CITY OF CEDAR PARK
REGULAR SCHEDULED CITY COUNCIL MEETING
CEDAR PARK CITY HALL - COUNCIL CHAMBERS
450 CYPRESS CREEK ROAD, BUILDING FOUR
OCTOBER 08, 2026 AT 6:00 PM

Jim Penniman-Morin, Mayor	Kevin Harris, Mayor Pro Tem
Alexis Frezza, Council Place One	Michael Endres, Council Place Four
Darron Jurajda Council Place Two	Shweta Padmanabha, Council Place Six
Anne Duffy, Council Place Three	Brenda Eivens, City Manager

Public Comment: Prior to the meeting, the public may submit a comment, electronically by filling out a Comment Card using a web-based device such as a computer, iPad, tablet, or smartphone. If you wish to speak in person, please use one of the Comment Card kiosks outside of Council Chambers. For more information on how to participate remotely please refer to the City's website at Public Comment.

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.

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:

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.

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 Economic Development Performance Agreement With Texas Materials Group, Inc. And CRH Americas, Inc.

b. Legal Issues Concerning The Economic Development Performance Agreement With Balcones Real Estate Group, LLC.

c. Legal Issues Concerning The Economic Development Performance Agreement With Enovis Corporation.

d. Legal Issues Concerning The Community Development Performance Agreement, Economic Development Performance Agreement, And Lease Agreement For The Perfect Game Project.

B.2 Section § 551.072 Deliberation Concerning The Purchase, Exchange, Lease Or Value Of Real Property.

a. 100 Thompson St. And 1511 N. Bell Blvd.

The Council Reconvenes into Open Meeting.

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

C.1 Invocation. (Penniman-Morin)

C.2 Pledges Of Allegiance (U.S. and Texas).

C.3 Public Communications. (Regarding items not listed on this Agenda. Three Minutes each. Time may not be yielded/ transferred to another speaker. 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: An Update On The S.P.A.R.K. Innovation Team.

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 City Council Minutes From The Regular Scheduled Meeting On July 23, 2026.

D.2 Approval Of City Council Minutes From The Special Called Meeting On August 6, 2026.

D.3 Approval Of City Council Minutes From The Regular Scheduled Meeting On August 13, 2026.

D.4 Approval Of City Council Minutes From The Special Called Work Session On August 25, 2026.

D.5 Approval Of City Council Minutes From The Regular Scheduled Meeting On August 27, 2026.

D.6 Approval Of City Council Minutes From The Special Called Meeting-Retreat On August 28, 2026.

D.7 Approval Of City Council Minutes From The Special Called Meeting-Retreat On August 29, 2026.

D.8 Approval Of City Council Minutes From The Special Called Meeting On September 3, 2026.

D.9 Approval Of City Council Minutes From The Regular Scheduled Meeting On September 10, 2026.

E.1 Second Reading And Approval Of Ordinances: No Items For Consideration On The Consent Agenda.

F.1 A Resolution Authorizing An Agreement With Lucity, Inc. ("Central Square") For Cloud-Based Enterprise Asset Management Lucity Subscriptions In A Total Amount Not To Exceed $68,210 For One Year, And Authorizing Up To Four Annual Renewals In A Total Amount Not To Exceed $333,909.81.

F.2 A Resolution Authorizing A Third Amendment To The Master Development Agreement And An Amendment To The License Agreement With RedLeaf Bell, LLC For The Bell Boulevard Redevelopment Project.

F.3 Authorization To Excuse The Absence Of Councilmember Jurajda From The Regular Scheduled Meeting Of September 24, 2026.

Public Hearings

G.1 (2026-8-Z) First Reading And Public Hearing Of An Ordinance To Rezone Approximately 0.68 Acres From Suburban Residential (SR) To Neighborhood Business (NB) Located At 203 West New Hope Drive And 206 Sumac Lane. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of Neighborhood Business (NB).***

G.2 (2026-9-OA) First Reading And Public Hearing Of An Ordinance Amending The Cedar Park Code Of Ordinances Chapter 11, Zoning, Regarding Home Office, Family Homes And Home Occupations. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of The Proposed Amendments.***

Regular Agenda (Non-Consent)

H.1 Consideration Of A Resolution Authorizing An Agreement With Trimbuilt Construction, Inc. For Construction Of The Police Department Communications Center Move Project In An Amount Not To Exceed $1,693,380.

H.2 Consideration Of A Resolution Authorizing An Agreement With Johnson, Mirmiran & Thompson, Inc. For Third-Party Construction Inspection And Observation Services To Support Construction Of The Police Department Communications Center Move Project In An Amount Not To Exceed $175,392.

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H.3 Consideration Of A Resolution Authorizing An Agreement For Construction Manager-At-Risk Services With CORE Construction Services Of Texas, Inc. As The Construction Manager-At-Risk For The Lakeline Park Phase 2 Project To Provide Pre-Construction Phase Services In An Amount Not To Exceed $30,000 And A Construction Manager's Fee Not To Exceed 3.5%.

H.4 Consider Action, If Any, On Items Discussed In Executive Session.

H.5 Mayor And Council Closing Comments.

H.6 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 "Public 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.

CEDAR PARK

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