

MINUTES

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

Tuesday, December 11, 2012 at 6:30 PM

Cedar Park City Hall 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 checked="" type="checkbox"/> Vice President John Allen, Place 4 |
| <input type="checkbox"/> David Scott Burger, Place 2 | <input checked="" type="checkbox"/> Secretary Ryan Wood, Place 6 |
| <input type="checkbox"/> Kevin Harris, Place 3 | <input checked="" type="checkbox"/> Mo Jahadi, Place 7 |

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- A.1 Call to Order, Quorum Determined, Meeting Declared Open
Meeting was called to order at 6:30 PM by President Rice noting that a quorum was present. Director Harris and Director Burger were absent.
- A.2 Consider Approval of the Minutes
a. November 13, 2012 Regular Called 4B Board Meeting
MOTION: Secretary Wood moved to approve the November 13, 2012 Regular Called 4B Corporation meeting minutes as provided. Director Jahadi seconded the motion. The motion passed unanimously, 5-0 with two 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.
Director Jahadi advised that two LISD high schools were in the play-offs. Secretary Wood referenced a great game on Saturday. Director Allen advised that if you liked bird-watching, there were a lot of ducks at the Brushy Creek Lake Park.
- A.5 Presentation - None
- B.0 STAFF REPORTS (DISCUSSION ONLY)
- B.1 Finance Report (Aaron Rector, Budget Manager) **None.**
- B.2 Parks Project Report, - Curt Randa – **None.**
- B.3 Transportation Report – **None.**
- C.0 PUBLIC HEARING
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.
- C.1 Conduct A Public Hearing On a Request To Approve Funding For A Gateway Sign Project In The Amount Of \$500,000.
A public hearing was held on the above item. There being no public testimony, the public hearing was closed.

- C.2 Conduct A Public Hearing On A Request To Approve Funding For A Milburn Bike Park Feasibility Study Project In The Amount Of \$50,000.
A public hearing was held on the above item. There being no public testimony, the public hearing was closed.
- C.3 Conduct A Public Hearing On A Request To Approve Funding For A Veterans Memorial Park Community Garden Project In The Amount Of \$25,000.
A public hearing was held on the above item. There being no public testimony, the public hearing was closed.
- C.4 Conduct A Public Hearing For A Corridor Enhancement Project At 711 North Bell Boulevard In An Amount Not To Exceed \$50,000.
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

President Rice called Items D1a through D1b up together.

- D.1 Gateway Sign Project In The Amount Of \$500,000
- a. Consider Authorization For The 4B Board President To Execute The Project Agreement For The Gateway Sign Project In An Amount Not To Exceed \$500,000.
 - b. Consider Authorization For The 4B Board President To Execute The Resolution Recommending Funding To City Council For The Gateway Sign Project In An Amount Not To Exceed \$500,000.
- MOTION: Director Allen moved to authorize the 4B Board President to execute the Project Agreement for a Gateway Sign Project in an amount not to exceed \$500,000 and to authorize the 4B Board President to execute the Resolution recommending funding to City Council. Secretary Wood seconded the motion.**

Director Jahadi stated that he thought the Board was over-funding the project.

The motion passed as follows:

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

President Rice called Items D2a through D2b up together.

- D.2 Milburn Bike Park Feasibility Study Project In The Amount Of \$50,000.
- a. Consider Authorization For The 4B Board President To Execute The Project Agreement For The Milburn Bike Park Feasibility Study Project In The Amount Not To Exceed \$50,000.
 - b. Consider Authorization For The 4B Board President To Execute The Resolution Recommending Funding To City Council For The Milburn Bike Park Feasibility Study Project In An Amount Not To Exceed \$50,000.
- MOTION: Director Jahadi moved to authorize the 4B Board President to execute the Project Agreement for the Milburn Bike Park Feasibility Study Project in an amount not to exceed \$50,000 and to authorize the 4B Board President to execute the Resolution recommending funding to City Council. Secretary Wood seconded the motion. The motion passed unanimously, 5-0 with two absent.**

President Rice called Items D3a through D3b up together.

- D.3 Veterans Memorial Park Community Garden Project In The Amount Of \$25,000
- a. Consider Authorization For The 4B Board President To Execute The Project Agreement For The Veterans Memorial Park Community Garden Project In The Amount Not To Exceed \$25,000.
 - b. Consider Authorization For The 4B Board President To Execute The Resolution Recommending Funding To City Council For The Veterans Memorial Park Community Garden Project In An Amount Not To Exceed \$25,000.

MOTION: Director Jahadi moved to authorize the 4B Board President to execute the Project Agreement for the Veterans Memorial Park Community Garden Project in an amount not to exceed \$25,000 and to authorize the 4B Board President to execute the Resolution recommending funding to City Council. Director Allen seconded the motion. The motion passed unanimously, 5-0 with two absent.

President Rice called Items D4a through D4b up together.

- D.4 Corridor Enhancement Project At 711 North Bell In The Amount Of \$50,000.
- a. Consider Authorization For The 4B Board President To Execute The Project Agreement For The Corridor Enhancement Project At 711 North Bell In The Amount Not To Exceed \$50,000.
 - b. Consider Authorization For The 4B Board President To Execute The Resolution Recommending Funding To City Council For The Corridor Enhancement Project At 711 North Bell In An Amount Not To Exceed \$50,000.

MOTION: Secretary Wood moved to authorize the 4B Board President to execute the Project Agreement for the Corridor Enhancement Project at 711 North Bell Boulevard in an amount not to exceed \$50,000 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, 5-0 with two absent.

- D.5 Economic Development
- a. Consider An Updated Economic Development Performance Agreement Between The City Of Cedar Park, The Community Development Corporation And Service Tech AV, Inc. (Larry Holt, Economic Development Specialist)

Larry Holt, Economic Development Specialist, requested that this item be pulled from the agenda. No action was taken.

- D.6 Excuse Absences From 4B Board Meetings
- a) Brian Rice from meeting of November 13, 2012
- MOTION:** Director Allen moved to excuse President Rice's absence from the November 13, 2012 4B Board Meeting. Director Jahadi seconded the motion. The motion passed unanimously, 5-0 with two absent.

- E.1 LIAISON UPDATES / REPORTS
- a. Update On Science Center Committee Meetings (Wernecke)
- There was no updates on this item.**

- 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 November 29, 2012.
No items.
- b. Director And Staff Comments.
Duane Smith asked if the Board wanted Item E1a to remain on the agenda. Director Wernecke requested that it be left on the agenda.
- c. 4B Board Member Closing Comments.
President Rice thanked the Board for re-electing him as President at the November meeting. Director Jahadi wished everyone a happy holiday.
- d. Board Member Request For Future Agenda Items.
Director Jahadi requested that the Chamber and Tourism Board have a liaison appointed to them. Director Allen requested a sign replacement status update for the new tenant at the old Jack in the Box location. Secretary Wood asked for an update on why the pole sign did not come down on the property located north of the old City Hall property.

- e. Designate Representative To Attend Next Council Meeting On December 13, and December 20, 2012.

Director Jahadi advised that he would be able to attend the December 13th meeting. There will be no items on the December 20th meeting.

Next Regular Scheduled 4B Meeting: Tuesday, January 8, 2013 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

G.1 ADJOURNMENT

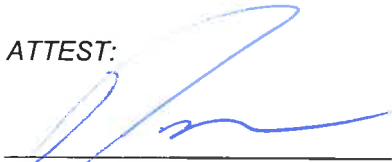
Meeting was adjourned at 6:50 PM.

PASSED AND APPROVED THIS 8TH DAY OF JANUARY, 2013.



Brian Rice, President

ATTEST:



Ryan Wood, Secretary