000
    - 1) Consider Adoption Of A Resolution Recommending Continuation Of Funding Of The Neighborhood Park Improvement Program For Council Approval
    - 2) Consider Authorization For The President To Execute A Program Agreement For Continuation Of Funding Of The Neighborhood Park Improvement Program
  - c. Milburn Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program In An Amount Not To Exceed \$150,000
    - 1) Consider Adoption Of A Resolution Recommending Funding The Milburn Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program For Council Approval
    - 2) Consider Authorization For The President To Execute A Project Agreement For Funding The Milburn Playscape And Installation Project As A Part Of the Neighborhood Park Improvement Program

- d. Sidewalk Construction Including Gap Closures Program In An Amount Not To Exceed \$170,000
  - 1) Consider Adoption Of A Resolution Recommending Funding Of The Sidewalk Construction (Including Gap Closures) Program For Council Approval
  - 2) Consider Authorization For The President To Execute A Program Agreement For Funding Of The Sidewalk Construction (Including Gap Closures) Program
  
- D.4 Destination City Projects And Programs
  - a. Destination City Program In An Amount Not To Exceed \$75,000
    - 1) Consider Adoption Of A Resolution Recommending Funding Of A Destination City Program For Council Approval
    - 2) Consider Authorization For The President To Execute A Program Agreement For Funding Of A Destination City Program
  
- D.5 Community Identification Projects And Programs
  - a. Community Identification Program In An Amount Not To Exceed \$500,000
    - 1) Consider Adoption Of A Resolution Recommending Funding Of A Community Identification Program For Council Approval
    - 2) Consider Authorization For The President To Execute A Program Agreement For Funding Of A Community Identification Program
  
  - b. Internally Lighted Street Name (ILSN) Signs Project For TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program In An Amount Not To Exceed \$350,000
    - 1) Consider Adoption Of A Resolution Recommending Funding Of Internally Lighted Street Name (ILSN) Signs Project For TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program For Council Approval
    - 2) Consider Authorization For The President To Execute A Project Agreement For Funding Of Internally Lighted Street Name (ILSN) Signs Project For TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program
  
- D.6 Review Revisions To City Council Goals And Strategic Map As Related To 4B Strategic Plan And Goals
  
- D.7 Consider Revisions To Project Matrices
  - a. Community Development Corporation (4B) Matrix
  - b. U.S. 183 Corridor Enhancement Matrix
  - c. Economic Development Matrix

EXECUTIVE SESSION

*In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The 4B Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 55, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":*

**E.0 EXECUTIVE SESSION:**

- E.1 § 551.071 (2) Consultation with Attorney Concerning Legal Matters Covered by the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas
  - a. Legal Matters Concerning CR 180 Improvements
  - b. Legal Matters Concerning Health Services Contractor Corporation
  - c. Legal Matters Concerning Oil And Gas Testing Equipment Manufacturer

The Community Development Corporation (4B) Board reconvenes into General Session

OPEN MEETING

*Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.*

**F.1 Reconvene Into Open Meeting And Consider Action, If Any, On Items Discussed In Executive Session**

**G.1 LIAISON UPDATES / REPORTS**

- a. Report On Mayor's Ad Hoc Committee For A Planetarium / Science Center. (Audrey Wernecke)
- b. Report On Arts Advisory Board Meeting Of November 3, 2010. (Audrey Wernecke)
- c. Recap Of Parks And Recreation Advisory Board Joint Meeting With City Council Of October 14, 2010. (John Allen)
- d. Recap On Veterans Memorial Citizen Advisory Group's Report To Council On October 21, 2010. (Kevin Harris)

**H.1 ADMINISTRATIVE ITEMS**

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of October 21 And November 4, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegates To Attend Next Council Meetings On November 18 And December 9, 2010

Next Regular Scheduled 4B Meeting: Tuesday, December 14, 2010 At 6:30 P.M. In The Cedar Park Public Library

**I.1 ADJOURNMENT**

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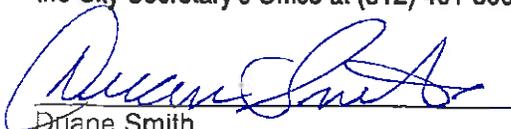
**CERTIFICATE**

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*see below*

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

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Duane Smith,  
Community Development & Tourism

Notice <sup>Posted in</sup> Removed: NOV 5 '10 PM 1:50  
Date Stamped (Month, Day, Year, AM/PM, Time)

## AGENDA

**REGULAR CALLED MEETING OF THE  
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)  
Tuesday, December 14, 2010 at 6:30 PM  
Cedar Park Public Library, 550 Discovery Boulevard, Cedar Park, TX**

### BOARD OF DIRECTORS

- |   |  |
|---|--|
| <input type="checkbox"/> Vice President Maria Talamo, Place 2 | <input type="checkbox"/> President Brian Rice, Place 5 |
| <input type="checkbox"/> Secretary Ryan Wood, Place 6         | <input type="checkbox"/> Kevin Harris, Place 3         |
| <input type="checkbox"/> Audrey Wernecke, Place 1             | <input type="checkbox"/> John Allen, Place 4           |
|   | <input type="checkbox"/> Mo Jahadi, Place 7            |

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

A.2 Consider Approval Of The November 9, 2010 Regular Called 4B Board Meeting Minutes

A.3 Citizen Communications  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*

A.4 Board Members' Opening Comments

**B.0 STAFF REPORTS (DISCUSSION ONLY)**

B.1 Finance Report. None

B.2 Parks Project Report. None.

B.3 Transportation Project Report (Alan Green, Senior Engineering Associate)

- a. Progress Report On Park Street / US 183 Intersection Project
- b. Progress Report On Brushy Creek Road (183A Toll Road To Parmer Lane) Project
- c. Progress Report On Right Lane Turn Lane Improvements At The Intersection Of East Whitestone Boulevard And South Bound North Vista Ridge Boulevard

B.4 Keep Texas Beautiful (KTB) Grant Status (Emily Truman, Project Manager)

**C.0 PUBLIC HEARINGS NONE.**

**D.0 DISCUSSION AND POSSIBLE ACTION**

D.1 Capital Metro Expanded Bus Route Feasibility Study To Determine The Viability Of Funding The Project On An Annual Basis (Jose Madrigal, Assistant City Manager)

- a. Consider Adoption Of A Resolution Recommending The Capital Metro Expanded Bus Route Feasibility Study For Council Approval
- b. Consider Authorizing The 4B President To Execute An Agreement With The City of Cedar Park To Expend Funds, In The Amount Not To Exceed \$50,500, To Conduct A Feasibility Study By Capital Metro Of Public Transit Service In The City Of Cedar Park

## D.2 Community Enhancement Projects

- a. Sidewalk Construction Including Gap Closures Projects In An Amount Not To Exceed \$170,000 (Tom Gdala, Transportation Planner)
  - 1) Consider Funding Of Sidewalk Construction Including Gap Closures Projects In An Amount Not To Exceed \$170,000
  - 2) Consider Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For Sidewalk Construction Including Gap Closures Projects
- b. Gateway/Entryway Sign Design Project (Emily Truman, Project Manager)
  - 1) Consider Recommendation To City Council To Contract With SEC Planning, LLC For The Design Of Gateway/Entryway Signs
  - 2) Consider Authorization For The President To Execute Contract With SEC Planning, LLC For The Design Of Gateway/Entryway Signs
- c. Infrastructure Improvements At New Hope Drive And County Road 180 (Larry Holt, Economic Development Specialist)
  - 1) Consider Funding Of Infrastructure Improvements Project At New Hope Drive And County Road 180 In An Amount Not To Exceed \$150,000
  - 2) Consider Authorizing City Staff To Set Date For Public Hearing And To Publish 60-Day Notice For Infrastructure Improvements Project At New Hope Drive And County Road 180

## E.1 LIAISON UPDATES / REPORTS - NONE

## F.1 ADMINISTRATIVE ITEMS

*(4B Board members and staff may discuss items related to the board member's general duties and responsibilities. The 4B 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.)*

- a. Delegate Report On City Council Actions Directly Related To 4B Items Of November 18, 2010 And December 9, 2010
- b. Director And Staff Comments
- c. 4B Board Member Closing Comments
- d. Board Member Request For Future Agenda Items
- e. Designate Delegates To Attend Next Council Meetings On December 16, 2010

Next Regular Scheduled 4B Meeting: Tuesday, January 11, 2011 At 6:30 P.M. In The Cedar Park Public Library

## G.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 Corporation (4B) 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.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City attorney.

At the discretion of the Community Development Corporation (4B Board), non-agenda items under the headings of "Citizen Communications: may be presented to the 4B Board for informational purposes; however, by law, the 4B 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.

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

CERTIFICATE

I certify that the above notice of the Regular Scheduled Community Development Corporation (4B) Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 600 N. Bell Boulevard, Cedar Park, Texas. This notice was posted on:

DEC 10 '10 PM 12:43  
DEC 10 '10 PM 12:42  
Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park Library Meeting Rooms 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.



Duane Smith,  
Tourism and Community Development Manager

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