

MINUTES

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

Tuesday, July 10, 2012 at 6:30 PM

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

BOARD MEMBERS

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

- A.1 Call to Order, Quorums Determined, Meeting Declared Open
Meeting was called to order at 6:30 PM by President Rice noting that a quorum was present. Secretary Wood arrived during Item A4. Director Burger was absent.
- A.2 Consider Approval of the Minutes
- a. June 12, 2012 Regular Called 4B Board Meeting
MOTION: Vice President Allen moved to approve the June 12, 2012 Regular Called 4B Corporation meeting minutes as provided. Director Wernecke seconded the motion. The motion passed unanimously, 5-0, with 2 absent.
- b. June 20, 2012 Special Called 4B Board Meeting
MOTION: Vice President Allen moved to approve the June 20, 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.)* **None.**
- A.4 Board Members' Opening Comments.
Vice President Allen stated that he went to the July 4th celebration and the Milburn shade structure was great. President Rice stated that the event was lots of fun and thanked Parks staff for their work. Director Jahadi stated that he has seen people using the shade structure every day and that it worked wonderful with the mobile stage.
- A.5 Presentation **(None)**
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report, Aaron Rector, Budget Manager
- a. Review Of FY 2011-2012 4B Revenues, Expenditures, and Fund Balance
- b. Review Of FY 2012-2013 4B Revenues, Expenditures, and Fund Balance
- Aaron Rector, Budget Manager advised that the finance report was included in the packet. He reported that City Council had approved the cost share with LCRA for the Brushy Creek Sports Park irrigation project. They also approved the Pecan Grove amendment as recommended by the 4B Board.**

At 6:41 P.M. the meeting was paused to allow staff to correct sound issues with the recording. The meeting proceeded at 6:45 P.M.

President Rice called Item D1c2 up out of order. See Item D1c2.

B.2 Parks Project Report, - Curt Randa – **None.**

B.3 Transportation Report – **None.**

C.0 PUBLIC HEARING - NONE.

D.0 DISCUSSION AND POSSIBLE ACTION

President Rice called Items D1a through D1e up together.

President Rice stated that they had gone through the items in great detail at the budget workshop held on June 20th. Summaries of the proposals were provided in the packet. Secretary Wood stated that the Economic Development category should be \$1,250,000 instead of \$1,200,000. Duane Smith, Tourism and Community Development Manager, agreed that the amount discussed was \$1,250,000.

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

a. Unspecified Category – Planning And Development Services

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

There was no discussion of 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)

Phil Brewer, Economic Development Director, stated that they would be able to work with \$1,250,000 if approved. Aaron Rector clarified that \$1,250,000 would be for new funds and \$250,000 would be included for committed funds so the total Economic Development funds recommended to Council would be \$1,500,000.

c. Community Enhancements

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

No questions were directed to Staff.

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

The following citizens completed speaker cards to speak on this item: 1) Dimitri Nichols voiced his support for the BMX feasibility study. 2) Stuart Bontrager supported the BMX feasibility study and requested that he be involved in the input. 3) Brandon Goodman stated that he and friends have donated a minimum of one thousand hours to the BMX park. He supported the BMX feasibility study.

Curt Randa stated that if the project is approved, the first step in the process would be a feasibility study to define what is needed and to determine what is wanted. The process would be similar to what was done for the skate park.

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

No questions were directed to Staff.

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

No questions were directed to Staff.

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

No questions were directed to Staff.

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)

No questions were directed to Staff. There was much discussion among the Board concerning whether or not to include funds for this item.

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

No questions were directed to Staff.

e. Destination City

- 1) Consider Funding For A Feasibility Study For A Children's Science Museum In The Amount of \$50,000

No questions were directed to Staff.

There was much discussion among the Board concerning whether they would vote for projects or "buckets" (categories). Duane Smith advised that during the budget process, they typically voted on budget categories and not on specific projects. Examples of projects that may be funded may be shown in the budget recommendation, but no commitment to a specific project would be made. President Rice stated that the Board's goal at this meeting was to recommend a budget to Council. He supported recommending a bucket to Council with potential projects listed. Director Harris agreed and stated that this is what has been done in previous years. Director Jahadi stated that he thought that matrices needed to be done too. Vice President Allen restated that the goal is to recommend a budget to Council. The matrix would be done when the project comes in. Director Jahadi stated that he did not think that the numbers had been finalized at the workshop. Several Board members stated that the category amounts had been agreed to, but no projects were funded. Secretary Wood stated that he would like to see potential projects included within the categories to support the funding amount recommended for the category. Director Jahadi stated that he had issues with the following categories: Economic Development (\$1,200,000), Engineering Services (\$450,000), and Transportation (\$50,000). He stated that Economic Development should be \$1,250,000 as previously discussed. Secretary Wood stated that Engineering Services and Transportation would be considered under the Community Identification category.

MOTION: Director Jahadi moved to approve all Community Development Corporation projects for Fiscal Year 2012-2013 as stated on our Summary of Projects and Funding Requests with the exception of C-Engineering Services and D-Transportation. FRIENDLY AMENDMENT by President Rice to change the Economic Development funding to \$1,250,000. Director Jahadi accepted the friendly amendment. MOTION WITHDRAWN by Director Jahadi due to lack of a second.

MOTION: Director Jahadi moved to fund Economic Development in the amount of \$1,250,000. FRIENDLY AMENDMENT: Secretary Wood added "for new business". Director Jahadi accepted the friendly amendment. Secretary Wood seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

MOTION: Director Jahadi moved to fund Community Enhancements in the amount of \$876,705, Community Identification in the amount of \$500,000 and Destination City in the amount of \$50,000. Director Jahadi then retracted Community Identification in the amount of \$500,000. Motion died due to lack of a second.

MOTION: Secretary Wood moved to recommend approval to City Council for Community Enhancement funds in the amount of \$877,000, with potential projects to be preliminarily shown as:

\$300,000 for Parks,
 \$100,000 for Community Enhancement program,
 \$299,000 for transportation projects such as New Hope/Main Street improvements,
 \$ 78,000 for the CAMPO matching funds, and
 \$100,000 for the sidewalk gap closure program.

Vice President Allen seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

MOTION: Secretary Wood moved to recommend approval to City Council for Destination City funds in the amount of \$50,000 to be preliminarily shown to include a feasibility study for a children's science museum as a potential project. Director Wernecke seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

MOTION: Secretary Wood moved to recommend approval to City Council for Community Identification funds in the amount of \$500,000, with potential projects to be preliminarily shown as \$450,000 for entryway signs and \$50,000 for miscellaneous projects. Vice President Allen seconded the motion. The motion passed as follows:

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

Secretary Wood stated that the funding for the above categories totaled \$2,677,000. Aaron Rector confirmed that the total was correct. No funds were taken out of the fund balance for the FY 2012-2013 4B budget.

D.2 Consider Recommendation To City Council For FY 2012 – 2013 Budget

MOTION: Secretary Wood moved to recommend to City Council that the following be added to the categories funded above: Debt Service Payment in the amount of \$726,833, Administrative and Operations expense in the amount of \$120,557 and continuation of Economic Development incentive program in the amount of \$250,000. Vice President Allen seconded the motion. The motion passed unanimously, 6-0, with 1 absent.

Summary of FY 2012-2013 4B Budget Recommendation to City Council:

Debt Service	\$726,833	
Administration & Operations	\$120,557	
Economic Development	\$1,250,000	
Continuation of ED programs	\$250,000	
Community Enhancement	\$877,000	\$300,000 park projects
		\$100,000 Community Enhancement Program
		\$299,000 transportation projects
		\$ 78,000 CAMPO matching funds
		\$100,000 Sidewalk gap closure program
		\$877,000 Total-Community Enhancement
Community Identification	\$500,000	\$450,000 entryway signs
		\$ 50,000 miscellaneous projects
		\$500,000 Total Community Identification
Destination City	\$ 50,000	feasibility study-children's science museum

- D.3 Consider Authorizing And Directing The Board President To Execute A Resolution For The State Comptroller's Office Affirming Eminent Domain Provisions

MOTION: Vice President Allen moved to authorize and direct the Board President to execute a Resolution for the State Comptroller's office affirming eminent domain provisions. Secretary Wood seconded the motion.

There was a brief discussion concerning the need for the Resolution. Charles Rowland, City Attorney, explained that Senate Bill 18 of the 82nd Legislature, now codified at Chapter 2206 of the Texas Government Code, requires that all Texas development corporations forward to the State Comptroller by December 31, 2012 a listing of each authority they have for the use of eminent domain. Failure to make the filing on time will result in the loss of the ability to use eminent domain authority. This has also been done for the City.

The motion passed unanimously, 6-0, with 1 absent.

- D.4 Consider Implementation Of Revisions To Corridor Enhancement Program
Duane Smith advised that he had met with Mark Lewis, Building Inspection Director, and representatives of Good Shepherd Lutheran Church located on Whitestone Boulevard. The Church is interested in trying to replace and improve their existing pole sign. He stated that the Board has already approved the revisions to the Enhancement Program. He requested clarification as to when implementation of the new standards are to go into effect. The Board encouraged the Church to submit their application. The revisions are effective now. Duane Smith handed out a draft matrix for the pole sign projects. The matrix is not on the agenda for discussion, but could be on the next agenda.

- D.5 Excuse Absences From 4B Board Meetings.

a. Board President Brian Rice From May 8, 2012 and June 12, 2012 Meetings

MOTION: Secretary Wood moved to excuse President Rice's absence from the Board Meetings of May 8, 2012 and June 12, 2012. Director Wernecke seconded the motion. The motion passed unanimously, 6-0, 1 absent.

b. Director David Scott Burger From June 12, 2012 Meeting

MOTION: Secretary Wood moved to excuse Director Burger's absence from the Board Meeting of June 12, 2012. Director Harris 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 June 14, 2012 And June 28, 2012.

Vice President Allen stated that the Pecan Grove amendment was on the June 28th consent agenda and was approved.

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

c. 4B Board Member Closing Comments.

Director Wernecke asked if the cancelled Joint Meeting with City Council was going to be rescheduled. Duane Smith advised that rescheduling had not been discussed. President Rice thanked staff for their work on the budget process. Secretary Wood said he would like to thank the individuals responsible for getting the LCRA grant. Vice President Allen stated that the Mayor told him that he was very appreciative of the shade structure at the 4th of July celebration and that he would like to see more of them in the City. Vice President Allen was pleased to let him know that additional shade structures were potential projects that were included in the FY

2012-2013 budget recommendations. President Rice encouraged Board members to talk to their Council representative for feedback since the Joint Meeting has been cancelled.

d. Board Member Request For Future Agenda Items.

Director Wernecke stated that she would like to provide an update at the next meeting concerning the Science Center Committee. President Rice requested that a Sign Committee update (if they have met) and pole sign removal project matrix be included on the next agenda. Director Wernecke asked for an update on the water park negotiations if there has been any significant progress. Vice President Allen requested a copy of the current Corridor Enhancement matrix.

e. Designate Delegate To Attend Next Council Meetings On July 12, 2012 And July 26, 2012. There are no 4B related items on the Council agendas.

Next Regular Scheduled 4B Meeting: Tuesday, August 14, 2012 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

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 In The Multi-Purpose Room At 450 Cypress Creek Road, Building Three. (Cancelled)

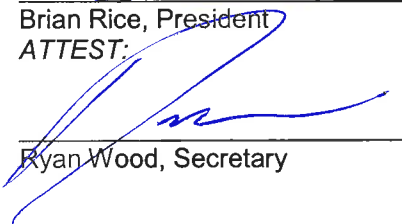
G.1 ADJOURNMENT

Meeting was adjourned at 7:42 PM.

PASSED AND APPROVED THIS 14TH DAY OF AUGUST 14, 2012.



Brian Rice, President
ATTEST:



Ryan Wood, Secretary