



**REGULAR CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Tuesday, September 10, 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"/> Vacant, Place 1               | <input type="checkbox"/> Ryan Wood, Place 6, President | <input type="checkbox"/> Dick Lewis, Place 2 |
| <input type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input type="checkbox"/> Vacant, Place 4               | <input type="checkbox"/> Lance Gunn, Place 7 |
| <input type="checkbox"/> Ramona Kar, Place 5           |  |  |

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**AGENDA**

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.
- A.2 Citizen Communications. (Regarding items not listed on this agenda. Three Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)
- A.3 Preliminary Public Comment. (Regarding items listed on this agenda. Pursuant to Government Code, Section 551.007, the public may address the Type B Board before or during the Board's consideration of the item, subject to the Board's Rules of Procedure.)
- A.4 Board Members' Opening Comments.

**STAFF REPORTS**  
**(DISCUSSION ONLY)**

- B.1 Quarterly Update And Status Report On FY 2018-2019 4B Projects. (Kimberly Reese, Project Manager)
- B.2 Update On Turning Lane Projects. (Darwin Marchell, Director of Engineering)

**CONSENT AGENDA**

*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.*

*(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 July 9, 2019 Regular Called Meeting.

### **PUBLIC HEARINGS**

- D.1 No Items Scheduled.

### **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:*

- F.1 Section § 551.087 Deliberation Regarding Economic Development Negotiations.

*a. Legal Issues Concerning The Cedar Park Community Development Corporation Economic Development Performance Agreement With Dana Limited.*

### **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, October 8, 2019 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

- H.1 Adjournment.

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

*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.*

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

Certain information may be presented to and by the Community Development (Type B) Corporation Board, under the headings of "Citizen Communications", and "Board Members' Comments" 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.

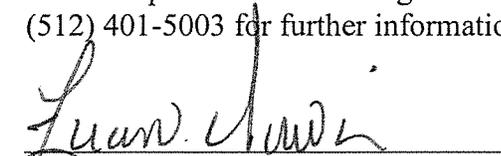
The City Attorney has approved the Executive Session Items on this agenda, if any.

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

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

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

  
\_\_\_\_\_  
Fran Irwin,  
Community Affairs Director

Notice Removed: \_\_\_\_\_

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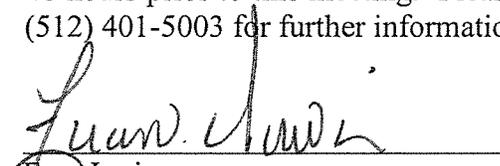
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\_\_\_\_\_  
Fran Irwin,  
Community Affairs Director

19 SEP 6 AM 9:29

Notice Removed: \_\_\_\_\_

*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.**

**September 10, 2019**

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**Item/Subject:** Quarterly Update and Status Report on FY 2019-2019 4B Projects

**Initiating Dept.:** Engineering

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**Commentary:**

Kimberly Reese, Project Manager, will present the Quarterly Project Update report.



**COMMUNITY DEVELOPMENT CORPORATION**

**AGENDA ITEM B.2.**

**September 10, 2019**

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**Item/Subject:** Update on Turning Lane Projects

**Initiating Dept.:** Engineering

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**Commentary:**

Darwin Marchell, Director of Engineering, will present a report on Turning Lane Projects funded by 4B monies.



COMMUNITY DEVELOPMENT CORPORATION

CONSENT AGENDA ITEM C.1.

September 10, 2019

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

**Initiating Dept.:** Staff

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**Commentary:**

C.1 Approval Of The Minutes Of The July 9, 2019 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, July 9, 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"/> Vacant, Place 1                          | <input type="checkbox"/> Ryan Wood, Place 6, President | <input checked="" type="checkbox"/> Dick Lewis, Place 2 |
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| <input checked="" type="checkbox"/> Ramona Kar, Place 5           |  |   |

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#### AGENDA

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

*VP Goodin called the meeting to order at 6:30 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.

*VP Goodin welcomed everybody to the meeting.*

#### STAFF REPORTS (DISCUSSION ONLY)

B.1 Update On The Expansion Of Bike Lanes And Restriping Roads Project. (Keith Vaughn, Assistant Director Public Works.)

*Keith Vaughn, Assistant Director of Public Works, presented an update on the Bike Lanes and Restriping project. This project is currently in the Design phase, with 60% of the plans reviewed in*

*June 2019. Final plans are expected in August 2019 and bidding/construction expected in Fall 2019.*

*VP Goodin wanted to clarify if they have to re-stripe the whole thing or if they can stripe over existing. Keith confirmed that they would be able to stripe over existing without any issue.*

### **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 June 11, 2019 Regular Called Meeting.

*Fran Irwin, Director of Community Affairs, explained to the Board that there was a correction to the Minutes. The Second Executive Session times were amended to: convened at 8:15p.m. and reconvened into an Open Session at 8:25 p.m.*

*Director Lewis motioned to approve the Consent Agenda with that correction. Director Gunn seconded the motion and it passed with a 4-0 vote.*

### **PUBLIC HEARINGS**

D.1 No Items Scheduled.

*None*

### **REGULAR AGENDA** **DISCUSSION AND POSSIBLE ACTION**

E.1 Consider Applications For Newly Proposed Project/Programs Submitted For Fiscal Year 2019-2020 Community Development Corporation Funding Consideration, Including:

a. Transformational Projects - \$3,020,000.

- 1) Consider A Project Proposal For Lakeline Park Phase 1 In An Amount Not To Exceed \$1,000,000.
- 2) Consider A Project Proposal For Funding Of The Bell Redevelopment Project In An Amount Not To Exceed \$1,720,000.
- 3) Consider A Project Proposal For Bell Boulevard Park Planning In An Amount Not To Exceed \$300,000.

b. Community Enhancements - \$2,150,000.

- 1) Consider A Project Proposal For Funding For A Trail Connection Project Associated With The Location Of The James Avery Artisan Jewelry Second Headquarters Location in Cedar Park In An Amount Not To Exceed \$500,000.

- 2) Consider A Project Proposal For The Design And Installation For Replacement Of Pole Mounted Street Signs In An Amount Not To Exceed \$150,000.
- 3) Consider A Project Proposal For The Design And Construction Of Right Turn Lanes On South Bound Bell Boulevard At West Bound Cypress Creek Road In An Amount Not To Exceed \$400,000.
- 4) Consider A Project Proposal For Matching Funds For A Possible Wilco Bond Project To Extend The Wilco Regional Trail To Lakeline Park And A Pedestrian Bridge Over Bell Boulevard (US 183) In An Amount Not To Exceed \$500,000.
- 5) Consider A Project Proposal For Funding Of Improvements To the Veterans Dog Park In An Amount Not To Exceed \$100,000.
- 6) Consider A Project Proposal For Engineering And Related Services For The Brushy Creek North Fork Trail In An Amount Not To Exceed \$500,000.

*Fran Irwin, Director of Community Affairs, introduced item E.1 and explained the next steps in the budget process if the Board approves these projects as presented.*

*Director Lewis motioned to approve item E.1 as presented. Director Karr seconded the motion and it passed with a 4-0 vote.*

E.2 Consider A Community Development (Type B) Corporation Budget Recommendation For Fiscal Year 2020 As Presented. (Chad Tustison, Assistant Director Finance)

*Chad Tustison, Assistant Director of Finance, went over FY20 Budget. He showed the proposed revenue and expenses and explained that they put 1.4 Million towards the fund balance. He went over the sales tax collections history and showed the FY20 projection and a year-over-year sales tax growth chart, as well as a sales tax comparison chart from peer cities.*

*Chad went on to show the projects by Strategic Goals. The difference from the last meeting is that they moved the Trail Connection at James Avery project from the Economic Development category to the Community Enhancement category per the Board request at the previous meeting.*

*Chad also presented the Other Expenditures by category such as; debt service, staff support, and board expenditures. He explained that the debt service category is in its final year and the Board will see that drop off in 2021. He then showed the board the proposed budget summary for FY20. He pointed out that Finance has not received the sales tax number for May, so when they get those numbers there might be a slight change (about 2%) to the general fund balance. Just keep that in mind when voting on the budget.*

*Chad also went over the ending fund balance summary with a year-over-year graph and projection for future fiscal years. He explained that the goal for future years is to build the fund balance. He explained that the next step if the Board approves this preliminary budget would be to present this at the City Council Budget Workshop. If City Council has any feedback, they will come back to the Board.*

*VP Goodin asked if the Board is able to attend the budget workshop. Fran Irwin, Director of Community Affairs, explained that the Chair & Vice Chair would be able to attend (or if they are not able to, they can appoint a Board member to attend).*

*Director Lewis asked about the forecast for the reserve in FY21 seems greater than the following years. Chad explained that the debt service is what is creating that drop. Director Lewis then asked if the Board can take that amount of money that was categorized as debt service and put it into the reserve. Chad explained that it is part of the fund balance and not appropriated yet. It is part of a Board and Council approved policy, so if he wanted to change that policy, then the Board would have to go through the appropriate process.*

*Director Karr asked about the VUV analytics payment. Chad explained that this was something the Board approved a few years ago and the payments were spread out over the years. Director Lewis mentioned that the Board approved this a few years ago due to 4A not having enough funding.*

*Director Gunn asked to clarify if the “Project Silver” that was listed on the previous meeting is the same thing as the “Trail Connection at James Avery”. Chad confirmed that it is the same thing.*

*Director Lewis motioned to approve item E.2 as presented. Director Gunn seconded the motion and it passed with a 4-0 vote.*

### **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 Karr thanked Fran Irwin for getting her up to date on the projects since she was out from the last meeting. VP Goodin also thanked staff for their time.*

Next Regular Scheduled Board Meeting **Tuesday, August 13, 2019 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 6:51 p.m.*

PASSED AND APPROVED THIS THE 10th DAY OF SEPTEMBER, 2019.

\_\_\_\_\_  
Ryan Wood, President

ATTEST:

\_\_\_\_\_  
Fran Irwin, Secretary