CEDAR PARK

MINUTES

REGULAR CALLED MEETING OF THE
COMMUNITY DEVELOPMENT (Type B) CORPORATION
Tuesday July 14, 2015 at 6:30 PM
Cedar Park City Hall Council Chambers
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613

BOARD OF DIRECTORS

☑ President David Burger, Place 2
☑ Kaden Norton, Place 1 — ☑ Bob Lemon, Place 4
☐ Vice President Brian Rice, Place 5 — ☐ Ryan Wood, Place 6
☑ Secretary Dustin Weibel, Place 3 — ☑ Mel Kirkland, Place 7

A.1 **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
President Burger called the meeting to order at 6:35 PM and noted the presence of a quorum.

A.2 Consider Approval of the Minutes.
a) June 09, 2015 Regular Called Meeting
b) June 29, 2015 Special Called Meeting
President Burger moved to approve the minutes as presented with the amount stated in Item D1 from the June 29th minutes corrected to state $4.1 Million. Director Norton seconded the motion and the minutes were approved with a 5-0 vote.

A.3 Citizen Communications
(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)

A.4 Board Members' Opening Comments.
President Burger said he enjoyed the Fourth of July events here in Cedar Park and said that he heard of Austin residents coming to Cedar Park for the festivities. Director Lemon agreed that the fireworks were great.

A.5 Presentations.
a) Presentation On A Proposed Corridor Enhancement – Sign Removal And Replacement Project For "The Post" Located At 601 West Whitestone. (Michael Petty, Project Representative)
Mr. Michael Petty from Signtronix provided the Board with photo images of the current signage at The Post and photos of what the replacement monument sign would like which would be installed in its place. The design would to modernize and beautify the business signage.

Director Burger asked if power will have to be run out to the sign. Mr. Petty indicated that new lines will have to be run and that this cost is included in the quote provided to the Board. Director Wiebel asked whether this proposal requires a variance or if it conforms with current design requirements. Staff indicated that this sign is under review but does appear to conform with current standards and does not require a variance.

B.0 STAFF REPORTS (DISCUSSION ONLY)

B.1 Finance Report – Aaron Rector, Assistant Finance Director

a) Report On FY 2014-2015 Revenues, Expenditures, And Fund Balance.

b) Review Of 2015-2016 Preliminary Expenditures and Revenue Projections.

Aaron indicated that he provided a monthly FY15 report in the agenda packet but would speak on the FY16 projections at this time. He stated that the currently budgeted FY16 sales tax revenue is $5,426,053 which is the same as is currently projected for FY15, and is 3.11% ($163,465) higher than the FY15 budget.

He explained that the currently proposed projects for FY16 are as follows:

- **$2,000,000- Economic Development**
- **$1,300,000-Transportation**
- **$350,000- Parks**
- **$300,000- Community Identification**
- **$150,000- Corridor Enhancements**

The total proposed FY16 expenditures are $5,453,213, which includes the above mentioned projects, plus debt service ($743,265) other charges ($111,005) and unallocated charges ($498,943).

The estimated fund balance at September 30, 2015 is $10,403,617 and the estimated fund balance at September 30, 2016 is $10,902,562.

C.0 PUBLIC HEARINGS

C.1 Public Hearing On A Proposed Park Improvements Project At Milburn Park In The Amount Of $350,000. (Curt Randa, Parks And Recreation Director)

Curt Randa, Director of Parks and Recreation thanked the Board for their enthusiasm in fast tracking this project. He reminded the Board that this project includes the following elements:

- **Volleyball court improvements**
- **Signage improvements**
- **Improvements at the Community Garden such as improved garden beds and improved fencing**
- **Field turf improvements**
- **Bike feature improvements**

No public comments were received.

C.2 Public Hearing On a Proposed Project To Provide Funding To the City Of Cedar Park To Purchase The Lime Creek Quarry Property From The City Of Austin For Economic Development In An Amount Up To But Not To Exceed $4.1 Million. (Phil Brewer, Economic Development Director)

Phil Brewer, Economic Development Director provided the Board with some background information about this project. He explained that the area for purchase is 215.4 acres and has been an active quarry since 1932. The Quarry was purchased in 1987 by the City of Austin and in the 1990's the property was annexed into the City of Cedar Park, though it remained City of Austin property. In 2007 Cedar Park was successful in getting state legislation passed that prohibited Austin from using the Quarry as a disposal site and placing limitations on the use and lease of the quarry without obtaining the consent of the City of Cedar Park. Shortly after this the City of Austin extended Ranger's lease of the quarry to December 2017.

Staff explained that last year, the City of Austin reached out to Cedar Park about the possible purchase of the property. City Council indicated that they had an interest in purchasing the property and directed staff to begin working with the City of Austin to make arrangements for the purchase of the property. A memorandum of understanding (MOU) has been negotiated with Ranger Excavating. This MOU requires that blasting must be restricted to only three days a week and blasting must be further reduced to two days a week by 2018. Currently untouched areas of the land are not to be quarried, and truck traffic will only permitted to turn right out onto Whitestone Blvd. beginning in 2018. In January 2022 quarrying operation must cease.

In late 2014 the Austin City Council approved a purchase agreement for this property, which was then approved early this year by the Cedar Park City Council.

Staff explained that there are currently no redevelopment plans for the area, however some developers have reached out to city staff with potential interest in the area once quarrying activities cease.

No public comments were received.

D.0 DISCUSSION AND POSSIBLE ACTION

D.1 Consider A Resolution Authorizing Funding Of A Proposed Park Improvement Project At Milburn Park For An Amount Not To Exceed In The Amount Of $350,000

Director Lemon moved to authorize the president to execute the resolution recommending the project to City Council for approval and authorizing funding in the amount of $350,000. Director Burger seconded the motion and it passed with a 5-0 vote.

D.2 Consider A Resolution Approving Funding To The City Of Cedar Park For Purchase Of The Lime Creek Quarry From The City Of Austin For Economic Development In An Amount Up To But Not To Exceed $4.1 Million.

Director Burger moved to authorize the President to execute the resolution recommending the project to City Council for approval and authorizing funding for the purchase of the Lime Creek Quarry property from the City of Austin in an amount up to but not to exceed $4.1 Million. Director Kirkland seconded the motion and it passed with a 5-0 vote.

D.3 Consider A Resolution Approving An Amendment To The Economic Development Incentive Agreement With The Texas Museum Of Science & Technology. (Phil Brewer, Economic Development Director)

Phil Brewer, explained that this item is requesting 3 amendments to the current Economic Development Incentive Agreement with the Texas Museum of Science and Technology (TXMOST). The first amendment extends the deadline to prove that 50,000 visitors have visited the museum from August 1, 2015 to October 1, 2015. The second and third amendments change

the requirement that TXMOST open their second exhibit, Da Vinci Alive, by July 1st 2016, to instead require them to open a second exhibit of either Da Vinci Alive or a planetarium and related exhibits by July 1, 2016.

Director Lemon asked if the planetarium would be a temporary feature. Torvald Hessel, Executive Director of TXMOST, explained that the planetarium would be a permanent feature that would last for the duration of the time in their current facility and could potentially even move to a new facility after that.
Board members asked if a location for a permanent facility was currently being discussed. Mr. Hessel said that at this time he can say with certainty that they will be located at their current Cedar Park for at least the next 5 years. As for the permanent facility, no decisions have been made.

President Burger moved to authorize the President to execute the resolution recommending the amendments to the economic development incentive agreement with the Texas Museum of Science and Technology and to execute the amended agreement and recommending the amended agreement to City Council for approval and execution. Director Norton seconded the motion and it passed with a 5-0 vote.

D.4 Consider Applications For Proposed Projects/Programs Submitted For Fiscal Year 2015-2016 Community Development Corporation Funding Consideration.

a. Economic Development -

1) Consider A Proposal For Funding For Potential Economic Development Incentive Projects In An Amount Of $2,000,000. (Phil Brewer/Larry Holt)

b. Community Enhancements

Community Development – Duane Smith

1) Consider A Project Proposal For Funding The Corridor Enhancement Program In The Amount Of $150,000.

Parks Department – Curt Randa

2) Consider A Project Proposal For Funding Milburn Park Improvements In The Amount Of $350,000.
3) Consider A Project Proposal To Fund The Purchase And Installation Of A Playscape At Nelson Park In An Amount Of $50,000.
4) Consider A Project Proposal To Provide Renovations At Buttercup Pool Bathhouse In The Amount Of $150,000.
5) Consider The Design and Construction Of Dog Park 2 At A Site To Be Determined In The Amount Of $150,000.

Engineering And Transportation – Darwin Marchell/Tom Gdala

6) Consider A Project Proposal For A Dedicated Right Turn Lane At Brushy Creek & Vista Ridge In The Amount Of $250,000.
7) Consider A Project Proposal For A Dedicated Right Turn Lane At Brushy Creek & Lynnwood In The Amount Of $250,000.
8) Consider The Design And Construction Of a Right Turn Lane At Lakeline & Old Mill In The Amount Of $250,000.
9) Consider Improvements To The Median Break At Discovery Boulevard And Whitestone Boulevard (RM 1431) In The Amount Of $200,000.
10) Consider A Project Proposal For The Design And Construction Of The Sidewalk Gap Closure Phase 4 Project In The Amount Of $350,000.

c. Community Identification

Field Operations – Eric Rauschuber

1) Consider A Project Proposal For Funding Of Pole Mounted City Street Logo Signs, Phase 1 At Various Locations In Cedar Park In The Amount Of $300,000.

d. Destination City

1) No Project Applications Submitted For Consideration Under This Category

D.5 Consider Allocation Of FY 2015-2016 Revenues, Expenditures And Fund Balance And Budget Recommendations For City Council Consideration.

The Board indicated that they did not want to count item D.4.b.2 for inclusion on in the FY16 Budget, since that item is being funded in the current fiscal year.

Director Weibel moved to approve the FY16 project budget recommendations of $4.1 as presented (total budget of $5,453,213). Director Burger seconded the motion and it passed with a 5-0 vote.

D.6 Consider Scheduling A Date And Time For A Budget Workshop.

The Board confirmed that a workshop is not necessary.

D.7 Consider Excuse Of Absences. (None)

E.1 LIAISON UPDATES / REPORTS – DISCUSSION ONLY

a) Update on Results Of Bond Task Force Actions. (Board Request)

Director Lemon provided the other Board members with an update on the Board Task Force. He explained that the task force recommended two bond options to City Council. Council will be considering the two recommendations and will be making their decision on what to include in the bond election soon.

F.1 ADMINISTRATIVE ITEMS

(Board members and staff may discuss items related to the board member's general duties and responsibilities. The 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 Council Actions Directly Related to Items Of June 25th and July 9th, 2015 City Council Meetings.

It was reported that the CAMPO project for the Brushy Creek Trail extension was approved by Council.

b) Director And Staff Comments

Staff said that there is a meeting scheduled tomorrow for the Bell Boulevard Study.

c) Board Member Closing Comments

Director Burger reminded the Board members to take an active role outside meetings in the items with which the Board is involved. Director Lemon told the Board about the summer concert series at the Veterans Memorial Park which kicks off soon. Director Norton apologized for arriving a few minutes late to tonight's meeting.

d) Board Member Requests For Future Agenda Items

Director Kirkland asked for an Economic Development update on future projects and suggested that maybe this could be as a joint meeting with the Type A Board.

e) Designate Representatives To Attend Council Meetings On July 23, 2015.

Next Regular Scheduled Board Meeting **Tuesday, August 11, 2015 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

G.1 ADJOURNMENT

The meeting was adjourned at 8:10 PM.

PASSED AND APPROVED THIS THE 11th DAY OF AUGUST, 2015.

David Burger, President

ATTEST:

Dustin Weibel, Secretary