

MINUTES

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

Tuesday, June 12, 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 type="checkbox"/> President Brian Rice, Place 5 | <input checked="" type="checkbox"/> Vice President John Allen, Place 4 |
| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 |
| <input type="checkbox"/> David Scott Burger, Place 2 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |
| <input checked="" type="checkbox"/> Kevin Harris, Place 3 | |

- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:35 PM by Vice President Allen noting that a quorum was present. President Rice and Director Burger were absent.
- A.2 Consider Approval of the May 8, 2012 Regular Called 4B Board Meeting Minutes
MOTION: Secretary Wood made a motion to approve the May 8, 2012 Regular Called 4B Corporation meeting minutes as provided. Director Jahadi seconded the motion. The motion passed unanimously, 5-0, with 2 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.)*
The following spoke in support of improving the BMX Park in Milburn: 1) Shawn Shoffstall, 2) Reese Brown, 3) Carl Woodby, 4) T. J. Aliani, 5) Nick Fitzpatrick, 6) Parker Jones, 7) Cameron Roberts, 8) Hunter Callaway, 9) Michael Woodby, 10) Connor Foster, 11) Kristopher Siddal, 12) Sigurd Weese, and 13) Kameron Siddal.
- A.4 Board Members' Opening Comments.
Director Jahadi stated that it was nice to see so many involved in the process. Secretary Wood told them that this is how change happens and he thanked them for their efforts. Vice President Allen commended them for involving themselves in the process and stated that this was the same way the skate park started. Director Harris suggested that they consider other resources also. Director Wernecke stated that she was pleased with the turn-out.
- A.5 Presentation (None)
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector, Budget Manager
a. Report On FY 2012-2013 Projected 4B Revenues, Expenditures, and Fund Balance
Aaron Rector, Budget Manager advised he had no formal presentation. The revenues are ten percent above budget and he anticipates that they will stabilize at five percent above budget by the end of the fiscal year.
- B.2 Parks Project Report, Curt Randa, Parks Director
a. Update on Brushy Creek Sports Park Irrigation Project
Curt Randa, Parks Director, advised that the Brushy Creek Sports Park Irrigation Project was completed due to departmental cooperation. He had received a cost share of approximately one-half of the costs from the Lower Colorado River Authority (LCRA). The reuse project will save thousands of gallons of water from going through the system.
- B.3 Transportation Report (NONE)

C.0 PUBLIC HEARING - NONE.

D.0 DISCUSSION AND POSSIBLE ACTION

D.1 Consider Applications For Proposed Projects/Programs Requested For 2012-2013 Fiscal Year Community Development Corporation Budget

Duane Smith, Tourism and Community Development Manager, advised that 4B received more applications for funding this year than in past budget years. The project applications submitted total \$3.2 million. Eight formal projects and one informal project (no funding requested at this time) were submitted. The budget workshop has been scheduled for next Wednesday.

a. Unspecified Category – Planning And Development Services

1) Consider Presentation For Potential For Future Funding Request. (Rawls Howard)

Rawls Howard, Planning and Development Services Director, addressed the Board. He advised that redevelopment has been a topic for the past several years. The Planning Department is currently working on the redevelopment of the US 183 corridor. The data collection is focusing on the structure conditions and value of the private properties. The Comprehensive Plan process will take about 1½ years to complete. They would like to create an entertainment district in the area around the Cedar Park Center to encourage investment. He advised that he would like to continue communication between the 4B Board and Planning and Zoning Commission. He did not ask for funding at this time, but wanted to brief the Board and discuss the potential for future funding opportunities. There was general discussion among the Board concerning the timetables, City vision, and policy development. No action was taken on this item.

b. Economic Development

1) Consider Funding For Potential Economic Development Incentive Projects In An Amount Of \$1,500,000 (Phil Brewer/Larry Holt)

Larry Holt, Economic Development Specialist, advised that they were requesting \$1,500,000 for Economic Development projects. He advised that he would provide more detail at the workshop. There was general discussion among the Board concerning the amount of funding requested, trends, leads and inquiries, and amount of funds spent this fiscal year. No action was taken on this item.

c. Community Enhancements

1) Consider Funding The Revised US 183 Corridor Enhancement Program In The Amount of \$100,000 (Duane Smith)

Duane Smith advised that \$100,000 has been budgeted for the past two budgets. None of the funds were spent in Fiscal Year (FY) 2010-2011. A total of \$32,000 was spent in FY 2011-2012. The funding request for FY 2012-2013 includes the pole sign replacement program along with the revised Corridor Enhancement Program. He suggested that some of the funds be spent to revise/update the application. He provided a complete list of the roads included in the Corridor Overlay for the Board to review. He advised that they may want to be selective as to which roads to include. There was general discussion among the Board concerning moving forward with the program and funding needed for marketing. No action was taken on this item.

2) Consider Funding The Neighborhood Park Improvement Program For Improvements In Three Community Parks And Two Neighborhood Parks In The Amount of \$300,000 (Curt Randa)

Curt Randa made the presentation to the Board. He advised that the FY 2012-2013 Park Improvement Program would include funding for two playscape replacements (\$150,000), two shade structures (\$75,000), BMX improvements feasibility study (\$50,000), and a new community garden (\$25,000). The two parks under consideration for playscape replacements are Heppner Bend Park and Buttercup Creek Park. Brushy Creek Sports Park and Cedar Bark Park (located within Veterans Memorial Park) are in need of shade structures. The Milburn Park BMX feasibility study would provide the following information: level of service, needs assessment,

public input, concept drawings and cost estimates. The community garden is proposed for Veterans Memorial Park. The 10,000+ square foot garden would include 36 to 40 rental plots. The garden would be fenced, visible, and close to parking. Irrigation would be available. Director Jahadi asked about planting trees at the dog park instead of installing shade structures. Curt Randa advised that there was opportunity for both. No action was taken on this item.

Vice President Allen called up Items D1c3, D1c4, D1c5 and D1d1 up together. See each Item.

- 3) Consider Funding The Main Street At New Hope Drive Intersection Improvements In An Amount Of \$298,705 (Tom Gdala)

Tom Gdala, Transportation Planner, made a presentation on this item. He advised that the improvements would make this a better functioning intersection. The improvements would include adding a right turn lane on east bound New Hope Drive, adding left turn and right turn lanes on northbound Main Street, and adding a right turn lane on southbound Blockhouse Drive. No action was taken on this item.

- 4) Consider Funding The Cedar Park Sidewalk Gap Closure Project Phase 2 In An Amount Of \$100,000 (Tom Gdala)

Tom Gdala advised that this would be a continuation of the existing program. The current projects are 98% complete. He requested funding for three more projects: 1) Buttercup Creek Boulevard at US 183 (1500 feet west of US 183 along shopping center), 2) Discovery Boulevard across CapMetro Rail (both sides – 400 linear feet with new ramps and drainage), and 3) Treeline Drive east of Lakeline Boulevard (550 linear feet gap fronting City property used as water detention and parkland). Director Jahadi asked why these were not included with the previous projects. Tom Gdala advised that there was not enough funding to include these projects. No action was taken on this item.

- 5) Consider Funding Local Share For CAMPO Sidewalk Gap Closure (On RM 1431) Project In An Amount Of \$78,000 (Tom Gdala)

Tom Gdala advised that the funds would provide the City's local share for a \$390,000 CAMPO funded project. The CAMPO project will install 1200 linear feet of sidewalk with a 120 foot pedestrian bridge on RM 1431 between Discovery Blvd and 183A on the north side. The sidewalk connects Town Center with 1890 Ranch area. The City applied to receive \$312,000 (80%) federal funds for this project. The City local share would be \$78,000. The City is responsible for the waterway crossing. No action was taken on this item.

d. Community Identity

- 1) Consider Funding For Ground-Mounted Street Signs As Phase III Of The City Sign Upgrade Program In The Amount of \$618,602 (Tom Gdala)

Tom Gdala requested funds for ground-mounted street signs as Phase III of the City sign upgrade program. He advised that staff would contract an engineering firm to prepare bid documents to have larger and more reflective street name signs installed at all intersections within the city. The installation contract would be awarded separately and should be complete within two years. The federal mandate to upgrade the signs has been put on hold because of the burden it placed on cities nation-wide. He advised that this project is listed as a Council Strategic Goal. The entire project consists of 1565 intersections. There was general discussion among the Board concerning the cost-effectiveness in doing the entire project at one time. No action was taken on this item.

- 2) Consider Funding For Gateway Monument Sign Project In An Amount Of \$225,000 (Darwin Marchell)

Darwin Marchell, Engineering Director, made the presentation. He advised that this item will go before City Council on Thursday. There is no substantial cost difference between the two options. He advised that the subcommittee reconvene to determine the locations for the two signs. There was general discussion among the Board concerning how many signs should be funded. No action was taken on this item.

- e. Destination City
1) None Submitted Under This Category

No action was taken on this item.

D.2 Discuss Preliminary Budget Line Item Projects, Expenditures And Budget Workshop Process
Duane Smith advised that all line item projects will be listed for the workshop so that they can be discussed. Aaron Rector advised that the projected revenues will be provided at the beginning of the meeting.

D.3 Excuse Absences From 4B Board Meetings.

- a. Board President Brian Rice From May 8, 2012 Meeting

MOTION: Director Harris moved to excuse President Rice's absence from the Board Meeting of May 8, 2012. Director Jahadi seconded the motion. The motion passed unanimously, 5-0, 2 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 May 10, 2012 and May 24, 2012. **None.**

- b. Director And Staff Comments.

Duane Smith advised that the 4B Project List had been revised and was provided on the dais. He asked that the Board bring the June 12, 2012 packet to the workshop.

- c. 4B Board Member Closing Comments. **None.**

- d. Board Member Request For Future Agenda Items.

Director Jahadi requested that the Corridor Enhancement matrix be brought to a future meeting for possible revisions due to the modifications made to the program.

- e. Designate Delegate to Attend Next Council Meetings on June 14, 2012 and June 28, 2012.

Director Jahadi will attend the June 14, 2012 meeting. There are no 4B related items on the June 28, 2012 Council agenda.

Next Special Called 4B Budget Workshop: Wednesday, June 20, 2012 at 6:30 P.M. in the Cedar Park City Hall Multi-Purpose Room, at 450 Cypress Creek Road, Building 3.

Next Regular Scheduled 4B Meeting: Tuesday, July 10, 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 8:11 PM.

PASSED AND APPROVED THIS 10TH DAY OF JULY, 2012.

Brian Rice, President
ATTEST:

Ryan Wood, Secretary