



MINUTES

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

Tuesday, January 10, 2017 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"/> David Burger, Place 2, President |
| <input checked="" type="checkbox"/> Dick Lewis, Place 5 | <input checked="" type="checkbox"/> Bob Lemon, Place 4 (V. P.) |
| <input type="checkbox"/> Dustin Weibel, Place 3 | <input checked="" type="checkbox"/> Ryan Wood, Place 6 |
| | <input checked="" type="checkbox"/> Mel Kirkland, Place 7 (Sect.) |

MINUTES

- A.1 **CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN**
President Burger opened the meeting at 6:30 P.M.
- 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.)
No Citizens Communications were received.
- A.3 Board Members' Opening Comments.
Secretary Kirkland wished everyone a happy new year and President Burger said that he was looking forward to the Board's upcoming work in 2017.
- A.4 Presentations
None

STAFF REPORTS (DISCUSSION ONLY)

- B.1 First Quarter FY 2017 Report On Revenues, Expenditures, And Fund Balance. (Chad Tustison, Assistant Finance Director)
Quarterly Report was postponed to February Meeting.
- B.2 Update And Status Report On 2016-2017 Park Improvement Projects. (Curt Randa, Parks And Recreation Director)
Curt Randa, Director of Parks and Recreation, reported that the Buttercup Poolhouse Project has been completed. He explained that the Milburn Park Improvement Project consists of five

components, four of which are complete. The one outstanding portion of the project is the volleyball improvements. He showed the Board blueprints of the planned volleyball improvements and said that it is expected to be completed in May 2017. He also showed the Board plans for the Brushy Creek Lake Park Improvements and explained that that project is expected to also be completed in May 2017. The project to establish a second dog park is currently having a feasibility study done to determine possible locations. Once a location is determined, a more firm timeline can be established for that project.

B.3 Update And Status Report On Engineering And Transportation Projects. (Darwin Marchell, Engineering Director and/or Tom Gdala, Senior Engineering Associate)

Darwin Marchell, Director of Engineering, gave the Board an update on the engineering and transportation projects funded by the Board. He explained that the Sidewalk Gap Closure Program is a multi-phase program designed to install missing sidewalk throughout the city for improved mobility. He stated that the Sidewalk Gap Phase 3 Project was recently approved by City Council in an amount of \$119,133 and is expected to include sidewalk installation at El Salido Parkway and Heather Drive and along Buttercup Creek Blvd west of Bell Blvd. Additionally it is expected to include a ramp relocation at E. Park and Gadwell Lane and the installation of pedestrian ramps in Town Center. Darwin said that the previously discussed crossing at the railroad was pulled from the project scope due to delays related to permissions from CAPMETRO.

The Sidewalk Gap Closure Program Phase 4, was funded in the amount of \$350,000 by the Board in February 2016 and is expected to install sidewalks on the west side of Bell Blvd between Whitestone Blvd and Walton Way, on the East side of Hatch Rd between RR620 and Meadow Lark Drive, at the Southwest corner of Cottonwood Creek Trail and Medical Parkway, and at Iris Lane north of Heather Lane. Additionally this phase plans to install ramps at Giddens Elementary and in the Carriage Hills neighborhood, however he notes that the locations outlined may be adjusted based on bids received for this project in the future.

Lakeline Boulevard at New Hope Drive, Whitesone Blvd at Walton Way, Whitestone Blvd at Quest Parkway and Whitestone Eastbound at Discovery Blvd are all slated to get turn lanes to improve safety and mobility at those locations.

Secretary Kirkland asked if staff were trying to focus primarily on turn lanes onto city roads rather than into commercial businesses. Darwin said that was true, but that in the case of the rail yard, it is a heavily used turn and because of the particularly high use, it was selected for a turn lane.

Darwin explained that they are holding off on the Traffic signal at Cypress Creek and Lakeline at this time. As the new portion of Little Elm Trail is just opening, staff would like to wait and see how this will impact traffic patterns in this area.

Vice President Lemon asked where the accidents usually occurred at the Cypress Creek Lakeline intersection. Staff explained that most of the accidents they have seen have been cars turning off of Library Oaks onto Cypress Creek.

Darwin reported that the 1890 Ranch right turn lane construction was started on December 5th and is slated to be completed on January 19th.

Darwin reported that the Whitestone Blvd pedestrian bridge is now completed. He explained that the majority of the project costs are to be reimbursed by TxDOT. The total project cost was \$420,500 however after the reimbursement will only cost the Board \$203,817.

Secretary Kirkland asked if the overgrown vegetation in the creek below the pedestrian bridge could be removed. Staff explained that this area is a Corp of Engineers area that has a lot of restrictions related to it.

Another project is the installation of turn lanes on Brushy Creek, Lakeline and Discovery Blvd. Staff indicated that design is nearly complete and they are waiting on TCEQ approval. Once that approval is received, staff will put the project out for bids.

The last project outlined was the Brushy Creek Regional Trail Extension Project. This project will be partially funded by TxDOT and staff is currently working on an advanced funding agreement with TXDOT. This project will be constructed in Fiscal Year 2018.

President Burger asked about the intersection of 183A and Whitestone Blvd, saying that there has been press coverage about how this intersection is dangerous and asked if the City was looking into it. Staff is currently reviewing the intersection and the signal timing there to see if improvements can be made.

Director Norton arrived at 7:02 PM.

CONSENT AGENDA

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

- C.1 Approval Of The Minutes Of The December 6, 2016 Regular Called Meeting.
- C.2 Authorization To Excuse The Absence Of David Burger From The Regular Called Meeting Of December 6, 2016.
- C.3 Authorization To Excuse The Absence Of Ryan Wood From The Regular Called Meeting Of December 6, 2016.

Secretary Kirkland moved to approve the consent agenda as presented. Vice President Lemon seconded the motion and it passed with a 6-0 vote.

PUBLIC HEARINGS

No Items Scheduled

REGULAR AGENDA

DISCUSSION AND POSSIBLE ACTION

- E.1 Consideration Of A Resolution Authorizing An Amendment To The Economic Development Performance Agreement Between The Cedar Park Community Development Corporation And VUV Analytics, Inc.

Larry Ruggiano, Assistant Director of Economic Development, reminded the Board that the existing performance agreement with VUV Analytics calls for 45 jobs this year with salaries \$2,736,000. The company has indicated that they will not have the 45 jobs outlined in the agreement by the current milestone date. Staff proposed amending the agreement to offer \$78,420.46 rather than \$106,937 in 2017 for the jobs created and salaries provided.

Vice President Lemon asked how the original estimate of 45 jobs was created. Staff explained that that number was given by the company but was done under a previous CEO and that original estimate has not come to be.

President Burger asked if it was unlikely that the company would hit their future milestones. Staff indicated that it was unlikely that future milestones would be hit as the agreement is currently written.

Director Norton asked if a representative for the company was present. Staff indicated that a representative from VUV Analytics was not present.

The Board indicated that they would like to have a representative from VUV Analytics come and discuss employment and salary estimates for the future before moving forward with a revised agreement.

Director Norton asked if this would be the first payment made from this agreement. Staff indicated that one payment has been made already related to them locating in Cedar Park. The payment being discussed now would be the second payment.

Vice President Lemon moved to table this item till the next appropriate meeting. Director Wood seconded the motion. The motion was approved with a 6-0 vote.

- E.2 Consider Approval Of A Revised Process For Project Submissions And Recommendations. (Kimberly Reese, Assistant To The City Manager)
The Board agreed to move forward with the proposed process outlined by staff, with slight alterations to the process flow chart. The Board would like the chart altered to bring attention to decision points and the final steps in the flow chart.

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.)

- F.1 Report on Council Actions Related to Board Items.
Staff reported that there were no issues related to Board projects at last month's meeting. Director Kirkland stated that there is an item related to the Brushy Creek Lake Park Improvements Project coming up at the next meeting.
- F.2 Board Member Closing Comments.
Director Wood said that he recently attended the Williamson County Economic Summit and heard a lot of good discussion related to transportation and other issues. Secretary Kirkland said he was at the Leander City Council meeting recently and said a comment was made that

their citizens come to Cedar Park for shopping and dining and said that it is exciting to hear that people come to Cedar Park for these things.

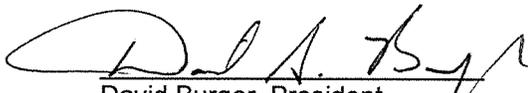
Next Regular Scheduled Board Meeting Tuesday, February 14, 2017 At 6:30 P.M. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

G.1 ADJOURNMENT

The meeting adjourned at 7:47 P.M.

CERTIFICATE

PASSED AND APPROVED THIS THE 15th DAY OF FEBRUARY, 2017.


David Burger, President

ATTEST:


Mel Kirkland, Secretary

