



**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, January 8, 2019 at 6:30 p.m.
City Council Chambers
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613**

BOARD OF DIRECTORS

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

AGENDA

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

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 Bell Boulevard Redevelopment Update Report (Katherine Caffrey, Assistant City Manager)
- B.2 4th Quarter Report/Year End Financial Report For FY 2018 (Chad Tustison, Assistant Director Finance)

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 November 13, 2018 Regular Called Meeting.

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

PUBLIC HEARINGS

- D.1 Conduct Public Hearings On The Following Projects:
- a. A Request For Funding Of A Brushy Creek Sports Park Project In An Amount Not To Exceed \$230,000.
 - b. A Request For Funding Of A Parks And Recreation Recycling Project In An Amount Not To Exceed \$150,000.
 - c. A Request For Funding A Feasibility Study To Identify Options For Lakeline Park/Wilco Trail Connection In An Amount Not To Exceed \$60,000.
 - d. A Request For Funding An Outdoor Music Venue Study To Evaluate And Recommend Prioritized City-Owned Venue Sites; Recommend Updates To The Event Permit Process And To Identify Appropriate Staffing Levels In An Amount Not To Exceed \$35,000.
 - e. A Request for Funding The Sidewalk Gap Closure Phase 5 Project In An Amount Not To Exceed \$350,000.
 - f. A Request For Funding For A Bike Lane and Restriping Project In An Amount Not To Exceed \$350,000.
 - g. A Request For Funding For A Pole Mounted Street Sign Project In An Amount Not To Exceed \$150,000.
 - h. A Request For Funding For The Bell Boulevard Redevelopment Project In An Amount Not To Exceed \$3,100,000.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

E.1 No Items Scheduled.

F.0

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

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

ADMINISTRATIVE ITEMS

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

G.1 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, February 12, 2019 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

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

H.1 Adjournment.

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the Community Development (Type B) Corporation Board.

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

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

At the discretion of the Community Development (Type B) Corporation Board, non-agenda items under the headings of "Citizen Communications" may be presented to the Board for informational purposes; however, by law, the Board shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

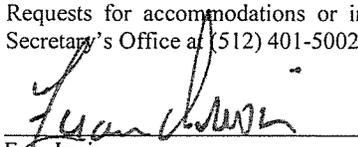
The City Attorney has approved the Executive Session Items on this agenda, if any.

CERTIFICATE

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

18 JAN 4 PM 10:21
Date Stamped (Month, Day, Year, AM/PM, Time)

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



Fran Irwin,
Community Affairs Director

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

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

CITY OF CEDAR PARK

2018-2020 STRATEGIC GOALS



DISTINCTLY CEDAR PARK

PURPOSE

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

OBJECTIVES

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



OPEN HERE, GROW HERE

PURPOSE

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

OBJECTIVES

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



SAFETY IS TOP-OF-MIND

PURPOSE

Our community feels safe, secure and comfortable.

OBJECTIVES

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



OPERATIONAL & FISCAL EXCELLENCE

PURPOSE

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

OBJECTIVES

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



LINK PEOPLE, PLACES & THINGS

PURPOSE

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

OBJECTIVES

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



STRONG COMMUNITY CONNECTIONS

PURPOSE

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

OBJECTIVES

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



SUSTAINABLE FUTURE

PURPOSE

Demonstrate responsible stewardship of community and natural resources.

OBJECTIVES

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





COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM B.1.

January 8, 2019

Item/Subject: Bell Boulevard Redevelopment Update Report

Initiating Dept.: CMO

Commentary:

Katherine Caffrey, Assistant City Manager, will present an update on the Bell Boulevard Redevelopment Project.



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM B.2.

January 8, 2019

Item/Subject: 4th Quarter And Year End Financial Report For FY 2018.

Initiating Dept.: Finance

Commentary:

Chad Tustison, Assistant Director Finance will present the 4th Quarter and year end reports for FY 2018.

COMMUNITY DEVELOPMENT (TYPE B) FUND - 4TH QUARTER

		A	B	C	D
		FY 2018 Budget	FY 2018 Estimate	FY 2018 4th Quarter	% Of Budget Spent
1	BEGINNING BALANCE	5,377,149	5,377,149	5,377,149	
REVENUES					
2	Sales Tax and Interest Income	6,934,797	7,272,805	7,313,948	105%
	<i>Sales Tax</i>	6,880,956	7,220,989	7,244,786	
	<i>Interest Income</i>	53,841	51,816	69,162	
EXPENSES					
3	Staff Support	273,629	273,629	276,047	101%
	<i>Accounting & Administration Support</i>	150,805	150,805	150,805	
	<i>Staff Support</i>	22,824	22,824	25,242	
	<i>Project Management</i>	100,000	100,000	100,000	
4	Board Expenses	23,649	23,649	8,913	38%
	<i>Training, Meetings, and Travel</i>	3,564	3,564	894	
	<i>Audit Fees</i>	9,785	9,785	5,650	
	<i>Contract Services</i>	10,300	10,300	2,369	
5	Economic Dev Agreements - Existing	1,015,899	765,899	765,898	75%
	<i>Fallbrook Technology</i>	250,000	-	-	
	<i>Dana Corporation</i>	71,333	71,333	71,332	
	<i>VUV Analytics</i>	72,000	72,000	72,000	
	<i>Pecan Grove (amendment approved)</i>	622,566	622,566	622,566	
6	Community Enhancements	1,565,000	1,565,000	1,515,000	97%
	<i>Improvements at Little Elm and Fire Lane</i>	650,000	650,000	650,000	
	<i>Right Turn Lane on Ronald Reagan and Caballo Ranch</i>	250,000	250,000	250,000	
	<i>Town Center Trail and Pedestrian Bridge</i>	550,000	550,000	550,000	
	<i>Feasibility Study for clubhouse at Milburn Park</i>	15,000	15,000	15,000	
	<i>Study and design of Mountain Bike Trails</i>	50,000	50,000	50,000	
	<i>Corridor Enhancements</i>	50,000	50,000	-	
7	Community Identification	15,000	15,000	15,000	100%
	<i>Light Pole Banners</i>	15,000	15,000	15,000	
8	Destination City (Bell Boulevard)	7,300,000	7,300,000	7,300,000	100%
	<i>Bell Boulevard Redevelopment</i>	7,300,000	7,300,000	7,300,000	
9	Debt Service	743,641	743,641	743,641	100%
	<i>Principal</i>	685,000	685,000	685,000	
	<i>Interest</i>	58,641	58,641	58,641	
10	EXPENSES	10,936,818	10,686,818	10,624,499	97%
11	GROSS ENDING BALANCE	1,375,128	1,963,136	2,066,597	
12	<i>Minimum Reserve</i>	1,890,467	1,890,467	1,890,467	
13	NET AVAILABLE BALANCE (after reserve met)	(515,340)	72,669	176,131	

* Figures are preliminary and unaudited



COMMUNITY DEVELOPMENT CORPORATION

CONSENT AGENDA ITEM C.1

January 8, 2019

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

Initiating Dept.: Staff

Commentary:

C.1 Approval Of The Minutes Of The November 13, 2018 Regular Called Board Meeting.

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

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



MINUTES

REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, November 13, 2018 at 6:30 p.m.
City Council Chambers
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613

BOARD OF DIRECTORS

- Ryan Wood, Place 6, President
- Tom Moody, Place 1
- Dick Lewis, Place 2
- Ginger Goodin, Place 3 (V.P.)
- Bob Lemon, Place 4
- Ramona Kar, Place 5
- Lance Gunn, Place 7

AGENDA

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

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

A.2 Citizen Communications.
(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)

None

A.3 Board Members' Opening Comments.

President Wood welcomed everybody. Director Kar thanked Fran Irwin for including the City's Strategic Goals with the agenda.

STAFF REPORTS
(DISCUSSION ONLY)

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

B.1 Update On Approved City Of Cedar Park FY 2019 4B Corporation Budget. (Chad Tustison, Assistant Director Finance)

Chad Tustison, Assistant Director of Finance updated the Board on the approved City of Cedar Park FY19 4B Budget because it is different from the previous project list that was approved by the Board. On July 10, 2018 the Board approved a 4B budget and City Council requested that staff go through the project list and determine if there were any projects that could be delayed or phased in over time. The intent of the request was to provide more flexibility to the Type B fund in regards to Economic Development or any future projects that might come up. City staff gave their recommendations to City Council and at the September 13, 2018 Budget adoption meeting and City Council adopted the current budget that is being presented.

The approved budget decreased the amount of appropriations in the Type B fund by \$730,000. The 4B Board proposed budget was 1.1 million and the City Council adopted budget for 4B is 1.8 Million. This change to the budget was due to projects that the City Council decided to delay or phase in over time.

The Bike Lane Project has been approved to do in phases, so that budget got changed by \$350,000.

The Traffic Light synchronization project was removed. City Council decided that since these signals are in the Austin City limits, staff should work closer with the City of Austin to discuss cost sharing measures.

The Digital signage projects were opted to be delayed.

For the Performing Arts Center feasibility study, City staff reviewed this project and found that other surrounding cities have done these studies as well and should look into those studies first before funding a study of our own, so this project has been delayed. The Convention Center feasibility study is also going to be delayed due to the same reasons.

The Pole mounted street signs project has been changed to \$150,000 as this could be a project that can be done in phases.

Director Kar asked if the Sidewalk Gap project has been delayed. Chad Tustison explained that the project is still fully funded and not delayed.

President Wood asked Chad Tustison to clarify if the Bike Lane and Pole Mounted projects have been delayed and if the other projects, like the Traffic light synchronization project and the feasibility studies were not moving forward at all. Chad clarified to the Board that the projects that City Council decided not to fund will not be moving forward and will have to be reconsidered in the next fiscal year.

Director Gunn asked if that meant that projects that were taken off the list will have to be reintroduced and the process would have to start over. President Wood clarified that the Board has projects year-to-year and will have to begin the process again next fiscal year.

President Wood went on to discuss that at the City Council meeting, there seemed to be a philosophy change and shift in how projects are handled. It seemed as though City Council wants to be more conservative in how they take on projects so that there will be more cost savings to position 4B for other projects planned in the future. President Wood recommended that Board members discuss with their City Council representatives to gain a better understanding of their strategic goals.

Fran Irwin, Director of Community Affairs mentioned to the Board that there will be a joint meeting on November 29, 2018 with 4A/4B Boards and City Council for a more in-depth discussion of the City's strategic goals and the future for the City.

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

President Wood asked if there could have been some type of information sent to the Board regarding their budget before the City Council meeting and budget adoption. JP LeCompte, City Attorney explained that City Council makes decisions that sometimes staff is not aware of beforehand.

Director Lemon asked JP LeCompte that if City Council asked staff to go through the project list and make recommendations about the projects, then why couldn't they notify the Board. JPLecompte explained that he was not aware of the timeline of when this happened so it could be that that City staff may not had have enough time to go back to the Board to give them updates.

Director Goodin asked if they can discuss the budget changes at the joint meeting. Fran Irwin, Director of Community Affairs explained that there will be an opportunity to discuss this at the meeting.

Fan Irwin also clarified that, to her knowledge, the City Council asked City staff to go back through the list of projects and see if any could be delayed or phased in. There was no decision on removing projects from the budget prior to the City Council meeting.

B.2 Report On Upcoming Meeting Dates. (Fran Irwin, Community Affairs Director)

1. November 29, 2018 Joint City Council 4A/4B Board Meeting.
2. December 7, 2018 Economic Development Sales Tax Training Class.

Fran Irwin, Director of Community Affairs reminded the Board of upcoming meetings that the Board can attend.

The first meeting is a joint meeting between the 4A & 4B Boards and City Council on November 29, 2018 from 6:00p.m.-7:30p.m. at City Hall Fire Training Room, Bldg. 6, 2nd. Floor. They will discuss the City's Strategic goals and expectations of the Boards moving forward. An agenda is being worked on and will be sent out to the Board as soon as possible.

President Wood explained to the Board that if there is a topic of discussion that you would like to see at this meeting, then contact Fran Irwin so she can add that to the agenda.

The second meeting is an Economic Development Sales Tax Training Class on December 7, 2018. Please contact Fran Irwin with any questions about registration or to sign up.

CONSENT AGENDA

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

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

Director Lewis would like to make a correction on the September 11, 2018 minutes. His title was incorrect on page 3, agenda item E.2.

Director Lewis moved to approve the Consent Agenda with that correction. Director Lemon seconded the motion and it passed with a 6-0 vote.

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

PUBLIC HEARINGS

D.1 No Items Scheduled

No public comment

REGULAR AGENDA DISCUSSION AND POSSIBLE ACTION

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

Community Enhancements – \$1,225,000.

Community Development - \$50,000.

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

Parks and Recreation Department - \$475,000.

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

Engineering and Transportation - \$700,000.

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

Community Identification - \$150,000.

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

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

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

Fran Irwin, Director of Community Affairs asked the Board for authorization to set public hearing date and post the public notices for the projects approved in the budget. It is a legal requirement and there must be a 60-day notice before projects can begin.

Director Lemon moved to approve agenda item E.1. Director Kar seconded the motion. The motion passed in a 6-0 vote.

Fran Irwin also noted that on the evening of the public hearing, there will be staff available to answer any questions and will also available before the hearings.

President Wood asked if there will be an update on the Bike Lane project and Fran Irwin will ask staff to provide a short presentation/update on that project.

Director Lemon asked who prioritizes the projects list. Fran Irwin explained that she will check with staff to see what their recommendations are and provide that to the Board.

Director Gunn asked about the public hearing process. Fran Irwin explained that public notices will be put in the newspaper about the project and the date of the hearing. Then the public hearing will take place to get citizen feedback. Once the notification is put in the newspaper, then the 60-day timeline starts.

Director Kar asked if this is put in the Austin American Statesman newspaper. Fran Irwin confirmed.

President Wood asked if this would be a separate meeting. Fran Irwin clarified that the public hearing will be included with the regularly scheduled 4B Board meeting agenda.

Director Lemon asked what projects are currently in progress. Fran Irwin explained that at the next 4B meeting there will be a quarterly update on projects. Fran noted that at the last City Council meeting there were 3 approved projects; The Town Center Pedestrian Bridge Project, Veterans Memorial Park Improvements, and the Brushy Creek Trail Connection Project. Fran will check with staff and get an update on projects to the Board before the next 4B meeting.

F.0

EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

No executive session.

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

ADMINISTRATIVE ITEMS

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

G.1 Board Member Closing Comments.

Director Goodin thanked Fran Irwin for including the City's Strategic Goals with the agenda and asked if the Board could get an update from Economic Development on their projects and goals so it makes sense for the Board. Fran Irwin, Director of Community Affairs said that they will receive an update at the joint meeting with City Council, but will also put that request in for a future agenda item.

Director Lemon asked if there were any new Economic Development projects. Chad Tustison said that there is only one that was planned at this time. Director Lemon mentioned that since there is only one project at this time, what does that mean for 4B projects. JP LeCompte, City Attorney explained that this is closing commentary and to make this an agenda item for further discussion.

President Wood asked to have a future agenda item to discuss Economic Development goals and what the change of revenue in the 4B budget means for the future.

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

H.1 Adjournment.

The meeting adjourned at 7:05 p.m.

PASSED AND APPROVED THIS THE 11th DAY OF DECEMBER, 2018.

Ryan Wood, President

ATTEST:

Fran Irwin, Secretary