



**CEDAR
PARK**

MINUTES

**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION**

Tuesday, January 14, 2020 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 checked="" type="checkbox"/> Ryan Wood, Place 6, President | <input checked="" type="checkbox"/> Dick Lewis, Place 2 |
| <input type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input checked="" type="checkbox"/> Kevin Harris, Place 4 | <input checked="" type="checkbox"/> Lance Gunn, Place 7 |
| <input checked="" type="checkbox"/> Mark Ayotte, Place 5 | | |

AGENDA

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

President Wood called the meeting to order at 6:30 p.m. noting that a quorum was present

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.)

Karen Wind, Cedar Park Citizen wanted to thank the Board for their work, especially in making sure they stay in line with the adopted master plans of the City. She is hoping that a Parks Master plan will be updated, especially Lakeline and Town Center and that the City will discuss any changes in plans with the public. The Master plans are how the public expresses their priorities, so she wants to thank the Board for keeping those plans in mind.

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.)

None

A.4 Board Members' Opening Comments.

President Wood welcomed everybody back. Director Lewis mentioned that he attended the annual Texas Economic Development Sales Tax Workshop. The workshop was very informative and he encourages Board members to attend next time.

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 4th Quarter Report And Year-End Financial Report For FY 2019 (Chad Tustison, Assistant Director Finance)

Chad Tustison, Assistant Director of Finance, presented to the Board the year-end financial report and 4th Quarter report for FY2019. He explained that the numbers are preliminary pending a Finance audit, but he doesn't expect the numbers to change very much. He went over the total revenue and expenses for FY19, the sales tax collections, sales tax collection history, expenses through the 4th Quarter, summary of funds (including savings adjustments) and the ending available fund balance summary.

Director Harris asked how the fund balance was determined. President Wood explained that the fund balance was determined by the Board and City Staff. Chad Tustison added that the fund balance is two months of sales tax and 1 year of debt service. Director Harris liked that there was a formula to this fund balance and that there is some methodology behind this number.

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 12, 2019 Regular Called Meeting.
Director Lewis motioned to approve item C.1 as presented. Director Ayotte seconded the motion and it passed with a 5-0 vote.

PUBLIC HEARINGS

- D.1 Conduct Public Hearings On The Following Projects:
Fran Irwin, Director of Community Affairs, explained to the Board that the Public Hearing is the second part of the requirement for these projects that were already discussed by the Board back in July 2019. The public notices were filed in November 2019 and this public hearing will finalize the process of approval. City staff is available to answer any questions on these projects as well.

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

- 1) A Request For Funding For Lakeline Park Phase 1 Project In An Amount Not To Exceed \$1,000,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 2) A Request For Funding Of The Bell Redevelopment Project In An Amount Not To Exceed \$1,720,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 3) A Request For Funding For Bell Boulevard Park Planning In An Amount Not To Exceed \$300,000.

No public comment

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

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

- 1) A Request 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.

President Wood reminded the Board that this project is tied to Economic Development as well, but they placed this in the Community Enhancement category since a trail connection would be considered a benefit to the community. No further questions from the Board.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 2) A Request For Funding For The Design And Installation For Replacement Of Pole Mounted Street Signs In An Amount Not To Exceed \$150,000.

Director Harris asked for clarification on this project. President Wood explained that this project is specifically for Pole Mounted Street Signs in the City, not to be confused with a Historical Community Enhancement program that has a pole sign program to update historical/monument signage.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 3) A Request For Funding For The Design And Construction Of A Right Turn Lane On South Bound Bell Boulevard At West Bound Cypress Creek Road In An Amount Not To Exceed \$400,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 4) A Request For Funding 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.

President Wood let the Board know that the Bonds passed for this project and thanked City staffed for working with other groups to get funding.

Director Harris asked who would have ultimate say in the location of this project. Kimberley Reese, Project Manager, explained to the Board that it will be multiple entities, such as Wilco, TXDOT and the YMCA, that will have input on this project and they are conducting a feasibility study on possible crossing locations. Director Harris asked if the trail might be at the YMCA property line, and Kimberley Reese explained that they are still conducting a feasibility study, but they do anticipate the trail being in that section. The Trail will tie into Lakeline Park and the trail on the other side by the YMCA. No further questions from the Board.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 5) A Request For Funding Of Improvements To The Veterans Dog Park In An Amount Not To Exceed \$100,000.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

- 6) A Request For Funding For Engineering And Related Services For The Brushy Creek North Fork Trail In An Amount Not To Exceed \$500,000.

President Wood asked if there were any other funding on this project and to explain where this trail is. Kimberley Reese, Project Manager explained that there was Federal funding for this project for construction, etc and that this amount requested would pay for the soft costs, such as preparing for construction, designing, engineering, etc. This trail is by SE Corner of Parmer and 1431. No further questions from the Board.

President Wood opened the Public Hearing.

No public comment

President Wood closed the Public Hearing

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 § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter:

a. The Bell Boulevard Redevelopment Project.

b. The Indigo Ridge North Project.

F.2 Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property.

a. The Bell Boulevard Redevelopment Project.

F.3 Section § 551.087 Deliberation Regarding Economic Development Negotiations.

a. The Bell Boulevard Redevelopment Project.

b. The Indigo Ridge North Project.

The 4B Board convened into Executive Session at 7:00 P.M.

OPEN MEETING

***The Community Development Corporation (Type B) Board reconvenes into Open Session at 8:00 p.m.
No action was taken on items from the Executive 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.

President Wood thanked the Board and City staff.

Next Regular Scheduled Board Meeting Tuesday, February 11, 2020 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

H.1 Adjournment.

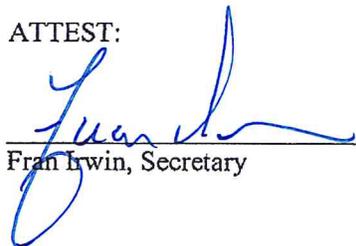
The meeting adjourned at 8:02 P.M.

PASSED AND APPROVED THIS THE 11th DAY OF FEBRUARY 2020.



Ryan Wood, President

ATTEST:



Fran Erwin, Secretary