

MINUTES

**SPECIAL CALLED BUDGET WORKSHOP
CEDAR PARK COMMUNITY DEVELOPMENT CORPORATION (4B)
Wednesday, June 20, 2012 at 6:30 PM
Cedar Park City Hall Complex, Multi-Purpose Room,
450 Cypress Creek Road, Building 3, Cedar Park, TX 78613**

BOARD MEMBERS

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Audrey Wernecke, Place 1 | <input checked="" 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"/> 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 President Rice noting that a quorum was present. Secretary Wood arrived at 6:36 PM during Item A2. Director Jahadi arrived at 6:43 PM during Items D1a-e.
- A.2 Board Members' Opening Comments. **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 that only small changes had been made since his presentation to the Board last week.
- C.0 PUBLIC HEARING - NONE.
- D.0 BUDGET WORKSHOP ON COMMUNITY DEVELOPMENT BOARD (4B) PROPOSED PROJECTS
- Chair Rice called Items D1a through D1e up together.**
- 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, reviewed the budget process.
- a. Unspecified Category – Planning And Development Services
1) Consider Presentation For Potential For Future Funding Request. (Rawls Howard)
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 approximately \$3.3 million had been committed to Economic Development projects by 4B over the past four fiscal years. This total did not include the water park and hospital commitments. He requested that \$1.5 million for potential Economic Development projects be approved. There was discussion among the Board concerning the amount of funding requested. Secretary Wood stated that the amount funded has a direct impact on potential Economic Development projects. Director Jahadi suggested

that 4B fund \$1 million for projects because he did not want to tie up funds that may not be used. Director Burger suggested funding \$1.25 million. Other Board members discussed their support of the original \$1.5 million request for funding, but would consider \$1.25 million. 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)

There was general discussion among the Board concerning their support for this project. 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, Parks Director reviewed the need for improvements to neighborhood park playscapes because some are twelve to fifteen years old. The requested shade structures would have a huge impact on the Cedar Bark Park and Brushy Creek Sports Park. Vice President Allen asked if they are working from a master list. Curt Randa advised that they are responsible for over twenty-six playgrounds. He summarized that the FY 2012-2013 Park Improvement Program would fund two playscape replacements (\$150,000), two shade structures (\$75,000), BMX improvements feasibility study (\$50,000), and a new community garden (\$25,000). Director Jahadi requested a copy of the playgrounds list that would include the priority ranking for playscape replacement. Curt Randa advised that an evaluation was in process and advised that a copy will be provided to the Board when complete. There was general discussion among the Board concerning their support for these park projects. No action was taken on this item.

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

Secretary Wood asked if there were any other intersection improvements that needed funding. Tom Gdala, Transportation Planner, advised that other sources of funding were available for most of the projects not presented to the Board. There may be one transportation project to remove a median at Buttercup Creek Boulevard and Lakeline Boulevard that could be presented in the next year. There was general discussion among the Board concerning their support for this project. 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 was available for questions. There was general discussion among the Board concerning their support for this project. 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 was available for questions. There was general discussion among the Board concerning their support for this project. 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)

The Board discussed that the funding should be given to other more critical projects because the mandate had been put on hold. Tom Gdala, Transportation Planner, advised that the Federal Government should be making a final decision concerning the mandate in September. Darwin Marchell noted that this project is on the City Council Strategic Map. Secretary Wood suggested that they focus on the design and soft costs of the signs in this fiscal year. Director Jahadi and Director Harris supported funding the entire project. Secretary Wood suggested funding \$50,000

for the design and soft costs. The other Board members supported a maximum of \$200,000 for this project. After additional discussion, the No action was taken on this item.

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

Secretary Wood asked if more than two monument signs could be built. Darwin Marchell, Engineering Director, advised that the acquisition of easements and construction of eight signs could be built in the next fiscal year. He stated that two or three of the potential locations are City-owned. There was much discussion among the Board concerning the number of signs to fund. Director Jahadi supported \$225,000 in funding and the other Board members supported \$400-\$450,000 in funding for this project. No action was taken on this item.

e. Destination City

- 1) None Submitted Under This Category

Director Wernecke suggested that \$50,000 in funding be set aside for a children's science museum feasibility study. There was discussion among the Board concerning the need for the study. No action was taken on this item.

D.2 Discussion And Possible Action Of Previously Committed Project Funds

a. Economic Development

- 1) Fallbrook Technologies Incentive Project In An Amount Of \$1,677,500
- 2) CR 180 And New Hope Drive Incentive Project In An Amount Of \$150,000
- 3) Water Park Resort Incentive Project In An Amount of \$6,000,000
- 4) Pecan Grove-SPVEF, L.P. Incentive Project In An Amount of \$980,000
- 5) BMC Roadway Extension Project In An Amount of \$250,000
- 6) Market Study For An Accelerator With Phase 3 In An Amount of \$30,000

There was no discussion on this item.

b. Community Enhancements

- 1) RM 1431/Vista Ridge Right-Turn Intersection Improvements Project In An Amount Of \$530,000
- 2) Brushy Creek Road And/Or West New Hope Drive Improvement Project In An Amount Of \$1,000,000
- 3) Brushy Creek Sports Park (BCSP) Irrigation Project In An Amount of \$150,000
- 4) Elizabeth Milburn Park Basketball Court Shade Project In An Amount of \$75,000
- 5) Quest Village Park Playscape & Installation Project In An Amount of \$75,000
- 6) Sidewalk Construction Including Gap Closures Projects In An Amount of \$170,000
- 7) U.S. 183 Corridor Enhancement Program In An Amount of \$100,000 (No Active Projects)

There was no discussion on this item.

c. Community Identification

- 1) Internally Lighted Street Name (ILSN) for TxDOT Signals As Part Of The Continuation Of The Street Sign Upgrade Program In The Amount Of \$350,000
- 2) Gateway / Entryway Sign Design And Site Location In An Amount Of \$25,000

Director Wernecke asked whether the ILSN project was ongoing or completed. Duane Smith advised that it was still on hold.

d. Destination City

- 1) No Current Projects Funded

There was no discussion on this item.

D.3 General Discussion Of Available Funds For Fiscal Year 2012-2013 And Potential Program And Project Expenditures As Stated Above (No Action)

President Rice summarized that there was \$9.1 million in fund balance, \$3.7 million anticipated for revenue, and \$2.7 million available with expended/committed funds. \$2.2 million is available to fund projects.

President Rice summarized the Board's consensus for discussion at the next meeting as follows: \$1.25 million for Economic Development projects; \$300,000 for Park projects (Community Enhancement); \$100,000 for the continuation of the Corridor Enhancement Program (Community Enhancement); \$500,000 for Community Identification projects (\$450,000 for Gateway/Entryway project and \$50,000 for other project); \$50,000 for a feasibility study (Destination City); and \$477,000 for transportation projects (\$299,000, \$78,000, and \$100,000) (Community Enhancement). No action was taken on this item.

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 June 14, 2012.

Director Jahadi advised that the City Council chose Option A unanimously for the Gateway/Entryway sign. He also advised that Place 1 and Place 7 had been switched. Director Wernecke advised the switch would allow the City Council members to remain working with the Board member that they appointed.

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

c. 4B Board Member Closing Comments.

Director Wernecke stated that the 4B Board was one of the best boards to work with.

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 Meeting on June 28, 2012.

Director Allen will attend the June 28, 2012 meeting.

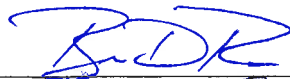
Next Regular Scheduled 4B Meeting: Tuesday, July 10, 2012 at 6:30 P.M. in the Cedar Park Council Chambers at 450 Cypress Creek Road, Building 4.

Joint Meeting With City Council and Economic Development Corporation (4A): Thursday, July 19, 2012 at 6:30 P.M. at the Cedar Park City Hall Complex, Bldg. 3 at 450 Cypress Creek Road.

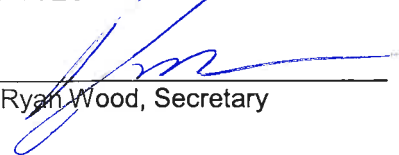
G.1 ADJOURNMENT

Meeting was adjourned at 8:54 PM.

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



Brian Rice, President
ATTEST:



Ryan Wood, Secretary