



MINUTES

SPECIAL CALLED MEETING OF THE COMMUNITY DEVELOPMENT (Type B) CORPORATION

Monday June 29, 2015 at 6:30 PM

Cedar Park City Hall Council Chambers

450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613

BOARD OF DIRECTORS

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|--|---|---|
| <input checked="" type="checkbox"/> Kaden Norton, Place 1 | <input checked="" type="checkbox"/> President David Burger, Place 2 | <input checked="" type="checkbox"/> Bob Lemon, Place 4 |
| <input checked="" type="checkbox"/> Vice President Brian Rice, Place 5 | <input checked="" type="checkbox"/> Ryan Wood, Place 6 | <input checked="" type="checkbox"/> Mel Kirkland, Place 7 |
| <input checked="" type="checkbox"/> Secretary Dustin Weibel, Place 3 | | |

- A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
President Burger called the meeting to order at 6:30 PM noting that a quorum was present.
- A.2 Approval Of Minutes (None)**
- 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.**
- A.5 Presentations. (None)**
- B.0 STAFF REPORTS (DISCUSSION ONLY) (NONE)**
- C.0 PUBLIC HEARINGS (NONE)**
- D.0 DISCUSSION AND POSSIBLE ACTION**
- D.1 Consider Acceptance Of A Request To Provide Funds To The City Of Cedar Park For The Purchase Of 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, Director of Economic Development, provided the Board with an overview of the proposed 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 reduced to two days a week by 2018. Currently untouched areas of the land are not to be quarried, and truck traffic will only be 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 developed for the area, however some developers have reached out to city staff with potential interest in the area once quarrying activities cease.

D.7 Consider Excuse Of Absences. (None)

E.0 Executive Session

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law, "The Community Development (Type B) Corporation Board may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections":

E.1 § 551.072 Deliberation Concerning the Purchase, Exchange, Lease Or Value Of Real Property.
a. Purchase of the Lime Creek Quarry Property from the City Of Austin.

The Board recessed into executive session at 6:42 PM.

The Community Development Corporation (Type B) Board reconvenes into Open Session.

Open Meeting

Reconvene into Open Meeting and consider action, if any, on items discussed in Executive Session.

4.1 → The Board reconvened into Open Meeting at 7:07 PM. Director Kirkland made a motion to accept the purchase of the Lime Creek Quarry from the City of Austin for Economic Development in an amount up to but not to exceed \$1.4 million and authorize staff to set a date for a public hearing and to publish the 60-day project notice for the project. The motion was seconded by Director Norton and it passed with a 7-0 vote.

F.1 LIAISON UPDATES / REPORTS – DISCUSSION ONLY

G.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 25, 2015 City Council Meetings. **(None)**
- b) Director And Staff Comments
Staff reminded the Board that the next meeting is scheduled for July 14th and several significant items are scheduled for discussion at that time.
- c) Board Member Closing Comments
Vice President Rice said that he looks forward to attending the Cedar Park 4th of July celebrations.
- d) Board Member Requests For Future Agenda Items
- e) Designate Representatives To Attend Council Meetings On July 9 and July 23, 2015.

Next Regular Scheduled Board Meeting **Tuesday, July 14, 2015 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

H.1 ADJOURNMENT
The meeting adjourned at 7:12 PM.

PASSED AND APPROVED THIS THE 14th DAY OF JULY, 2015.



David Burger, President

ATTEST:



Dustin Weibel, Secretary

