

MINUTES

REGULAR CALLED MEETING OF THE
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)

Tuesday, May 8, 2012 at 6:30 PM

Cedar Park Council Chambers, 450 Cypress Creek Road, Building 4, Cedar Park, TX 78613

BOARD MEMBERS

- | | | |
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| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input type="checkbox"/> President Brian Rice, Place 5 | <input checked="" type="checkbox"/> Vice President John Allen, Place 4 |
| <input checked="" type="checkbox"/> David Scott Burger, Place 2 | | <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 |
| <input checked="" type="checkbox"/> Kevin Harris, Place 3 | | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |

- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:34 PM by Vice President Allen noting that a quorum was present. President Rice was absent.
- A.2 Consider Approval of the April 10, 2012 Regular Called 4B Board Meeting Minutes
MOTION: Secretary Wood made a motion to approve the April 10, 2012 Regular Called 4B Corporation meeting minutes as provided. Director Burger seconded the motion. The motion passed as follows:
Yes: Allen, Wood, Burger, Harris, Jahadi
Abstain: Wernecke
Absent: Rice
- A.3 Citizen Communications. *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. 4B May Respond With Factual Information.)*
Craig Oveson requested that the Board explore the idea of a live butterfly exhibit. He advised that he is experienced and would be willing to help.
- A.4 Board Members' Opening Comments.
Director Jahadi stated that he was excited about the new City Council Chambers.
- A.5 Presentation **(None)**
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector, Budget Manager
a. Report On Sales Tax Revenues, Expenditures, and Fund Balance
Aaron Rector advised that his update was for the second quarter (October 2011 through March 2012). The sales tax revenue was 9.6% higher than budget. He advised that there has been steady growth. The City collected 10.8% more than they had at the same time in Fiscal Year 2011. Secretary Wood complimented Aaron Rector on the way the data was presented.

Vice President Allen advised that Items D.3.a and D.3.b had been pulled from the Agenda.

Vice President Allen called Items B.2.a through B.2.c up together.

- B.2 Parks Project Report, Curt Randa, Parks Director
a. Current Neighborhood Parks Projects
b. Brushy Creek Sports Park (BCSP) Irrigation Improvements Project
c. Tree Replacement Program (Jahadi)
Curt Randa, Parks Director, advised that Buttercup Creek Park should be completed by the end of next week. Quest Village Park is underway. The new feature installation will provide added

value to the park. It should be complete prior to Memorial Day weekend. The Brushy Creek Sports Park Irrigation Project is substantially complete. It should be finished by May 18th. Vice President Allen stated that he appreciated that the work was mindful of the joggers. Secretary Wood asked if they can track the usage. Curt Randa replied that they could and that they would promote this project as an educational opportunity. He also advised that the work was accomplished due to pumps and motors division, streets division, and parks department all working together. He advised the Board that nothing had been defined on the Tree Replacement Program yet. They are getting a legal decision on it. There was discussion among the Board concerning handicap accessibility and signage at the parks. Curt Randa advised that he will be bringing project proposals next month for consideration in the Fiscal Year 2012-13 budget.

B.3 Transportation Report (NONE)

C.0 PUBLIC HEARING

C.1 Consider Acceptance Of Funding For Building Materials Corporation (BMC) Roadway Extension Project Proposal In An Amount Not To Exceed \$250,000.

Duane Smith, Tourism and Community Development Manager, 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

D.1 Consider Amending Reimbursement For Corridor Enhancement Project #11 (Corcoran Project)

Duane Smith advised that the final invoices had been received from the applicant and they exceeded the amount approved by the Board (\$30,397.00). The final total eligible costs were \$42,102.76 and the amount eligible for 4B reimbursement was \$31,577.05. The difference was \$1,180.05. Staff recommended that the Board authorize final payment in the revised amount of \$31,577.05 as submitted by the applicant.

MOTION: Secretary Wood made a motion to approve final payment in the revised amount of \$31,577.05 for the Corcoran Project. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

D.2 Consider Request To Amend And Extend The Economic Development Incentive Agreement For The Pecan Grove Development Project (Dennis McDaniel)

Dennis McDaniel addressed the Board and requested that they modify and extend the incentive agreement. He provided background on the project and stated that there had been difficulties in getting financing. The project is now called Scottsdale Crossing instead of Pecan Grove. It will be done in two phases. He has a loan commitment from Texas Capital Bank.

There was much discussion among the Board concerning the modification and extension of the incentive agreement. Phil Brewer, Economic Development Director, advised that they were comfortable with reducing the square footage to 27,500 as the City still has a need for space and it will draw interest. He stated that Dennis McDaniel could prove the ability and commitment to make Scottsdale Crossing a reality. The Economic Development staff recommended granting a twelve month extension and amending the incentive agreement on a pro-rata basis for the second part of the agreement. Phil Brewer advised that it would extend Phase 2 of the agreement to June 2013.

MOTION: Director Harris made a motion to authorize extending the Economic Development Incentive Agreement for the Scottsdale Crossing Project (formerly known as Pecan Grove) for twelve months with payment upon the completion of 27,500 square foot building. Director Burger seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

- D.3 Consider Project Proposal To Reallocate Internally Lighted Street Name (ILSN) Phase II Community Identification Funds To Phase III For Ground Mounted Street Name Signs. (Tom Gdala)
- Consider Acceptance Of Funding The Allocation Of Community Identification Funds To Provide For The Implementation Of Phase III For Ground Mounted Signs
 - Consider Authorization For Staff To Set A Public Hearing Date And Publish The 60-day Project Notice For The Reallocation Of Community Identification Funds To Implement Phase III For Ground Mounted Signs Project

Vice President Allen pulled Items D.3 a through D.3.b earlier in the agenda.

Vice President Allen called Items D.4.a and D.4.b up together.

- D.4 Economic Development Incentive Project To Provide A Roadway Extension Project For Building Materials Corporation (BMC) In The Amount Of \$250,000. (Larry Holt, Economic Development Specialist)
- Consider Authorization For the 4B Board President To Execute the Project Agreement For BMC Roadway Extension Project An Amount Not To Exceed \$250,000
 - Consider Authorization For the 4B Board President To Execute The Resolution Recommending Funding to City Council For BMC Roadway Extension Project.

Larry Holt advised that this project was approved at the April 10th meeting. It will provide key safety by providing a secondary access.

MOTION: Secretary Wood made a motion to authorize the 4B Board President to execute the Project Agreement for Building Materials Corporation (BMC) Roadway Extension Project in an amount not to exceed \$250,000 and to authorize the 4B Board President to execute the Resolution recommending funding to City Council. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, 1 absent.

Vice President Allen called Items D.5. a through D.5.c up together.

- D.5 Consider Recommendation Regarding Gateway Sign Selection (Darwin Marchell, Engineering Director)
- Review results of Public Input
 - Recommendation to City Council Regarding Preferred Design
 - Discussion Of Site Selection Process

Darwin Marchell, Engineering Director, presented the two designs provided for the public input phase of the Gateway Sign Project. The public was able to vote by paper ballot and on the web. Option A, Traditional Design, received 832 votes and Option B, Contemporary Design, received 765 votes. He requested that the Board make a recommendation to Council based on the tabulated results of citizen input. Mark Baker, consultant, advised that the estimated cost of construction would be \$75,000 each. He advised that the next steps in the process would be: 1) recommendation to City Council at the May 24, 2012 meeting, 2) City Council selection of preferred option; and 3) Reconvene committee to determine locations of gateway signs.

MOTION: Secretary Wood made a motion to recommend Option A to City Council regarding the Gateway Sign Selection. Motion died due to lack of a second.

There was much discussion among the Board as several of the members preferred Option B. Directors Jahadi and Wernecke both stated that they preferred Option B. Director Harris stated that the percentage of votes was too close (52% for Option A, 48% for Option B).

MOTION: Director Jahadi made a motion to recommend Option B to City Council regarding the Gateway Sign Selection. Director Wernecke seconded the motion. The motion passed as follows:

**Yes: Jahadi, Wernecke, Harris, Burger
No: Wood, Allen
Absent: Rice**

- D.6 Consider Setting Time And Date For Special Called Budget Workshop
- Review of 2012-2013 Budget Development Schedule
 - Consider Setting Date For Budget Workshop

Duane Smith advised that he had worked with Aaron Rector on the budget development schedule. The submissions are due June 1st. The goal for the final budget recommendation would be by mid-July. He suggested that the 4B Budget Workshop be held June 20th in the Multi-Purpose Room in Building 3 of the City Hall Complex. He suggested that the Board approve categories (with potential projects included) as they have done in previous years.

The members advised that they would be able to attend a budget workshop on June 20th.

D.7 Excuse Absences From 4B Board Meetings.

a. Board Member Audrey Wernecke From April 10th, 2012 Meeting

MOTION: Secretary Wood moved to excuse Director Wernecke's absence from the Board Meeting of April 10, 2012. Director Jahadi seconded the motion. The motion passed unanimously, 6-0, 1 absent.

E.1 LIAISON UPDATES / REPORTS **None.**

F.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 April 12, 2012 and April 26, 2012.

There were no items related to 4B on the agendas.

b. Director And Staff Comments **None.**

c. 4B Board Member Closing Comments

Director Wernecke stated that she loved the new Council Chambers and City Hall Complex. Director Harris suggested advertising the Brushy Creek Sports Park irrigation project and tying it back to "buy local".

d. Board Member Request For Future Agenda Items. **None.**

e. Designate Delegate to Attend Next Council Meetings on May 10, 2012 and May 24, 2012.


There are no 4B related items on the May 10th Council agenda. Director Jahadi and Director Wernecke will attend the May 24th meeting.

Next Regular Scheduled 4B Meeting: Tuesday, June 12, 2012 at 6:30 P.M. in the Cedar Park Council Chambers at 450 Cypress Creek Road, Building 4.

G.1 ADJOURNMENT

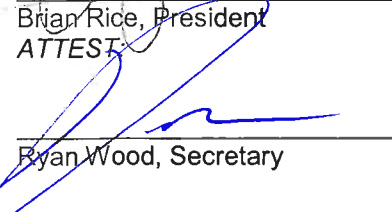
Meeting was adjourned at 8:04 PM.

PASSED AND APPROVED THIS 12TH DAY OF JUNE, 2012.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary