REGULAR CALLED MEETING OF
COMMUNITY DEVELOPMENT (Type B) CORPORATION
TUESDAY, October 8, 2024, at 6:30 p.m.
City Hall Campus
450 Cypress Creek Road, Building Four
Cedar Park, Texas 78613

Link for the Meeting: https://mtg.cedarparktexas.gov/TypeB
Event Password: CedarPark2024

United States Toll Free: 1-844-992-4726
Access Code: 2557 340 0326
Phone Password: 2332772

BOARD OF DIRECTORS

☐ Ryan Wood, Place 6, President
☐ Liz Freeman, Place 1
☐ Barbara Shaffer, Place 2, Vice President
☐ Ginger Goodin, Place 3
☐ Larry Norris, Place 4
☐ Stephen Johnson, Place 5
☐ Justin OBrien, Place 7

AGENDA

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

A.2 Public Communications. (Regarding items not listed on this agenda. Three Minutes each. No deliberations with the Board. The Board may respond only with factual statements, recitation of existing policy, and requests for an item to be placed on a future agenda.)

STAFF REPORTS
(DISCUSSION ONLY)

B.1 Update On The Arts Collective Feasibility Study. (Beau Falgout, Assistant City Manager)

B.2 Update On The Bell Boulevard District. (Rob Shands, RedLeaf Partners)

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.

PUBLIC HEARINGS

C.1 Conduct A Public Hearing To Fund A Parks Playground Replacement Project In An Amount Not To Exceed $250,000.

C.2 Conduct A Public Hearing To Fund A Milburn Pool Rehabilitation Design Project In An Amount Not To Exceed $150,000.

C.3 Conduct A Public Hearing To Fund A Roadway Median Beautification Design Project In An Amount Not To Exceed $40,000.

C.4 Conduct A Public Hearing To Fund A Feasibility Study For A Buttercup Creek Boulevard/West Park Street Shared-Use Path In An Amount Not To Exceed $125,000.

C.5 Conduct A Public Hearing To Fund An East New Hope Road Shared-Use Path Gap Connection Project In An Amount Not To Exceed $1,400,000.

C.6 Conduct A Public Hearing To Fund A Southbound 183A Frontage Road at Scottsdale Drive Improvements Project In An Amount Not To Exceed $1,300,000.

C.7 Conduct A Public Hearing To Fund A Traffic Signal Project At The Intersection Of Brushy Creek Road and Champion Park (Ranch Trails) Project In An Amount Not To Exceed $700,000.

C.8 Conduct A Public Hearing To Fund A Traffic Signal Project At The Intersection Of Brushy Creek Road and Sports Park (Wilson Ranch Place) Project In An Amount Not To Exceed $700,000.

C.9 Conduct A Public Hearing To Fund A Project RE|CREATE Center In An Amount Not To Exceed $3,700,000.

C.10 Conduct A Public Hearing To Fund A Lakeline Park To Williamson County Regional Trail Connection and Pedestrian Bridge Project In An Amount Not To Exceed $2,000,000.

REGULAR AGENDA
DISCUSSION AND POSSIBLE ACTION

D.1 None Scheduled

E.0 EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, the Community Development (Type B) Corporation Board 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.

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.

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

F.1 Board Member Closing Comments.

The Next Regular Scheduled Board Meeting Will Be Held On Tuesday, November 12, 2024, at 6:30 p.m. In The Cedar Park Council Chambers At 450 Cypress Creek Road, Building Four.

G.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. 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 Community Development (Type B) Corporation Board, under the headings of "Citizen Communications", and "Board Members' Comments" 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.

CERTIFICATE

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:

OCT 3 2024 PM 2:11

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

The Cedar Park City Hall Campus 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.

Eran Irwin,
Community Affairs Director

Notice Removed: _____

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.

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.

CEDAR PARK

CEDAR PARK
TEXAS

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM B.1

October 8, 2024

Item/Subject: Update on the Arts Collective Feasibility Study

Initiating Dept.: CMO

Commentary

Beau Falgout, Assistant City Manager, will provide an update on the Art Collective Feasibility Study and an overview of potential next steps.

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COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM B.2

October 8, 2024

Item/Subject: Update on the Bell Boulevard District

Initiating Dept.: Community Affairs

Commentary

Rob Shands, RedLeaf Partners, will provide an update on the Bell Boulevard District.

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TEXAS

COMMUNITY DEVELOPMENT CORPORATION

REGULAR AGENDA ITEM C.1 – C.10

October 8, 2024

Item/Subject: Public Hearings For FY 2025 Projects

Initiating Dept.: Community Affairs

Commentary

The required Public Hearings for the ten FY 2025 Projects will be conducted on Tuesday, October 8, 2024. This is the final step in the required approval process to fund the projects.

Other steps included the Community Development (Type B) Corporation review and adoption of the FY 2025 Budget, City Council approval of the Community Development (Type B) Corporation recommended FY 2025 Budget, and the posting of Public Notices in the City's paper of record describing each project and providing a date for each project public hearing.

The FY 2025 projects are listed in the meeting agenda.