



**REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, September 8, 2020 at 6:30 p.m.**

BY FREE-OF-CHARGE VIDEO CONFERENCE ONLY

***IN THE INTEREST OF PUBLIC HEALTH & SAFETY
PLEASE DO NOT COME TO THE CITY HALL CAMPUS***

Link for the Meeting: <https://mtg.cedarparktexas.gov/TypeB>

Event Password: CedarPark2020

United States Toll Free: 1-844-992-4726

Access Code / Event Number: 126 691 2909

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"/> Barbara Shaffer, Place 2 |
| <input type="checkbox"/> Mark Ayotte, Place 5 | <input type="checkbox"/> Kevin Harris, Place 4 |
| | <input type="checkbox"/> Lance Gunn, Place 7 |

AGENDA

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.
- A.2 Public 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 Board Members' Opening Comments.

STAFF REPORTS
(DISCUSSION ONLY)

- B.1 3rd Quarter Financial Report For FY 2020. (Kent Meredith, Director Finance)

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.

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 August 11, 2020 Regular Called Meeting.

PUBLIC HEARINGS

- D.1 Conduct A Public Hearing Regarding A Proposed Corridor Enhancement Sign Removal And Replacement Program Project For Dave's Ultimate Automotive Located At 1403 W. Whitestone Boulevard In Cedar Park, Texas In An Amount Not To Exceed \$20,000.

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- E.1 Consider Amendment To CDC-R-19-005 Sidewalk And Pedestrian Improvements Phase 5 Project.

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, October 13, 2020 At 6:30 P.M.** Location To Be Determined.

- 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

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.

(Type B) Corporation Board. Separate agenda items may be combined and discussed together at the discretion of the Chair.

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.

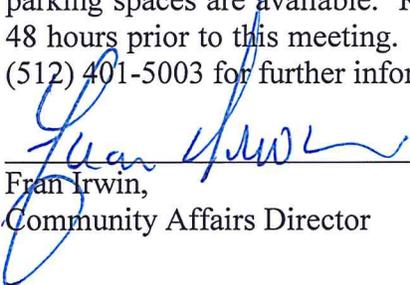
CERTIFICATE

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:

SEP 4 2020 AM 9:59

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: _____

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 8, 2020

Item/Subject: 3rd Quarter Financial Report for FY 2020

Initiating Dept.: Staff

Commentary:

Kent Meredith, Finance Director will present the 3rd Quarter Financial Report.



COMMUNITY DEVELOPMENT CORPORATION

CONSENT AGENDA ITEM C.1

September 8, 2020

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

Initiating Dept.: Staff

Commentary:

C.1 Approval Of The Minutes Of The August 11, 2020 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.



MINUTES

REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday, August 11, 2020 at 6:30 p.m.

BY FREE-OF-CHARGE VIDEO CONFERENCE ONLY

BOARD OF DIRECTORS

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Tom Moody, Place 1 | <input checked="" type="checkbox"/> Ryan Wood, Place 6, President | <input checked="" type="checkbox"/> Barbara Shaffer, Place 2 |
| <input checked="" type="checkbox"/> Ginger Goodin, Place 3 (V.P.) | <input checked="" type="checkbox"/> Kevin Harris, Place 4 | |
| <input checked="" type="checkbox"/> Mark Ayotte, Place 5 | <input type="checkbox"/> Lance Gunn, Place 7 | |

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 Public 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.)

None

A.3 Board Members' Opening Comments.

President Wood welcomed everybody to the meeting

STAFF REPORTS
(DISCUSSION ONLY)

B.1 No Items Scheduled.

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 July 14, 2020 Regular Called Meeting.

Director Goodin motioned to approve the Consent Agenda as presented. Director Shaffer seconded the motion and it passed with a 5-0 vote with one abstained.

PUBLIC HEARINGS

D.1 No Items Scheduled.

None

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

E.1 Consider A Corridor Enhancement Sign Removal And Replacement Program Application From Dave's Ultimate Automotive In An Amount Not To Exceed \$20,000 For Sign Removal And Replacement At 1403 W. Whitestone Boulevard in Cedar Park, Texas And Authorize Staff To Set A Public Hearing Date. (Fran Irwin, Director Community Affairs)

Frain Irwin, Director of Community Affairs summarized the project and the applicant was present to answer any questions from the Board. President Wood updated Director Shaffer on the background on the sign removal and replacement projects and reminded the Board that funding for this project will be coming out of the FY21 budget.

Director Shaffer motioned to approved item E.1 as presented. Director Harris seconded the motion and it passed with a 6-0 vote.

E.2 Consider Election Of The Community Development (Type B) Corporation Board Officers For 2020-2021.

- a. President.
- b. Vice President.

- c. Secretary.
- d. Treasurer.

Frain Irwin, Director of Community Affairs explained that the Board will elect a President and Vice President. The positions of Secretary and Treasurer are held by City Staff. A Board Member can hold the position for two terms.

Director Goodin motioned for Ryan Wood to be President. Director Harris seconded the motion and it passed with a 6-0 vote.

Director Harris motioned for Ginger Goodin to be Vice President. Director Moody seconded the motion and it passed with a 6-0 vote.

E.3 Consider Applications For Newly Proposed Project/Programs Submitted For Fiscal Year 2020-2021 Community Development Corporation Funding Consideration, Including:

a. Economic Development - \$1,400,000.

- 1) Consider A Project Proposal For Funding Project August An Economic Development Project In An Amount Not To Exceed \$1,400,000.

b. Transformational Projects - \$3,190,000.

- 1) Consider A Project Proposal For Funding The Development Of A City Park Within The Bell Boulevard District In An Amount Not To Exceed \$3,000,000.
- 2) Consider A Project Proposal For Funding A Lime Creek Quarry End Of Mining Plan In An Amount Not To Exceed \$190,000.

Chris Copple, Director of Planning and Development shared a presentation on this redevelopment project and more details for next steps. This is 3 years worth of next steps and year 1 will start in FY21. They may need additional funding in the next coming years depending on what occurs during surveys and determining the scope.

c. Community Enhancements - \$1,235,000.

- 1) Consider A Project Proposal For Funding Project August An Economic Development Project In An Amount Not To Exceed \$600,000.
- 2) Consider A Project Proposal For A Tennis Court Security Upgrade Project In An Amount Not To Exceed \$15,000.
- 3) Consider A Project Proposal For A Citywide Fiber Connectivity Project In An Amount Not To Exceed \$250,000 in FY 2021 and \$250,000 In FY 2022.

Jim Honn, Director of Information Services was available to answer additional questions from the Board. He went over the proposed fiber runs and informed the

Board that the requested amount for FY21 will probably take care of series 1-3 out of 5 fiber runs and the rest will be for FY22.

- 4) Consider A Project Proposal For A Corridor Enhancement Sign Removal And Replacement Program In An Amount Not To Exceed \$50,000.
- 5) Consider A Project Proposal For A Traffic Signal Construction Project At Cottonwood Creek Trail And Medical Parkway In An Amount Not To Exceed \$320,000.

Stephen Hanuscin, Assist. Dir. of Public Works shared a presentation and was available to answer any additional questions the Board had about this project. He went over sight distance on intersections, traffic signal warrants (traffic volumes), and the cost of traffic signal construction.

- E.4 Consider A Community Development (Type B) Corporation Budget Recommendation For Fiscal Year 2021 As Presented. (Kent Meredith, Director of Finance)

Kent Meredith, Finance Director went over the FY21 budget and noted a change since the last meeting. Finance reduced the staff support & board development budgeted expenditures. He also went over the projected revenue and expenses for FY21, sales tax collections history, sales tax projections, projects by strategic goals, proposed budget summary and ending available fund balance summary.

A few Board members expressed that they did not want to dip into the reserve balance, discussed certain line items in the budget and had a general open discussion about the budget and cost savings.

Director Goodin motions to approve Item E.4 as presented with the exception of the Project Proposal For A Traffic Signal Construction Project At Cottonwood Creek Trail And Medical Parkway In An Amount Not To Exceed \$320,000. Director Ayotte seconded the motion and it passed with a 6-0 vote.

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

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 wanted to thank City Staff for their work on putting together these projects and the budget and wants to make sure that City Council understands the thought process of 4B during budget discussions. Also, might need to revisit our strategic framework to make sure 4B is still in line with City Council and their goals.

President Wood agreed with Director Goodin and mentioned that they would like to continue having joint meetings with City Council for next year.

Next Regular Scheduled Board Meeting **Tuesday, September 8, 2020 At 6:30 P.M.** Location To Be Determined.

H.1 Adjournment.

This meeting adjourned at 8:15 P.M.

PASSED AND APPROVED THIS THE 8th DAY OF SEPTEMBER 2020.

Ryan Wood, President

ATTEST:

Fran Irwin, Secretary



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM D.1

September 8, 2020

Item/Subject: Public Hearing

Initiating Dept.: Staff

Commentary:

Board to Conduct a Public Hearing for Dave's Ultimate Automotive Sign Removal and Replacement project in an amount not to exceed \$20,000 as listed on the Agenda. This is a Public Hearing per Notice Published on August.

The applicant will be present to respond to questions.

As this item is listed for public comment, no Board Action is necessary.



COMMUNITY DEVELOPMENT CORPORATION

AGENDA ITEM E.1
September 8, 2020

Item/Subject: Consider Amendment to Sidewalk and Pedestrian Improvements Phase 5

Initiating Dept.: Tom Gdala, Senior Engineering Consultant

Commentary:

Sidewalk Gap Closure Program: Phase 5 Project –

This item is to request Community Development Corporation Type B Board approval to remove sidewalk locations from the Phase 5 Project and replace those locations with other locations with less cost and unresolved conflicts at this time. Two locations are intended to be deferred to a future phase, or possibly even to a Capital Improvement Project (CIP), and one location to be completed by a developer. Two locations have been completed with the Phase 4 Sidewalk Project.

Background and Proposed Amendment Details:

The Type B Board approved a budget of \$350,000 for the Phase 5 Sidewalk Project (Phase 5) in early 2019. Staff initially presented the following gap locations intended to be completed with Phase 5:

1. Blockhouse Drive: East side north of New Hope to Creek Run Drive
2. Bell Blvd: West side from Walton Way to New Hope Drive
3. Bell Blvd: West side from Discovery Blvd to Whitestone Blvd
4. New Hope Spur: West side from New Hope Drive fronting two lots
5. Park Street Ramps At Lynnwood
6. Park Street Ramps at Gupton Way
7. Brushy Creek Road: Close gaps between Blue Ridge Parkway to Buffalo Drive
8. Cluck Creek Road: West side from Cypress Creek Road to existing sidewalk on Rambling Trail
9. Old Mill Road: two locations west of Lakeline Blvd
10. Lakeline Blvd: East side near Riviera Drive
11. Lakeline Blvd: West side south of Old Mill Road.

Staff is requesting concurrence from the Type B Board to:

Remove #1 – Blockhouse Drive: This location will be constructed by the developer of future development along this tract. This section was estimated to cost \$105,000 to construct. There is new developer interest in developing this tract, and the developer will complete the sidewalks on both sides of Blockhouse Drive when the development occurs.

Defer #2 – Bell Blvd from Walton Way to New Hope Drive: This location is recommended for deferral due to the expected high cost with the unanticipated scope of needed drainage accommodations, potential ROW acquisitions and driveway reconstruction. Completing this sidewalk is likely to cost several hundred thousands of dollars. Due to the size and scope of the project, and since it is along a state roadway, it may qualify for federal or state funding when those funds become available.

(Both #1 and #2 on this list were presented to Type B in 2018 as having potential for removal/deferral due to anticipated high cost.)

Defer #3 – Bell Blvd from Discovery Blvd to Whitestone Blvd: Constructing a sidewalk within this location will impact parking and access for the existing furniture store, and potentially expose pedestrians to an existing parking/circulation risk that was not fully accounted for. Development of a sidewalk at this location will require further coordination with the property owner, and to develop alternatives. With the current Coronavirus situation, staff determined that this process would be best handled in the future.

Remove #12 – West side of Lakeline south of Old Mill Road. This project location was completed with Phase 4 using remaining Phase 4 funding. The Phase 4 project utilized a Field Engineering process intended to allow for adding or removing locations as determined to be most cost effective and feasible under the current budget.

Remove # 7 – Park Street ramps at Gupton Way. Also completed with Phase 4.

Adding Locations:

New: Ronald Reagan Blvd: West side north of Whitestone Blvd between the gas station and Zaxby's Restaurant. Short gap. Carryover location from Phase 4 due to cost associated with utility and driveway slope complexities.

New: Lakeline Blvd: West side north of Continental Pass up to Mason Elementary School. This is an approximate 565 linear feet of a 6' wide sidewalk. The City was expecting development to occur and provide this remaining gap, though the timing of this gap is still unknown.

New: Hatch Road at Spiderlilly View: Northwest corner. Connect an old gap of approximately 400' of 4' wide sidewalk from when the subdivision was first constructed.

New: 20' sidewalk gap between Lynnwood Trail and Lollipop Lane cul-de-sac. Simple connection between two sidewalks near one another.

New: Add two ramps on Ryan Jordan at Allison Way – inadvertently omitted with subdivision phasing.

New: Remove one ramp from Gaspar Bend at Erika Kaitlin Lane – inadvertently added on one side during subdivision phasing. Crossing already exists on south side of intersection. Ramp not needed or desired.

New: Add pedestrian ramps to the all-way stop intersection of Pagedale Drive at Autumn Fire Drive.

New: Add pedestrian ramps and crosswalk striping at the all-way stop intersection of Lynnwood Trail at Darkwoods Drive.

Pending remaining funding, additional small locations could be added. Staff plans to come back to the Type B Board with an update on the Phase 5 Project once construction begins, and to propose any additional locations if funding is anticipated to remain.

Design and Inspection services will have an estimated cost of up to \$70,000, which leaves a construction budget of \$280,000. The revised construction cost estimate with these mentioned replacement locations is \$279,000, which is just under the construction budget limit. This construction estimate includes a 12.5% contingency.

Summary of proposed revised locations for Sidewalk Gap Closure Program – Phase 5 Project

1. New Hope Spur: West side north of New Hope Drive fronting two lots
2. Ronald Reagan Blvd: West side to connect short gap just north of Whitestone Blvd
3. Brushy Creek Road: complete sidewalk gaps between Blue Ridge Parkway and Buffalo Drive
4. Cluck Creek Road: West side from Cypress Creek Road to existing sidewalk on Rambling Trail
5. Old Mill Road: two locations west of Lakeline Blvd, one on each side of road
6. Lakeline Blvd: East side near Riviera Drive
7. Lynnwood Trail ramp relocations on south side of Park Street
8. Lynnwood Trail to Lollipop Lane connection.
9. Lakeline Blvd: West side south of Mason Elementary
10. Hatch Road: East side north of Spiderlily View
11. Ramps on Ryan Jordan at Allison Way
12. Ramps on Pagedale Drive at Autumn Fire Drive
13. Ramps on Lynnwood Trail at Darkwoods Drive
14. Remove one ramp from Gaspar Bend at Erika Kaitlin Lane

Engineering staff requests Community Development Corporation Board Member concurrence to proceed with these 14 locations listed above – to be constructed with the Phase 5 Project of the City’s Sidewalk Gap Closure Program. And thank you for your continued support and funding.