

MINUTES

REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Tuesday, January 10, 2012 at 6:30 PM
Cedar Park Library, 550 Discovery Boulevard, Cedar Park TX 78613

BOARD MEMBERS

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

- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:34 PM by President Rice noting that a quorum was present. Director Harris arrived at 6:38 PM during Item A.5.
- A.2 Consider Approval of the December 13, 2011 Regular Called 4B Board Meeting Minutes
MOTION: Secretary Wood made a motion to approve the December 13, 2011 Regular Called 4B Corporation meeting minutes as submitted. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with 1 absent.
- A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)* None.
- A.4 Board Members' Opening Comments None.
- A.5 Presentations
 - a. Donald Schliesser – Veterans Memorial
Donald Schliesser and Lisa Morris provided an update on the Veterans Memorial Project. Donald Schliesser presented each Board Member with a Veterans Memorial Challenge Coin. Lisa Morris advised that a vendor had been selected for the security system. It should be operational by the end of February.
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector, Budget Manager. None.
- B.2 Parks Project Report, Curt Randa/Parks Director. None.
- C.0 PUBLIC HEARING.
- C.1 Consider Acceptance Of Funding Quest Village Neighborhood Park Improvement Project Proposal In The Amount Of \$75,000.
Duane Smith advised that it is a statutory requirement that the 4B Corporation conduct public hearings on projects prior to final Council approval and the expenditure of funds.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed.

D.0 DISCUSSION AND POSSIBLE ACTION

President Rice called up Items D.1.a.1 and D.1.a.2 together.

D.1 Community Enhancement Project - Neighborhood Park Improvement Program

a. Quest Village Neighborhood Park Improvement Project

- 1) Consider Authorization For the 4B Board President To Execute the Project Agreement For Quest Village Neighborhood Park Improvement Project Proposal
- 2) Consider Authorization For the 4B Board President To Execute The Resolution Recommending Funding to City Council For Quest Village Neighborhood Park Improvement Project

MOTION: Secretary Wood moved to authorize the 4B Board President to execute the Project Agreement for the Quest Village Neighborhood Park Improvement Project located at 614 Stallion Drive in an amount not to exceed \$75,000 and to execute the Resolution to recommend funding to City Council. Director Harris seconded the motion. The motion passed unanimously, 7-0.

President Rice called up Items D.1.b.1 through D.1.c.2 together.

b. Buttercup Creek Park Improvement Project

- 1) Consider Acceptance Of Funding Buttercup Creek Neighborhood Park Improvement Project Proposal - Curt Randa
- 2) Consider Authorization For Staff To Set Public Hearing Date And Publish 60-day Project Notice For Buttercup Creek Neighborhood Park Improvement Project

Curt Randa, Parks and Recreation Department Director, made the presentation requesting funding for replacement of a fourteen year old playscape at Buttercup Creek Neighborhood Park located at 411 Twin Oaks Trail. The project would include two new structures that would fit within the existing fall zone, additional free standing elements, an integrated fabric shade canopy, engineered wood fiber and outdoor exercise equipment. The tot scape would accommodate the two to five year old age group with a button trail, stand alones and possibly sound elements. The other playscape area would accommodate the five to twelve year old age range. Ramps to the elevated areas will be included to provide accessibility to all playscape areas. The swing frame is in good condition, but the hardware, belts and fall surface need to be replaced. Curt Randa advised that there is a lot of summer traffic at this park because it is next to the tennis courts and pool. If the project is approved, it could be completed by April or May, 2012.

There was general discussion among the Board concerning the need for the project. Director Jahadi asked if part of the equipment was still usable. He suggested that they only replace portions of the playscape. Curt Randa advised that there would be warranty issues if only part of the playscape was replaced. Their intent is to provide a neighborhood park that is equal or better than what currently exists.

A project matrix was completed for the project. The project scored 59 points, exceeding the matrix goal of 50 points.

MOTION: Director Wernecke made a motion to approve funding the Buttercup Creek Neighborhood Park Improvement Project located at 411 Twin Oaks Trail in an amount not to exceed \$100,000 from Community Enhancement funds and to authorize City Staff to set date for public hearing and to publish 60-day project notice. Director Jahadi seconded the motion. The motion passed unanimously, 7-0.

c. Elizabeth Milburn Park Improvement Project

- 1) Consider Acceptance Of Funding Elizabeth Milburn Park Basketball Court Shade Project Proposal - Curt Randa
- 2) Consider Authorization For Staff To Set Public Hearing Date And Publish 60-day Project Notice For Elizabeth Milburn Park Basketball Court Shade Project

Curt Randa made the presentation requesting funding for a project that would add a 6,270 square foot, eight post, fabric shade structure over the Milburn Park basketball court located at 1901 Sun Chase Boulevard. The project would include the engineered drawings, materials, and installation of

the new structure. The warranty is twenty years on the steel frame and ten years on the commercial fabric and Teflon stitching. The shade structure has a single hip roof. The proposed fabric shade is ninety-five (95) feet by sixty-six (66) feet and has a fifteen (15) foot eave height. Curt Randa advised that the benefits would include: 1) Protection from sun and light rain, 2) Increased court usage, 3) Multi-purpose usage for concerts, events, and activities, 4) Longer lasting court surface, and 5) Rental possibilities. The basketball court is in a high use area. He advised that the Parks and Recreation Advisory Board supported this funding request. He stated that it would provide added value to the park.

There was general discussion among the Board concerning the proposed project. There was concern that the height of the canopy was too low. Director Jahadi suggested that a more permanent structure be considered. Curt Randa advised that the fabric shade structure was cost effective. President Rice requested that Curt Randa provide additional information on the height necessary for a basketball court, structure durability, and warranty of the structure.

MOTION: Secretary Wood made a motion to table this item to the February 2012 meeting. Director Jahadi seconded the motion. The motion passed unanimously, 7-0.

D.2 Economic Development Projects

a. National Mortgage and Title Headquarters Incentive Project

- 1) Consider Acceptance Of Economic Development Incentive Project For National Mortgage and Title Headquarters (Phil Brewer, Economic Development Director)
- 2) Consider Authorization For Staff To Set Public Hearing Date And Publish 60-day Project Notice For National Mortgage and Title Headquarters Incentive Project

President Rice advised that this item had been pulled from the agenda.

b. Pecan Grove Economic Development Incentives Project

- 1) Consider A Request By Dennis McDaniel To Extend And Revise Terms Of The Performance Agreement For Economic Development Incentives As Related To Pecan Grove-SPVEF, L.P.'s Performance Obligation Terms And Dates

Dennis McDaniel updated the Board on the project. He has received comments from the City on the development process for the project. He requested that the Board extend and revise the terms of the Performance Agreement for this project. He advised that he was able to get a loan to build a 27,500 square foot building (up from 15,000 square foot proposed at the December 2011 meeting). He advised that the Economic Development staff had stated that a building larger than 20,000 square feet was more appropriate. He cited the economy as the cause for the delays and financing issues. Dennis McDaniel suggested that he build a total amount of 40,000 square feet in phases and that he receive reimbursement according to the percentage built. Charles Rowland, City Attorney, advised that he would need to review the contract with Phil Brewer, Economic Development Director. He suggested that a timeframe to build and a performance bond be included in any revision. He reminded the Board that a clawback was included in the Performance Agreement. Larry Holt, Economic Development Specialist, advised that the City still has a need for a building that is 25,000 square feet or larger. He advised that the second part of the contract could be revised to accommodate the lower square footage proposed by Dennis McDaniel.

There was considerable discussion among the Board concerning the square footage needing to be built. Several were concerned that the building size was being reduced from 40,000 square feet to 27,500 square feet. They were also concerned that the building would be rented to multiple tenants instead of a single user.

President Rice tabled this item and suggested that the Board go into Executive Session.

President Rice called up the Executive Session, Items E1 and E2 out of order. See Items E1 and E2.

D.3 Excuse Absences From 4B Board Meetings:

- a. Brian Rice From Board Meeting Of December 13, 2011

MOTION: Secretary Wood moved to excuse President Rice's absence from the Board Meeting of December 13, 2011. Director Burger seconded the motion. The motion passed unanimously, 6-0, with Director Harris having stepped away from the dais.

The Regular Session was recessed at 7:58 PM for the Executive Session.

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":
The Community Development Corporation (4B) Board convened into Executive Session at 8:04 PM.

E.1 EXECUTIVE SESSION:

- E.2 § 551.087 Consultation with Attorney Concerning Deliberations Regarding Economic Development Negotiations**
 a. Pecan Grove Economic Development Project
The Executive Session closed at 9:11 PM.

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.

- E.3 Reconvene Into Open Meeting And Consider Action, If Any, On Items Discussed In Executive Session**
The Community Development Corporation (4B) Board reconvened from Executive Session into Open Meeting at 9:12 PM.

Charles Rowland stated for the record that no action was taken on any item discussed in Executive Session.

President Rice called Item D.3 out of order. See Item D.3.

- F.1 LIAISON UPDATES / REPORTS None.**

G.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 December 22, 2011

Vice President Allen stated that the 4B project had passed.

- b. Director And Staff Comments

Duane Smith advised that there were three typos in the Strategic Plan handed out. He will correct and redistribute them next month.

- c. 4B Board Member Closing Comments

Director Wernecke advised that the Gateway/Entryway Sign subcommittee had met and four options were presented to them. They narrowed it down to one. At their next meeting, they will review three or four variations of the option they selected. Board members requested that the February meeting be moved from Tuesday, February 14th, to Wednesday, February 15th, 2012. Staff will confirm the availability of the Council Chambers.

- d. Board Member Request For Future Agenda Items.

Secretary Wood requested that the Milburn Park Shade Structure be included in next month's agenda since it was tabled earlier. Vice President Allen advised that the US 183 Corridor Enhancement

review/update should be ready by next month. Director Wernecke suggested that the Gateway/Entryway Sign Project be included in next month's agenda.

e. Designate Delegate to Attend Next Council Meeting on January 12, 2012 and January 26, 2012
Vice President Allen volunteered to attend the January 26, 2012 Council meeting. There are no 4B related items on the January 12, 2012 Council agenda.

Next Regular Scheduled 4B Meeting: Tuesday January 10, 2012 at 6:30 P.M. in the Cedar Park Public Library.

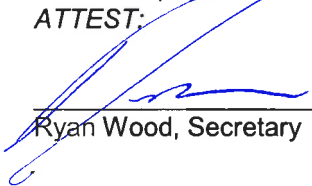
G.1 ADJOURNMENT
Meeting was adjourned at 9:22 PM.

PASSED AND APPROVED THIS 15th DAY OF February, 2012.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary

