



**REGULAR CALLED MEETING OF THE  
COMMUNITY DEVELOPMENT (Type B) CORPORATION  
Tuesday, July 12, 2016 at 6:30 PM  
Cedar Park City Hall Council Chambers  
450 Cypress Creek Road, Building Four, Cedar Park, Texas 78613**

**BOARD OF DIRECTORS**

- |   |   |
|---|---|
| <input type="checkbox"/> Kaden Norton, Place 1          | <input type="checkbox"/> David Burger, Place 2, President |
| <input type="checkbox"/> Brian Rice, Place 5            | <input type="checkbox"/> Bob Lemon, Place 4 (V. P.)       |
| <input type="checkbox"/> Dustin Weibel, Place 3 (Sect.) | <input type="checkbox"/> Ryan Wood, Place 6               |
|   | <input type="checkbox"/> Mel Kirkland, Place 7            |

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**AGENDA**

- A.1 **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
- A.2 Citizen Communications  
*(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With 4B. The Board May Respond With Factual Information.)*
- A.3 Board Members' Opening Comments.
- A.4 Presentations  
**No items scheduled.**

**STAFF REPORTS**  
**(DISCUSSION ONLY)**

- B.1 Quarterly Report On Revenues, Expenditures, And Fund Balance. (Kent Meredith, Finance Director, Chad Tustison, Assistant Finance Director))
- B.2 Preview Of 2016-2017 Projected Revenues, Expenditures and Fund Balance. (Kent Meredith, Finance Director, Chad Tustison, Assistant Finance Director)

**CONSENT AGENDA**

*(Pursuant To Community Development Board Rule, the Consent Agenda consists of all items set forth on Agenda Items C.1, C.2, C.3, C.4, C.5 and C.6. The Consent Agenda May Be Approved By A Single Motion.)*

- C.1 Approval Of The Minutes Of The June 14, 2016 Regular Called Meeting.
- C.2 Approval Of The Minutes Of The June 22, 2016 Special Called Meeting.

- C.3 Authorization To Excuse The Absence Of David Burger From The Regular Called Meeting Of May 10, 2016.
- C.4 Authorization To Excuse The Absence Of Brian Rice From The Regular Called Meeting Of May 10, 2016.
- C.5 Authorization To Excuse The Absence Of Dustin Weibel From The Regular Called Meeting Of May 10, 2016.
- C.6 Authorization To Excuse The Absence Of Kaden Norton From The Special Called Meeting Of June 22, 2016.

**PUBLIC HEARINGS**

- D.1 No Items Scheduled

**REGULAR AGENDA**  
**DISCUSSION AND POSSIBLE ACTION**

- E.1 Consider Applications For Proposed Projects/Programs Submitted For Fiscal Year 2016-2017 Community Development Corporation Funding Consideration.
  - a. Economic Development - Phil Brewer
    - 1) Consider A Proposal For Funding For Potential Economic Development Incentive Projects In An Amount Not To Exceed \$2,500,000.
  - b. Community Enhancements
    - Community Development – Duane Smith
      - 1) Consider A Project Proposal For Funding The Corridor Enhancement Program In An Amount Not To Exceed \$100,000.
    - Parks Department – Curt Randa
      - 2) Consider A Project Proposal For Funding Of A Trail Lighting Project At Various Locations In An Amount Not To Exceed \$50,000.
      - 3) Consider A Project Proposal To Fund Various Park Improvements At Veterans Memorial Park In An Amount Not To Exceed \$500,000.
    - Engineering And Transportation – Darwin Marchell/Tom Gdala
      - 4) Consider A Project Proposal For The Design And Construction Of Dedicated Right Turn Lanes On Lakeline Boulevard at West Park Street, Treeline Drive, and New Hope Drive And Extend The Existing Left Turn Lane On Lakeline Boulevard at New Hope Drive In An Amount Not To Exceed \$700,000.
      - 5) Consider A Project Proposal To Design And Construct Right Turn Lanes On Westbound Whitestone Boulevard At Walton Way And Two Entrances To The Railyard Shopping Center In An Amount Not To Exceed \$700,000.
      - 6) Consider A Project Proposal For The Design, Construction, And Installation Of A Traffic Signal At The Intersection Of Liberty Oaks Boulevard And Cypress Creek Road In An Amount Not To Exceed \$325,000.
  - c. Community Identification  
No Projects Or Items Submitted For Consideration Under This Category.
  - d. Destination City  
No Projects Or Items Submitted For Consideration Under This Category
- E.2 Consider Board Allocation Of FY 2016-2017 Revenues, Expenditures, Fund Balance And Budget Recommendations For City Council Consideration.

**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":*

- F.1 Section § 551.071 (2) Consultation With Attorney Regarding Matters In Which The Duty Of The Attorney To The Governmental Body Under The Texas Disciplinary Rules Of Professional Conduct Of The State Bar Of Texas Clearly Conflict With This Chapter, and Section § 551.072 Deliberation Of The Purchase, Exchange, Lease, Or Value Of Real Property
- a. Legal Issues Concerning Implementation And Development Related To The Bell Boulevard Redevelopment Plan.

*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.*

**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.)*

- G.1 Report on Council Actions Directly Related to Board Items Of June 14, 2016, City Council Meeting.
- G.2 Board Member Closing Comments.

Next Regular Scheduled Board Meeting **Tuesday, August 9, 2016 At 6:30 P.M.** In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

**H.1 ADJOURNMENT**

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time. All agenda items are subject to final action by the Community Development (Type B) Corporation Board.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City attorney.

At the discretion of the Community Development (Type B) Corporation Board, non-agenda items under the headings of "Citizen Communications" may be presented to the Board for informational purposes; however, by law, the Board shall not discuss, deliberate or vote upon such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

<b>CERTIFICATE</b>
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I certify that the above notice of the Regular Called Community Development (Type B) Corporation Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall Council Chambers, 450 Cypress Creek Road, Building 4, Cedar Park, Texas. This notice was posted on:

16 JUL 8 AM 11:14

\_\_\_\_\_  
*Date Stamped (Month, Day, Year, AM/PM, Time)*

The Cedar Park City Hall Complex and Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or FAX (512) 401-5003 for further information.



Duane Smith,  
Tourism and Community Development Manager

Notice Removed: \_\_\_\_\_  
*Date Stamped (Month, Day, Year, AM/PM, Time)*