



**CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
APRIL 25, 2024 AT 6:00 PM**

Link For Meeting: <https://councilmtg.cedarparktexas.gov/>

Event Password: CedarPark2024

United States Toll Free: 1-844-992-4726

Access Code: 2554 525 6379

Phone Password: 23327728

Jim Penniman-Morin, Mayor
Bobbi Hutchinson, Council Place One
Mel Kirkland, Council Place Two
Eric Boyce, Council Place Four

Anne Duffy, Mayor Pro Tem
Kevin Harris, Council Place Five
Heather Jefts, Council Place Six
Brenda Eivens, City Manager

The public may comment and attend the meeting remotely. For the virtual meeting link and phone number, see near the top of the agenda. For more information on how to participate remotely please refer to the City's website at www.cedarparktexas.gov/councilagenda.

*All electronic and printed materials to be presented at the Council Meeting must be submitted for cybersecurity and legal obscenity screening in accordance with City Policy. **Electronic material must be submitted by 12:00 p.m., day of meeting, and printed material must be submitted prior to the Call To Order.** Any electronic or printed material not submitted in accordance with the Policy, that poses a cybersecurity risk, or is legally obscene, will not be allowed. You may email the entire Council on any issue at Council@cedarparktexas.gov.*

AGENDA

A.1 CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN.

**I. EXECUTIVE SESSION
To Commence At 6:00 p.m.**

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

In accordance with Chapter 551, Government Code, the City Council will now convene in a Closed Executive Session pursuant to the following provisions of the Texas Open Meetings Act, Chapter 551, of the Texas Government Code:

- B.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:
 - a. Legal Issues Concerning The Regulation Of Water Service Outside The City's Extra-Territorial Jurisdiction ("ETJ").
 - b. Legal Issues Concerning The Water Supply Agreement With Robert D. Wunsch, Trustee.
- B.2 Section § 551.072 Deliberation Concerning The Purchase, Exchange, Lease Or Value Of Real Property.
 - a. Lease Of Public Rights-Of-Way For Communication Services.
 - b. Acquisition Of Property For The Ranchettes 2 And 3 Drainage Project.

The Council Reconvenes into Open Meeting.

II. OPEN MEETING
To Commence At 7:00 p.m.

- C.1 Invocation. (Boyce)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Public Communications. (Regarding items not listed on this Agenda. Three Minutes each. No deliberations with the Council. The Council may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future Agenda.)
- C.4 City Manager Report: Employee Recognition For Service With The City Of Cedar Park
 - a. Eric Rauschuber, Dir. Of Public Works And Utilities, Twenty-Five Years of Service.
- C.5 City Manager Report: Introduction Of Arthur Jackson, Chief Economic Development Officer.
- C.6 City Manager Report: Introduction Of Randy Skinner, Asst. Director - Transportation.

Consent Agenda

Pursuant to Council Rule 2.3, the City Council Consent Agenda consists of Agenda Items D, E, and F.

- D.1 Approval Of Minutes From The Regular Scheduled City Council Meeting Of March 7, 2024.

An unscheduled Closed Executive Session may be called to discuss any item on this posted agenda provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

- D.2 Approval Of Minutes From The Special Called Joint Meeting Of March 21, 2024, With The City Council And Planning & Zoning Commission.
- E.1 (2024-1-Z) Second Reading And Approval Of An Ordinance To Rezone Approximately 6.24 Acres From General Business (GB) And Open Space Greenbelt (OG) To Planned Development-Mixed Use (PD-MU) And To Amend The 43-Acre Bell District Planned Development-Mixed Use (PD-MU) District Generally Located Southwest Of The Intersection Of Park St And S Bell Blvd. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Request.***
- F.1 A Resolution Authorizing A Second Amendment To The Master Development Agreement For The Bell Boulevard Redevelopment Project.
- F.2 A Resolution Authorizing A Fire Protection Agreement Between The City Of Cedar Park And Williamson - Travis Counties Municipal Utility District No. 1.
- F.3 A Resolution Authorizing Application To And Acceptance Of Funds From The United States Department Of Energy's Energy Efficiency And Conservation Block Grant Program.
- F.4 A Resolution Authorizing A Professional Services Agreement Amendment For Professional Engineering Services With MWM DesignGroup, Inc. For The Brushy Creek North Fork Trail Project In An Amount Not To Exceed \$97,498.
- F.5 A Resolution Authorizing An Agreement With Cyclomedia Technology, Inc. For Automated Evaluation Of Pedestrian Curb Ramps And Sidewalks In An Amount Not To Exceed \$106,400.
- F.6 A Resolution Authorizing The Seventh Amendment To The Master Contract For The Financing, Construction, And Operation Of The Brushy Creek Regional Utility Authority ("BCRUA") Regional Water Treatment And Distribution Project To Allow For The Construction Of The Phase 2A Expansion Project, Whereby The City Of Cedar Park Is Not A Participant In The Expansion And Incurs No Cost.
- F.7 A Resolution Authorizing A Professional Engineering Services Agreement With The Goodman Corporation For An Evaluation Of A Potential Cedar Park Transportation Criteria Manual In An Amount Not To Exceed \$95,000.

Public Hearings

- G.1 First Reading And Public Hearing Of An Ordinance Amending Chapter 18 Utilities, Article 18.07 Water And Wastewater Impact Fees, Section 18.07.006 Calculation Of Living Unit Equivalents (LUE's).

Regular Agenda (Non-Consent)

- H.1 Consideration Of A Resolution Authorizing A Performance Based Economic Development Agreement Between The Cedar Park Economic Development (Type A) Corporation And EcoMicron, Inc.

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- H.2 (2024-3-SUP) Second Reading And Consideration For Approval Of An Ordinance For A Special Use Permit (SUP) To Allow A Car Wash Use On Approximately 1.16 Acres Located At 915 South Bell Boulevard. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Request.***
- H.3 (2024-1-FLU) Consideration Of A Future Land Use Plan Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) To Regional Office/Retail/Commercial (REG) For Approximately 0.76 Acres Generally Located At 918 W Whitestone Blvd.
- H.4 (2024-2-FLU) Consideration Of A Future Land Use Plan Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) to Regional Office/Retail/Commercial (REG) For Approximately 3.2 Acres Generally Located At 102 CR 180.
- H.5 Consider Action, If Any, On Items Discussed In Executive Session.
- H.6 Mayor And Council Closing Comments.
- H.7 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 City Council. Separate agenda items may be combined and discussed together at the discretion of the Chair.

Any final action, decision, or vote on a matter deliberated in Closed Executive Session shall be made in an open meeting pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

Certain information may be presented to and by the City Council, under the headings of "Citizen Communications", and "Council Comments" however, by law, the Council 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.

CERTIFICATION

I certify that the above notice of the Regular Scheduled City Council Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

Date Posted: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall 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.

LeAnn M. Quinn, TRMC
City Secretary

Notice Removed: _____
Date Stamped (Month, Day, Year, AM/PM, Time)

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CITY OF CEDAR PARK 2024-2026 Strategic Goals



Livability & Sense of Place

Preserve a community that encourages connectedness, has a unique sense of place and commits to a high quality of life for all.

- **Strong Community Connections:** Foster sense of community and engage residents on matters that impact them most.
- **Bell District:** Advance the City's most significant redevelopment project through successful implementation of the development plan.
- **Recreation and Cultural Opportunities:** Strengthen portfolio of recreation and learning programs, events and facilities, ensuring services align with community expectations.
- **Capital Projects:** Dedicate resources to design and construct the capital projects necessary to advance Cedar Park and meet future needs.
- **Redevelopment Initiatives:** Create redevelopment strategies that align with community's long-term vision and add value to surrounding area.
- **Placemaking:** Focus on aesthetics and public art within public spaces to create a positive aesthetic experience, instilling pride and creating unique identity.
- **Comprehensive Plan:** Adhere to City's Comprehensive Plan, and ensure it is updated regularly to reflect community's attitudes and needs.



Safe Community

Prioritize, enhance and support efforts related to community safety so our residents, businesses and visitors feel safe in their neighborhood and City.

- **Public Safety:** Prioritize and support public safety programs so our community feels safe.
- **Neighborhoods:** Invest in programs that improve neighborhood safety.
- **City Utilities:** Safeguard resiliency and security of water and wastewater utility system for reliability.
- **Communications & Reporting:** Use effective methods of providing safety-related information to residents and businesses.



Economic Vitality

Utilizing Strategic Plan as a guide, cultivate a vibrant business community and increase business investments in the community with successful commercial centers, additional employers, active destinations and support of existing businesses.

- **Business Recruitment Strategic Initiatives:** Attract targeted industries to diversify and grow tax base and increase primary job opportunities.
- **Projects that Make Cedar Park a Destination:** Attract regional destination development and entertainment centers.
- **Business Retention & Expansion:** Actively support existing business community.
- **Small Business & Entrepreneurship:** Encourage business growth and development stemming from entrepreneurial endeavors.
- **Workforce Development:** Work with education partners to grow training options that align with identified target industries.
- **Tourism:** Expand and support tourism program to increase visitors and local commerce.



Service & Fiscal Excellence

Deliver high-value public services in a fiscally prudent and sound manner to meet the needs and expectations of our community and enhance the quality of life.

- **Government Operations:** Ensure government operations, practices and procedures result in high quality and resident-focused services throughout our city.
- **Financial Strength:** Maintain and enhance strong financial management to capitalize on City's fiscal strength and provide value for tax dollars.
- **Workforce:** Invest in the recruitment and retention of a talented and professional workforce for the delivery of excellent services.
- **Technology:** Ensure sound technology systems and resources to support and enhance reliable 24/7 Operations.



Mobility & Connectivity

Safely and efficiently move people throughout the City and improve connectivity by adding alternate routes of travel to businesses, neighborhoods, jobs, parks, entertainment, and services.

- **Comprehensive Mobility Master Plan (MMP):** Commence implementation of the recently approved Master Plan aimed at improving multimodal connectivity within the community.
- **Roadways:** Construct additional roadways or expand existing roadways to increase capacity and reduce traffic congestion.
- **Bike, Pedestrian & Trail:** Expand the City's network of shared use paths and trails to provide more opportunities for trips on foot or bike.
- **Traffic Operations:** Invest in the use of technology and other innovative solutions to increase the safety and efficiency of the existing roadway system.



Infrastructure & Environment

Preserve and enhance the tools and resources necessary to support critical infrastructure and sustainability initiatives.

- **Infrastructure:** Continue to prioritize investments that support the quality and reliability of critical infrastructure.
- **Sustaining Infrastructure & Assets:** Invest in the maintenance of infrastructure and assets to support growth and sustain the existing community.
- **Environmental Stewardship:** Demonstrate responsible stewardship of community and natural resources.



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