



**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  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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*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](mailto: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.

*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.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.

*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.*

- [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)

*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.



*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.*

**File Attachments for Item:**

D.1 Approval Of City Council Minutes From The Regular Scheduled Meeting On July 23, 2026.



## MINUTES

**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
JULY 23, 2026 AT 6:00 PM**

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the meeting to order at 6:01 p.m.**

**All Council present with Councilmember Jurajda attending the meeting remotely by video conference and joining meeting at 7:01 p.m.**

**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:*

**Council convened into Executive Session at 6:01 p.m.**

**B.1 Section § 551.087 Deliberation Regarding Economic Development Negotiations.**

**a. Update Regarding Negotiations With Economic Development Prospects.**

The Council Reconvenes into Open Meeting.

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

**Council reconvened into Open Session at 7:01 p.m.**

- C.1 Invocation. (Frezza)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Presentation: A Proclamation Recognizing August 4, 2026, As National Night Out In Cedar Park.

**Councilmember Duffy read and presented a Proclamation to the Cedar Park Police Department in recognition of National Night Out in Cedar Park.**

- C.4 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.)

**Tom Schwerdt, Cedar Park, commented on the Re|Create grand opening.**

- C.5 City Manager Report: An Update From The Williamson County And Cities Health District.

**Amber Erickson, Executive Director – WCCHD, provided an overview of the role and activities of the WCCHD.**

#### **Consent Agenda**

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

***Motion to approve all items on the Consent Agenda consisting of Agenda Items D, E, and F.***

**Movant: Councilmember Duffy**

**Second: Councilmember Frezza**

**Vote: 7-0**

- D.1 Approval Of City Council Minutes From The Regular Scheduled Meeting Of May 14, 2026.

**Approved under the Consent Agenda.**

- E.1 (2026-5-Z) Second Reading And Approval Of An Ordinance To Rezone Approximately 1.91 Acres From General Business-Conditional Overlay (GB-CO) To General Business-Conditional Overlay (GB-CO) Located At 3101 East Whitestone Boulevard To Amend The Condition Related To Permitted Uses. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of General Business-Conditional Overlay (GB-CO).***

**Approved under the Consent Agenda.**

**Ordinance Number Z26.07.23.E1**

- F.1 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Firehouse Animal Health Center At Brushy Creek Lake Park On October 4, 2026.

**Approved under the Consent Agenda.**

**Resolution Number R137.26.07.23.F1**

- F.2 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Chinese Society of Austin At Milburn Park On October 25, 2026.

**Approved under the Consent Agenda.**

**Resolution Number R138.26.07.23.F2**

- F.3 A Resolution Authorizing A Change Order With Asphalt Inc., LLC DBA Lone Star Paving Company For The 2026 Major Road Resurfacing Project In An Amount Not To Exceed \$145,509.

**Approved under the Consent Agenda.**

**Resolution Number R139.26.07.23.F3**

- F.4 A Resolution Authorizing An Interlocal Purchasing Agreement With National Purchasing Partners (“NPPGov”) For Access To The NPPGov Cooperative Purchasing Program.

**Approved under the Consent Agenda.**

**Resolution Number R140.26.07.23.F4**

- F.5 A Resolution Authorizing An Interlocal Purchasing Agreement With Purchasing Cooperative of America (“PCA”) For Access To The PCA Cooperative Purchasing Program.

**Approved under the Consent Agenda.**

**Resolution Number R141.26.07.23.F5**

### **Public Hearings**

- G.1 First Reading And Public Hearing Of An Ordinance: No Items For Consideration.

### **Regular Agenda (Non-Consent)**

- H.1 (2026-1-FLU) Consideration Of A Future Land Use Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) To Low Density Residential (LDR) For Approximately 17.68 Acres Generally Located Northwest Of East New Hope Drive And Ronald W Reagan Boulevard.

**Andreina Davila-Quintero, Development Services Asst. Director, reviewed the request to amend the Future Land Use Plan for 17.68 acres of land to Low Density Residential. The proposed development is for 68 single-family lots, comprised of 50 ft wide lots and 3.9 units per acre. 4.2 acres of land proposed in the development is currently in the ETJ. A history of the tract and previous requests were presented.**

Ian Cochran, Milestone – Applicant, addressed Council regarding the request.

Discussion followed regarding the commercial zoning currently in place, area of proposed development in the ETJ, and smaller residential lots and setbacks.

**Public Comment:**

Tom Schwerdt, Cedar Park, spoke in opposition to the request.

M. Adams, Cedar Park, registered a comment in opposition to the request and in support of local business.

Ross Burns, Cedar Park, spoke in support of the request.

*Motion to accept the petition as presented.*

*“A Future Land Use Amendment Petition Requesting An Amendment From Local Office/Retail/Commercial (LOC) To Low Density Residential (LDR) For Approximately 17.68 Acres Generally Located Northwest Of East New Hope Drive And Ronald W Reagan Boulevard”*

**Movant: Mayor Penniman-Morin**

**Second: Councilmember Padmanabha**

**Vote: 3-4 Petition denied**

**In Favor: Mayor Penniman-Morin, Councilmember Frezza, Councilmember Padmanabha**

**Against: Councilmember Jurajda, Councilmember Duffy, Councilmember Endres, and Mayor Pro Harris.**

H.2 Consideration Of A Resolution Approving The Proposed FY 2027 Operating Budget For The Brushy Creek Regional Utility Authority (BCRUA).

Erica Solis, Finance Director, presented the proposed FY2027 budget for the BCRUA. The Operating Budget for the BCRUA is based on projected average water usage by each City for FY2027. The projected water average water usage for Cedar Park remains unchanged from FY2026 and is 2.00 MGd.

*Motion to approve Agenda Item H.2 as presented.*

*“A Resolution Approving The Proposed FY 2027 Operating Budget For The Brushy Creek Regional Utility Authority (BCRUA)”.*

**Movant: Councilmember Duffy**

**Second: Councilmember Frezza**

**Vote: 7-0**

**Resolution Number R142.26.07.23.H2**

H.3 Consider Action, If Any, On Items Discussed In Executive Session.

**No action taken on any item discussed in Executive Session.**

H.4 Mayor And Council Closing Comments.

**Council commented on the grand opening of Re|Create, National Night Out, events in the community, and recognition of the CTRS, Library grants, and Staff.**

H.5 Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 8:32 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin**  
**Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



## MINUTES

**CITY OF CEDAR PARK  
SPECIAL CALLED CITY COUNCIL WORK SESSION  
CEDAR PARK RECREATION CENTER – COMMUNITY ROOMS  
1435 MAIN STREET, CEDAR PARK  
AUGUST 6, 2026 AT 6:00 PM**

### CITY COUNCIL

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda, Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the meeting to order at 6:03 p.m.**

**Councilmember Frezza absent from the meeting, all other Council present.**

**B. Discussion Only:**

1. Overview Of Fiscal Year 2026 Annual Budget.
2. Development Of Proposed Annual Budget And Tax Rate For Fiscal Year 2027.
  - i. Proposed Revenues And Expenditures And Forecasting.
  - ii. Maintenance And Operations.
  - iii. Capital Improvement Projects, Bonding Capacity, Debt Management Strategies, And Future Considerations.
  - iv. Fiscal Policies.
  - v. Future Bond Program.

**Brenda Eivens, City Manager, provided an overview of the new facilities, groundbreakings, and programs from FY2026. Projects are still underway and will be carried into FY2027.**

**Erica Solis, Finance Director, reviewed the following items to Council:**

- a. Budget Process
- b. General Fund: Ad Valorem Tax, Sales Tax, Budget Summaries
- c. General Debt Service
- d. Other Funds
- e. On the Horizon

## f. Next Steps

### FY2027 Budget Drivers and Key Investments

Budget Drivers include maintenance costs, economic uncertainty and inflation, service contracts, and new facilities.

Key Investments include Public Safety, infrastructure, workforce and benefits, and existing facilities.

|                                  |                 |
|----------------------------------|-----------------|
| <b>Proposed Operating Budget</b> | <b>\$216.1M</b> |
| General Fund                     | \$84.9M         |
| Utility Fund                     | \$48.2M         |
| Restricted Funds                 | \$83.0M         |

The projected revenue summary was reviewed.

|               |                     |
|---------------|---------------------|
| <b>FY2026</b> | <b>\$80,466,673</b> |
| <b>FY2027</b> | <b>\$85,667,025</b> |

Variance is \$5,200,353 with a one-time use of fund balance of \$417,775

### Taxable Ad Valorem

|                             |                        |
|-----------------------------|------------------------|
| <b>FY2026 Taxable Value</b> | <b>\$15.85 Billion</b> |
| <b>FY2027 Taxable Value</b> | <b>\$15.44 Billion</b> |

Growth for FY2027 is down (2.6%)

### Maintenance and Operations Rate (M&O)

|                             |                   |
|-----------------------------|-------------------|
| <b>Proposed FY2027 Rate</b> | <b>\$0.377930</b> |
|-----------------------------|-------------------|

### Interest and Sinking Rate (I&S)

The ad valorem rate by components with working rate was reviewed. Values have decreased and the proposed working rate was a result of the decrease in value.

### Sales Tax Allocation: 2.00 ¢

|                       |         |
|-----------------------|---------|
| General Fund          | 1.0 ¢   |
| Stormwater Fund       | 0.125 ¢ |
| Economic Development  | 0.375 ¢ |
| Community Development | 0.5 ¢   |

### General Fund Revenue Sources – Other Administrative and Contracts

Franchise Fees  
Fees for Service  
Misc. Revenue

**General Fund Expenses:**

Adjustments to Base (maintain current level of services)  
Enhancements (increased levels of services, and somewhat current level of services)

Adjustments to base \$2.11M  
Public Safety \$904,568  
Other Depts \$1,213,920

Enhancements – Personnel For Public Safety  
3 Fire Lieutenants  
2 Dispatchers  
Police Meet and Confer, Compensation Adjustments

Other positions:  
1 Parks Maintenance Supervisor  
2.5 Re|Create Staff  
Pay for Performance  
Supplemental Pays (SWAT)

Enhancements – Other

General Debt Service related to capacity. Defeasance will not be an option on FY27

*Council recessed 7:17 p.m. to 7:43 p.m.*

Erica Solis continued the review of the proposed FY2027 Operating Budget

**Utility Fund**

|          |         |
|----------|---------|
| Revenue  | \$44.3M |
| Expenses | \$48.2M |

Not projected to meet revenue due to wet weather, will use fund balance for the difference

**Stormwater Fund**

Type A Fund  
Type B Fund  
Occupancy Tax Fund  
Vehicle and Equipment Services (VES)

**On The Horizon  
Creation of GO Bond Advisory Task Force**

**Next Steps  
Financial Policies**

C. Mayor And Council Closing Comments.

**Roundtable closing comments were conducted.**

D. Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 8:10 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin  
Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



## MINUTES

**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
AUGUST 13, 2026 AT 7:00 PM**

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the meeting to order at 7:00 p.m.**

**All Council present.**

### **I. EXECUTIVE SESSION**

*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.*

**NO ITEMS POSTED FOR EXECUTIVE SESSION.**

**The Council Reconvenes into Open Meeting.**

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

- C.1 Invocation. (Jurajda)**
- C.2 Pledges Of Allegiance (U.S. and Texas).**
- C.3 Presentation: Recognition Of The Cedar Park 4-H Gavel Club Congressional Award Medal Winners.**

**Mike Devito, Parks and Recreation Director, addressed the history of the Cedar Park 4-H Gavel Club. Diana Wiggins is the Congressional Award Advisor for the Gavel Club.**

**U.S. Congressman John Carter presented Aarah Sardesai, Neel Hiremath, and Samith Manohar Reddit with gold medals.**

- C.4 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.)

**Craig Paczkowski, Senior Pastor of Full Life Fellowship, introduced a new church in Cedar Park.**

**Mr. Wiggans recognized Diana Wiggins and her contributions in creating and assisting the development of the 4-H Gavel Club Program.**

**Kathy Vermillion, Cedar Park, inquired about World Springs not locating to Cedar Park.**

- C.5 City Manager Report: Update On The Cedar Park Tourism Program – April Walker-Davis, Tourism Marketing Manager.

**April Walker-Davis, Tourism Marketing Manager, presented Council with a update on the Cedar Park Tourism Program, activities, and events.**

- C.6 City Manager Report: Update On The Upcoming Programs And Events Hosted By The Library And Parks & Recreation Department.

**Julia Mitschke, Library Director, and Emma Robertson, Parks Dept, reviewed the programs and events hosted by the Library and the Parks & Recreation Department.**

#### **Consent Agenda**

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

***Motion to approve all items on the Consent Agenda consisting of Agenda Items D and F.***

**Movant: Councilmember Duffy**

**Second: Mayor Pro Harris**

**Vote: 7-0**

- D.1 Approval Of Minutes From The Regular Scheduled City Council Meeting Held On May 28, 2026.

**Approved under the Consent Agenda.**

- D.2 Approval Of Minutes From The Regular Scheduled City Council Meeting Held On June 11, 2026.

**Approved under the Consent Agenda.**

- D.3 Approval Of Minutes From The Regular Scheduled City Council Meeting Held On June 25, 2026.

**Approved under the Consent Agenda.**

- D.4 Receipt Of Minutes From The Planning And Zoning Commission Meeting On May 19, 2026.

**Received under the Consent Agenda.**

- D.5 Receipt Of Minutes From The Planning And Zoning Commission Meeting On June 16, 2026.

**Received under the Consent Agenda.**

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

- F.1 A Resolution Authorizing a Three Year (3) Services Agreement With Grande Communications Networks LLC DBA Astound Business Solutions To Furnish High-Speed Internet Services To City Facilities In The Amount Of \$82,800 Per Year For A Total Not To Exceed \$248,400.

**Approved under the Consent Agenda.**

**Resolution Number R143.26.08.13.F1**

- F.2 A Resolution Authorizing A Three Year (3) Services Agreement With Grande Communications Networks LLC dba Astound Business Solutions To Furnish Dark Fiber Services To Connect City Facilities In The Amount Of \$54,000 Per Year For A Total Not To Exceed \$162,000.

**Approved under the Consent Agenda.**

**Resolution Number R144.26.08.13.F2**

- F.3 A Resolution Authorizing A Professional Services Agreement Amendment With Dial Development Services, Ltd. For Third-Party Construction Inspection And Observation Services To Support Construction Of The New Hope Expansion Project In An Amount Not To Exceed \$94,500.

**Approved under the Consent Agenda.**

**Resolution Number R145.26.08.13.F3**

- F.4 A Resolution Authorizing An Ancillary Pond And Channel Restoration Agreement Between The City Of Cedar Park And 121 Acquisition Company, LLC, Regarding The Cottonwood Regional Pond And Channel Improvements Project.

**Approved under the Consent Agenda.**

**Resolution Number R146.26.08.13.F4**

- F.5 A Resolution Granting A Private Water Easement To 121 Acquisition Company, LLC For Maintenance Of Fire Line Improvements On City-Owned Property Within The Cedarview Development.

**Approved under the Consent Agenda.**

**Resolution Number R147.26.08.13.F5**

### **Public Hearings**

- G.1 (2025-2-SUP) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow An Event Center Use On Approximately 2.09 Acres Located At 3100 East Whitestone Boulevard. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of The Request As Presented.***

**Andreina Dávila-Quintero, AICP, Development Services Asst. Director, reviewed the request for a Special Use Permit to allow for an event center located at 3100 E. Whitestone.**

**Vincent Huebinger, Applicant, addressed the Council pertaining to the intended use of an event center to be located in a building previously used for retail.**

**Discussion followed related to capacity of the building, parking and overflow into adjacent areas, and aspects of the event center.**

**Mayor Penniman-Morin opened the Public Hearing.**

**Public Comment:**

**Thomas Schwerdt, Cedar Park, registered support of the proposed event center.**

**Mayor Penniman-Morin closed the Public Hearing.**

### **Regular Agenda (Non-Consent)**

- H.1 Discussion Of Proposed FY 2027 Budget And Consideration Of Setting A Maximum Tax Rate For Tax Year 2026 And Fiscal Year 2027 And Scheduling Two Public Hearings.

**Brenda Eivens, City Manager, provided an overview of the new facilities, groundbreakings, and programs from FY2026. Projects are still underway and will be carried into FY2027.**

**Erica Solis, Finance Director, reviewed the following items to Council:**

- a. **Budget Process**
- b. **General Fund: Ad Valorem Tax, Sales Tax, Budget Summaries**
- c. **General Debt Service**
- d. **Other Funds**
- e. **On the Horizon**
- f. **Next Steps**

## **FY2027 Budget Drivers and Key Investments**

**Budget Drivers include: maintenance costs, economic uncertainty and inflation, service contracts, and new facilities.**

**Key Investments include: Public Safety, infrastructure, workforce and benefits, and existing facilities.**

|                                  |                 |
|----------------------------------|-----------------|
| <b>Proposed Operating Budget</b> | <b>\$216.1M</b> |
| General Fund                     | \$84.9M         |
| Utility Fund                     | \$48.2M         |
| Restricted Funds                 | \$83.0M         |

**The projected revenue summary was reviewed.**

|               |                     |
|---------------|---------------------|
| <b>FY2026</b> | <b>\$80,466,673</b> |
| <b>FY2027</b> | <b>\$85,667,025</b> |

**Variance is \$5,200,353 with a one-time use of fund balance of \$417,775**

## **Taxable Ad Valorem**

|                             |                        |
|-----------------------------|------------------------|
| <b>FY2026 Taxable Value</b> | <b>\$15.85 Billion</b> |
| <b>FY2027 Taxable Value</b> | <b>\$15.44 Billion</b> |

**Taxable Value Growth for FY2027 will decrease overall by 2.6%.  
The Base Value decreased by 4.7% and New Growth only grew by 2.1%**

## **Maintenance and Operations Rate (M&O)**

|                             |                   |
|-----------------------------|-------------------|
| <b>Proposed FY2027 Rate</b> | <b>\$0.377930</b> |
|-----------------------------|-------------------|

## **Interest and Sinking Rate (I&S)**

|                    |                   |
|--------------------|-------------------|
| <b>FY2027 Rate</b> | <b>\$0.166446</b> |
|--------------------|-------------------|

**The ad valorem rate by components with working rate was reviewed and the proposed working rate is a result of the decrease in value.**

|                                     |
|-------------------------------------|
| <b>Sales Tax Allocation: 2.00 ¢</b> |
| General Fund 1.0 ¢                  |
| Stormwater Fund 0.125 ¢             |
| Economic Development 0.375 ¢        |
| Community Development 0.5 ¢         |

## **General Fund Revenue Sources – Other**

**Administrative and Contracts**  
**Franchise Fees**  
**Fees for Service**  
**Misc. Revenue**

**General Fund Expenses:**

**Adjustments to Base (maintain current level of services)**  
**Enhancements (increased levels of services, and somewhat current level of services)**

**Adjustments to base \$2.11M**  
**Public Safety \$904,568**  
**Other Depts \$1,213,920**

**Enhancements – Personnel For Public Safety**  
**3 Fire Lieutenants**  
**2 Dispatchers**  
**Police Meet and Confer, Compensation Adjustments**

**Other positions:**  
**1 Parks Maintenance Supervisor**  
**2.5 Re|Create Staff**  
**Pay for Performance**  
**Supplemental Pays (SWAT)**

**Enhancements – Other**

**General Debt Service related to capacity. Defeasance will not be an option on FY27**

**Utility Fund**

**Revenue \$44.3M**  
**Expenses \$48.2M**

**Not projected to meet revenue due to wet weather, will use fund balance for the difference**

**Stormwater Fund**

**Type A Fund**  
**Type B Fund**  
**Occupancy Tax Fund**  
**Vehicle and Equipment Services (VES)**

**Erica Solis, Finance Director, stated the Council needs to take action on the Proposed Maximum Tax Rate and set the two Public Hearing dates.**

***Motion to set a proposed maximum tax rate of \$0.377930 per \$100 valuation to include an M&O rate of \$0.211484 and an I&S rate of \$0.166446. In addition, motion to set public hearing dates of September 3, 2026, and September 10, 2026, to adopt the City's budget and tax rate.***

**Movant: Councilmember Endres**

**Second: Councilmember Jurajda**

**Vote: 7-0**

- H.2 Consideration Of A Resolution Authorizing An Agreement With Austin Engineering Co., Inc. For Construction Of The Reclaimed Water System Improvements Phase 1 Project In An Amount Not To Exceed \$3,734,392.

**Agenda Item H.2 called after Agenda Item G.1**

**Eric Rauschuber, Director of Public Works/Utilities, reviewed the contractor selection for construction of the Reclaimed Water System Improvements Phase 1 Project.**

***Motion to approve Agenda Item H.2 as presented.***

***“A Resolution Authorizing An Agreement With Austin Engineering Co., Inc. For Construction Of The Reclaimed Water System Improvements Phase 1 Project In An Amount Not To Exceed \$3,734,392”.***

**Movant: Mayor Pro Harris**

**Second: Councilmember Endres**

**Vote: 7-0**

**Resolution Number R148.26.08.13.H2**

- H.3 Consideration To Establish A Bond Advisory Task Force.

**Randy Lueders, Director of Engineering/Capital Projects, stated this item is to discuss the possibility of a 2027 General Obligation Bond Program and establishing a Bond Advisory Task Force (BATF). The roles and responsibilities for Council, BATF, and Staff were summarized. The BATF structure recommendations include 15 Cedar Park citizens with each Councilmember appointing two members and the Mayor appointing a third member as the Chair.**

**Discussion followed pertaining to the BATF structure, role, previous Bond programs, and possible appointments.**

***Motion to approve and establish a Bond Advisory Task Force as presented.***

**Movant: Mayor Penniman-Morin**

**Second: Councilmember Frezza****Vote: 7-0**

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

**No action taken on any item discussed in Executive Session.**

H.5 Mayor And Council Closing Comments.

**Council commented on the budget process, communications with citizens, events in the community, and the beginning of the school year.**

H.6 Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 9:52 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin**  
**Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



## MINUTES

**CITY OF CEDAR PARK  
SPECIAL CALLED CITY COUNCIL WORK SESSION  
CEDAR PARK RE|CREATE  
550 DISCOVERY BOULEVARD, CEDAR PARK  
AUGUST 25, 2026 AT 5:30 PM**

### CITY COUNCIL

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda, Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the meeting to order at 5:45 p.m.**

**All Council present.**

- B. Discussion Only:  
1. Leadership Development, Communications, And Team Building Activities.

**Council participated in an Insights Discovery team development workshop focused on understanding individual communication styles and personality preferences to strengthen collaboration and effectiveness.**

**Through interactive exercises and team discussions, Council members evaluated team strengths, identified potential gaps, explored strategies for improving team effectiveness, and developed shared commitments to support productive governance and decision-making.**

- C. Mayor And Council Closing Comments.

- D. Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 8:57 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin**  
**Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



## MINUTES

**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
AUGUST 27, 2026 AT 6:00 PM**

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the meeting to order at 6:00 p.m.**

**All Council present.**

**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:*

**Council convened into Executive Session at 6:01 p.m.**

**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 Meet And Confer Process, Ground Rules, And The Meet And Confer Agreement With The Cedar Park Police Association.

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

The Council Reconvenes into Open Meeting.

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

**Council reconvened from Executive Session into Open Meeting at 7:01 p.m.**

- C.1 Invocation. (Duffy)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Presentation: Texas Municipal League Intergovernmental Risk Pool (TML IRP) R.O.A.D. Ready Certification Recognition Of Cedar Park Water Distribution Staff - Darral Oliver, TML Safety Consultant.

**Darral Oliver, TML Safety Consultant, recognized the Cedar Park Water Distribution Staff for earning the R.O.A.D Certification. Approximately only 1 out of 28 cities receive this certification.**

- C.4 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.)

**Mary Bullin, Round Rock, commented on residential construction adjacent to the Brushy Creek Regional Trail expansion and impact to the trail.**

**Bill Kenyon, Round Rock, commented on residential construction adjacent to the Brushy Creek Regional Trail expansion and impact to the trail.**

**Jim Saunders, Cedar Park, registered a comment against Flock cameras.**

**James Heil, Cedar Park, commented on the use of Flock cameras.**

- C.5 City Manager Report: Introduction Of K-9 Brody With The Cedar Park Police Department.

**Agenda Item C.5 called after Agenda Item C.3.**

**Chief Harmon introduced-K9 Brody who partners with Ofc. Detlefsen.**

- C.6 City Manager Report: Recognition Of The Cedar Park Lifeguard Team For A Second Place Finish At The Texas Public Pool Council State Lifeguard Competition.

**Mike DeVito, Park & Recreation Director, recognized the Cedar Park Lifeguard Team for their accomplishments at the recent Lifeguard competition hosted by the Texas Public Pool Council.**

- C.7 City Manager Report: Update On The Capital Improvement Program Projects - Randy Lueders, Director Of Engineering And Capital Projects.

**Randy Lueders, Director Of Engineering And Capital Projects, provided an update on the Capital Improvement Projects:**

- a) LiNK Cedar Park Pilot Program
- b) Major and Neighborhood Road Overlays
- c) Northbound Lakeline Blvd. Curve Improvements

- d) Toro Grande Road Extension
- e) New Hope Drive Expansion
- f) Cottonwood Pond Expansion

Future upcoming projects include: Traffic Signal Construction, Street Revitalization Project, Veterans Memorial Pool Expansion, various Park Trail Improvements, King Log House Restoration, Police Department Communication Center Relocation, and 183A at Scottsdale Drive Intersection Improvements.

### Consent Agenda

*Pursuant to Council Rule 2.3, the City Council Consent Agenda consists of Agenda Item E.1.*

***Motion to approve all items on the Consent Agenda consisting of Agenda Item E.1***

**Movant: Councilmember Duffy**

**Second: Councilmember Frezza**

**Vote: 7-0**

D.1 Approval Of Minutes: No Items For Consideration.

E.1 (2025-2-SUP) Second Reading And Approval Of An Ordinance For A Special Use Permit (SUP) To Allow An Event Center Use On Approximately 2.09 Acres Located At 3100 East Whitestone Boulevard. ***The Planning And Zoning Commission Voted 5-0 To Recommend Approval Of The Request As Presented.***

**Approved under the Consent Agenda.**

**Ordinance Number SUP27.26.08.27.E1**

F.1 A Resolution Authorizing Issuance Of A Special Use In Parks Permit To Royal Events At Lakeline Park On October 24, 2026.

**Agenda Item F.1 withdrawn from the Agenda.**

### Public Hearings

G.1 First Reading And Public Hearing Of An Ordinance: No Items For Consideration.

### Regular Agenda (Non-Consent)

H.1 Consideration To Approve The 2026 Bond Advisory Task Force Membership.

**Randy Lueders, Dir. of Engineering,**

**Randy Lueders, Director of Engineering/Capital Projects, stated this item is to discuss the possibility of a 2027 General Obligation Bond Program and establishing a Bond Advisory Task Force (BATF). The roles and responsibilities for Council, BATF, and Staff were**

summarized. The BATF structure recommendations include 15 Cedar Park citizens with each Councilmember appointing two members and the Mayor appointing a third member as the Chair.

Discussion followed pertaining to the appointments to the BATF

*Motion to approve the appointments to the Bond Advisory Task Force as presented.*

**Movant: Mayor Penniman-Morin**

**Second: Councilmember Jurajda**

**Vote: 7-0**

- H.2 Consideration Of A Resolution Authorizing An Agreement With Traffic Control Devices, LLC For Traffic Signal Construction In An Amount Not To Exceed \$1,729,801.

Stephen Director of Public Works, reviewed the proposed improvements for the construction of five new traffic signals located at the intersections of Brushy Creek Rd & Wilson Ranch Pl (Brushy Creek Sports Park), Brushy Creek Rd & Ranch Trails (Champion Park), New Hope Dr & Arrow Point Dr, Cottonwood Creek Trl & Medical Pkwy, and Cypress Creek Rd & Cluck Creek Trl.

*Motion to approve Agenda Item H.2 as presented.*

*“A Resolution Authorizing An Agreement With Traffic Control Devices, LLC For Traffic Signal Construction In An Amount Not To Exceed \$1,729,801”.*

**Movant: Councilmember Duffy**

**Second: Mayor Pro Harris**

**Vote: 7-0**

**Resolution Number R149.26.08.27.H2**

- H.3 Consideration Of A Resolution Authorizing An Agreement With Federal Signal Corporation For The Purchase And Installation Of Two Outdoor Warning Sirens In An Amount Not To Exceed \$170,000.

John Cummins, Emergency Mgmt. Coordinator, reviewed Texas State Legislature Senate Bill 3 following the devastating flooding events of July 2025. Senate Bill 3 pertains to the outdoor warning sirens in flood prone areas.

The City maintains a system of outdoor warning sirens known as the Parks Severe Weather Alert System. The system is currently capable of alerting for flood hazard and four sirens are located at the major parks in the City. Two additional sirens are being proposed and would be installed in areas prone to flooding or vulnerable to a flooding event.

***Motion to approve Agenda Item H.3 as presented***

***“A Resolution Authorizing An Agreement With Federal Signal Corporation For The Purchase And Installation Of Two Outdoor Warning Sirens In An Amount Not To Exceed \$170,000”.***

**Movant: Mayor Pro Harris**

**Second: Councilmember Padmanabha**

**Vote: 7-0**

**Resolution Number R150.26.08.27.H3**

- H.4 Consideration Of A Resolution Ratifying A Meet And Confer Agreement With The Cedar Park Police Association For The Term Of October 1, 2026 Through September 30, 2029.

**Beau Falgout, Asst. City Manager, reviewed the Meet and Confer Agreement with the Cedar Park Police Association. Amendments to the agreement include:**

**Non-Compensation: Alternative Hiring Process for Certified Officers, Civil Service Director authority for Promotional Process**

**Compensation: CTRS Stipend, pay plan represents largest 3-year percentage increase and budget investment in recent history, improves starting salary and lateral entry salary competitiveness, improves overall salaries and total career earnings, standard proposed pay plan with % annual increases**

**Year 1 – 4.75% Increase to Pay Plan**

**Year 2 – 6% Increase to Pay Plan**

**Year 3 – 5% Increase to Pay Plan**

**Maintains Additional 2% Average Step Increase**

***Motion to approve Agenda H.4 as presented.***

***“A Resolution Ratifying A Meet And Confer Agreement With The Cedar Park Police Association For The Term Of October 1, 2026 Through September 30, 2029”.***

**Movant: Councilmember Duffy**

**Second: Councilmember Endres**

**Vote: 7-0**

**Resolution Number R151.26.08.27.H4**

- H.5 Consideration Of Staff’s Recommendations For The Cedar Park Community Sculpture Garden For The 2026-2027 Display Year.

**Jacob Worth, Assistant to the City Manager, reviewed the art selection process for determining the art pieces to be displayed in the Sculpture Garden. Items are displayed for one year.**

**Selected art for display are:**

- a) Caraspace – Jamie Spinello**
- b) Love Must be Cultivated II – Glory Hartsfield**
- c) Mantis – John Mark**
- d) Purpose in Chaos – Andrea La Valleur Purvis (Alternate)**

***Motion to approve Agenda Item H.5 as presented.***

***“Approve recommendations For The Cedar Park Community Sculpture Garden For The 2026-2027 Display Year”.***

**Movant: Councilmember Frezza**

**Second: Councilmember Jurajda**

**Vote: 7-0**

- H.6 Consideration of A Resolution Authorizing The Purchase Of A Sculpture From The Cedar Park Community Sculpture Garden In An Amount Not to Exceed \$10,000.**

**Jacob Worth, Assistant to the City Manager, stated staff is recommending the purchase of one sculpture based on its aesthetics, durability, and uniqueness, as it is comprised of material sourced locally (trunk from Zilker Park and donated to the artist by the City of Austin). The sculpture currently displayed for purchase is “A Tree’s Entropy” by Artist Anthony Heinz May.**

***Motion to approve the purchase of A Tree’s Entropy as presented.***

**Movant: Councilmember Duffy**

**Second: Councilmember Frezza**

**Vote: 7-0**

**Resolution Number R152.26.08.27.H6**

- H.7 Consider Action, If Any, On Items Discussed In Executive Session.**

**No action taken on any item discussed in Executive Session.**

- H.8 Mayor And Council Closing Comments.**

**Council commented on the Scheels Grand Opening, community events, and paid homage to Dolly Parton’s recent passing by lighting City Hall pink in her honor.**

H.9 Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 8:47 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin**  
**Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



## MINUTES

**CITY OF CEDAR PARK  
SPECIAL CALLED CITY COUNCIL MEETING - RETREAT  
CEDAR PARK RE|CREATE  
550 DISCOVERY BOULEVARD, CEDAR PARK  
AUGUST 28, 2026 AT 8:30 AM**

### CITY COUNCIL

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the retreat to order at 9:02 a.m.**

**All Council present.**

**B. Discussion Only:**

1. Overview Of Retreat Agenda.
2. Purpose, Objectives, And Participation.
3. Review Of Major Milestones And Current Trends.
4. Retrospective Of The 2024-2026 Strategic Goals:
  - a) Livability And Sense Of Place: Community Connections, Bell District, Recreation And Cultural Opportunities, Capital Projects, Redevelopment Initiatives, Placemaking, And Comprehensive Plan, Including Lakeline Park Phase II, Residential Standards, Accessory Dwelling Units, Short Term Rentals, Temporary Dwelling Units, Median Beautification, Fencing Standards.
  - b) Safe Community: Public Safety, Neighborhood Safety, Water/Wastewater Utility Systems Reliability, Communications And Reporting.
  - c) Economic Vitality: Economic Development Strategic Initiatives, Cedar Park Destination Projects, Business Community, Tourism.
  - d) Service And Fiscal Excellence: Government Operations, Financial Strength, Workforce, Technology.
  - e) Mobility And Connectivity: Comprehensive Mobility Master Plan, Roadways, Bike/Pedestrian And Trails, And Traffic Operations.

- f) Infrastructure And Environment: Infrastructure, Sustaining Infrastructure And Assets, Environmental Stewardship.
- 5. Visioning Activities, Leadership Team Building Activity And Discussion.
- 6. Development Of The 2027-2030 Strategic Goals, Objectives, Prioritization, Strategies, And Resources.

**The retreat was facilitated by FountainWorks. The Retreat objectives, format, and framing were reviewed.**

**Facilitated discussions included the following topics:**

**Cedar Park: looking back to look forward**  
**Context Map: what matters most?**  
**Current Goal assessment**  
**Ideal Cedar Park experience**  
**Strategic Goal review**

- C. Closing Comments.
- D. Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 4:35 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin**  
**Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



## MINUTES

**CITY OF CEDAR PARK  
SPECIAL CALLED CITY COUNCIL MEETING - RETREAT  
CEDAR PARK RE|CREATE  
550 DISCOVERY BOULEVARD, CEDAR PARK  
AUGUST 29, 2026 AT 8:30 AM**

### CITY COUNCIL

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the retreat to order at 9:05 a.m.**

**All Council present.**

**B. Discussion Only:**

1. Overview Of Retreat Agenda.
2. Purpose, Objectives, And Participation.
3. Review Of Major Milestones And Current Trends.
4. Retrospective Of The 2024-2026 Strategic Goals:
  - a) Livability And Sense Of Place: Community Connections, Bell District, Recreation And Cultural Opportunities, Capital Projects, Redevelopment Initiatives, Placemaking, And Comprehensive Plan, Including Lakeline Park Phase II, Residential Standards, Accessory Dwelling Units, Short Term Rentals, Temporary Dwelling Units, Median Beautification, Fencing Standards.
  - b) Safe Community: Public Safety, Neighborhood Safety, Water/Wastewater Utility Systems Reliability, Communications And Reporting.
  - c) Economic Vitality: Economic Development Strategic Initiatives, Cedar Park Destination Projects, Business Community, Tourism.
  - d) Service And Fiscal Excellence: Government Operations, Financial Strength, Workforce, Technology.
  - e) Mobility And Connectivity: Comprehensive Mobility Master Plan, Roadways, Bike/Pedestrian And Trails, And Traffic Operations.
  - f) Infrastructure And Environment: Infrastructure, Sustaining Infrastructure And Assets, Environmental Stewardship.

5. Visioning Activities, Leadership Team Building Activity And Discussion.
6. Development Of The 2027-2030 Strategic Goals, Objectives, Prioritization, Strategies, And Resources.

**The retreat was facilitated by FountainWorks. The Retreat objectives, format, and framing were reviewed.**

**Facilitated discussions included the following topics:**

**How we will lead together  
Defining success  
Objectives and Strategic choices  
Refine Strategic Objectives  
Prioritizing Strategic Objectives**

- C. Closing Comments.
- D. Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 3:40 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin  
Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



**MINUTES  
CITY OF CEDAR PARK  
SPECIAL CALLED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
SEPTEMBER 03, 2026 AT 7:00 PM**

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Five  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the meeting to order at 7:05 p.m.**

**All Council present.**

**A.2 Invocation. (Endres)**

**A.3 Pledges Of Allegiance (U.S. and Texas).**

**A.4 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.)**

**Miko Conrad, Cedar Park, spoke against Flock Cameras and all ALPRs.**

**EXECUTIVE SESSION**

*In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The City Council 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".*

**B.1 NO ITEMS POSTED FOR EXECUTIVE SESSION.**

**PUBLIC HEARINGS**

**C.1 First Reading And Public Hearing Of An Ordinance Adopting A Municipal Budget For The Fiscal Year Beginning October 1, 2026, And Ending September 30, 2027.**

Agenda Items C.1 and C.2 called together.

Erica Solis, Finance Director, reviewed the proposed FY2027 Operating Budget. The review included the following items:

#### **FY2027 Budget Drivers and Key Investments**

**Budget Drivers include:** maintenance costs, economic uncertainty and inflation, service contracts, and new facilities.

**Key Investments include:** Public Safety, infrastructure, workforce and benefits, and existing facilities.

|                                  |                 |
|----------------------------------|-----------------|
| <b>Proposed Operating Budget</b> | <b>\$215.6M</b> |
| General Fund                     | \$84.9M         |
| Utility Fund                     | \$48.2M         |
| Restricted Funds                 | \$82.5M         |

The projected revenue summary was reviewed.

|               |                     |
|---------------|---------------------|
| <b>FY2026</b> | <b>\$80,466,673</b> |
| <b>FY2027</b> | <b>\$85,667,025</b> |

The overall increase in proposed revenues is 6.4%, primarily driven by the adjustment in sales tax and property tax revenues. The variance is \$5,200,353 with a one-time use of fund balance of \$417,775

#### **Taxable Ad Valorem**

|                             |                        |
|-----------------------------|------------------------|
| <b>FY2026 Taxable Value</b> | <b>\$15.85 Billion</b> |
| <b>FY2027 Taxable Value</b> | <b>\$15.44 Billion</b> |

**Taxable Value Growth for FY2027 will decrease overall by 2.6%.**

**The Base Value decreased by 4.7% and New Growth only grew by 2.1%**

New growth includes additions to properties that were on the tax roll January 1<sup>st</sup> of last year and new builds on the tax roll January 1, 2026. The decrease in net taxable value is not only the result of values decreasing. It also takes into consideration (1) loss in value from properties that converted to a nonprofit status. (*tax-exempt; approx. \$400K*), (2) an exemption on business personal property which was introduced by House Bill 9 in the last legislative session. This legislative bill resulted in a decrease in taxable value of \$133M for FY 2027, and (3) an increased volume of successful protests. From the protest process offered by the appraisal districts, there was a 40% decrease in taxable values, which is higher than the 16% last year.

#### **Maintenance and Operations Rate (M&O)**

|                             |                   |
|-----------------------------|-------------------|
| <b>Proposed FY2027 Rate</b> | <b>\$0.377930</b> |
|-----------------------------|-------------------|

## Interest and Sinking Rate (I&S)

**FY2027 Rate                      \$0.166446**

**The ad valorem rate by components with working rate was reviewed and the proposed working rate is a result of the decrease in value.**

### **Sales Tax Allocation: 2.00 ¢**

**General Fund 1.0 ¢**

**Stormwater Fund 0.125 ¢**

**Economic Development 0.375 ¢**

**Community Development 0.5 ¢**

### **General Fund Revenue Sources – Other**

**Administrative and Contracts**

**Franchise Fees**

**Fees for Service**

**Misc. Revenue**

### **General Fund Expenses:**

**Adjustments to Base (maintain current level of services)**

**Enhancements (increased levels of services, and somewhat current level of services)**

**Adjustments to base \$2.11M**

**Public Safety \$904,568**

**Other Depts \$1,213,920**

### **Enhancements – Personnel For Public Safety**

**3 Fire Lieutenants**

**2 Dispatchers**

**Police Meet and Confer, Compensation Adjustments**

### **Other positions:**

**1 Parks Maintenance Supervisor**

**2.5 Re|Create Staff**

**Pay for Performance**

**Supplemental Pays (SWAT)**

### **Community Support Program**

**General Debt Service related to capacity. Defeasance will not be an option on FY27**

### **Utility Fund**

**Revenue              \$44.3M**

**Expenses      \$48.2M**

**Stormwater Fund**

**Type A Fund**

**Type B Fund**

**Occupancy Tax Fund**

**Vehicle and Equipment Services (VES)**

**General discussion followed regarding the decrease in property values and impact of recent legislation.**

**Mayor Penniman-Morin opened the Public Hearings.**

**Public Comment:**

**Jim Heil, Cedar Park, addressed the proposed budget and tax rate. He does not believe the full/maximum rate needs to be implemented.**

**Mayor Penniman-Morin read the registered comments in opposition to the proposed tax rate increase:**

**Diana Sifford, Cedar Park**

**Doug Denman, Cedar Park**

**Brent Sifford, Cedar Park**

**Bobbi Hutchinson, Cedar Park**

**Randy Strader, Cedar park**

**Mayor Penniman-Morin closed the Public Hearings.**

**Discussion continued pertaining to the challenges for FY2027, maintaining services at current levels, possible phasing in of enhancements, impact of legislation, and the diligence of staff in working on the budget.**

- C.2      First Reading And Public Hearing Of An Ordinance To Adopt A Tax Rate of \$0.377930 And Levy Taxes For The Fiscal Year Beginning October 1, 2026, And Ending September 30, 2027.**

**Agenda Items C.1 and C.2 called together.**

**Refer to Agenda Item C.1 for public hearings and discussion.**

### **REGULAR AGENDA (NON-CONSENT)**

- D.1      Mayor And Council Closing Comments.**

**Council commented on receiving citizen input and feedback and high quality of life and service for citizens in Cedar Park.**

D.2 Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 8:22**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin**  
**Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

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



## MINUTES

**CITY OF CEDAR PARK  
REGULAR SCHEDULED CITY COUNCIL MEETING  
CEDAR PARK CITY HALL - COUNCIL CHAMBERS  
450 CYPRESS CREEK ROAD, BUILDING FOUR  
SEPTEMBER 10, 2026 AT 7:00 PM**

Jim Penniman-Morin, Mayor  
Alexis Frezza, Council Place One  
Darron Jurajda Council Place Two  
Anne Duffy, Council Place Three

Kevin Harris, Mayor Pro Tem  
Michael Endres, Council Place Four  
Shweta Padmanabha, Council Place Six  
Brenda Eivens, City Manager

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

**Mayor Penniman-Morin called the meeting to order at 7:02 p.m.**

**All Council present.**

### **I. EXECUTIVE SESSION**

*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.*

NO ITEMS POSTED FOR EXECUTIVE SESSION.

The Council Reconvenes into Open Meeting.

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

- C.1 Invocation. (Harris)
- C.2 Pledges Of Allegiance (U.S. and Texas).
- C.3 Presentation: A Proclamation Recognizing Annika Manchanda As The Gold Medal Winner In The 2026 Pan American Youth Chess Championship For Under 8.

**Mayor Penniman-Morin read and presented a Proclamation to Annika Manchanda in recognition of her accomplishments in international youth chess.**

- C.4 Presentation: A Proclamation Recognizing Rosh Hashanah, September 11-13, 2026.

**Mayor Penniman-Morin read and presented a Proclamation to Rabbi Betcher in recognition of Rosh Hashanah.**

- C.5 Presentation: A Proclamation Honoring And Recognizing The 25<sup>th</sup> Anniversary Of September 11, 2026, Known As Patriot Day And Day Of Remembrance.

**Councilmember Endres read a Proclamation honoring and recognizing the 25<sup>th</sup> anniversary of September 11, 2021. The Proclamation will be presented at the American Legion event being held on 9-11.**

- C.6 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.)

**Suhani Rao, Project Aspire, addressed awareness for South and East Asian persons with disabilities.**

**Sean Chambers, Cedar Park, commented on ending the use of Flock Cameras in Cedar Park.**

**Jim Heil, Cedar Park, commented on ending the use of Flock Cameras in Cedar Park.**

**Olivia Crow, Cedar Park, commented on ending the use of Flock Cameras in Cedar Park.**

#### **Consent Agenda**

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

***Motion to approve all items on the Consent Agenda consisting of Agenda Items D and F.***

**Movant: Councilmember Duffy**

**Second: Mayor Pro Harris**

**Vote: 7-0**

- D.1 Approval Of Minutes From The Regular Scheduled City Council Meeting Held On July 9, 2026.

**Approved under the Consent Agenda.**

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

- F.1 A Resolution Authorizing An Agreement With Weaver And Tidwell, LLP To Provide Independent Audit Services For The 2026 Fiscal Year In An Amount Not To Exceed \$115,730.

**Approved under the Consent Agenda.**

**Resolution Number R153.26.09.10.F1**

- F.2 A Resolution Authorizing An Agreement With Pavement Restoration, Inc. For The FY 2026 Street Revitalization Project In An Amount Not To Exceed \$205,289.

**Approved under the Consent Agenda.**

**Resolution Number R154.26.09.10.F2**

- F.3 A Resolution Authorizing A Professional Services Agreement With Dial Development Services, Ltd. For Third-Party Construction Inspection And Observation Services For The Veterans Memorial Pool Expansion Project In An Amount Not To Exceed \$136,139.

**Approved under the Consent Agenda.**

**Resolution Number R155.26.09.10.F3**

- F.4 A Resolution Authorizing A Tender Agreement And Mutual Final Release With Philadelphia Indemnity Insurance Company Related To The Fire Station No. 1 Remodel Project.

**Approved under the Consent Agenda.**

**Resolution Number R156.26.09.10.F4**

### **Public Hearings**

- G.1 (2026-2-SUP) First Reading And Public Hearing Of An Ordinance For A Special Use Permit (SUP) To Allow A Tattoo Parlor/Body Piercing Studio Use On Approximately 1.26 Acres Located At 205 Cedar Park Drive. ***The Planning And Zoning Commission Voted 6-0 To Recommend Approval Of The Request.***

**Andreina Dávila-Quintero, Development Services Asst. Director, reviewed the request for a Special Use Permit to allow for a Tattoo Parlor/Body Piercing Studio. The location is an existing 9,200 multi-tenant building on site. The proposed tattoo studio will occupy an approx. 215 sq ft salon suite within Suite 300.**

**Amanda Carlson, Applicant, addressed the Council regarding the requested SUP and the specifics of the business.**

**Mayor Penniman-Morin opened the Public Hearing.**

**Public Comment:**

**Lauren Hunt, Austin, spoke in support of the SUP.**

**Karina Gonzales, Austin, spoke in support of the SUP.**

**Amber Jennings, Austin, registered a comment in support of the SUP.**

**Norma Tapia, Austin, spoke in support of the SUP.**

**Mayor Penniman-Morin closed the Public Hearing.**

**Regular Agenda (Non-Consent)**

- H.1 Consideration For Appointment Of Dan Scott To Place Four On The Cedar Park Community Development (Type B) Board. (Endres)

**Councilmember Endres thanked Larry Norris for his work on the Type B Board and addressed his appointment of Dan Scott to Place Four.**

***Motion to appoint Dan Scott to Place Four on the Type B Board.***

**Movant: Councilmember Duffy**

**Second: Councilmember Jurajda**

**Vote: 7-0**

- H.2 Consideration Of A Resolution Authorizing A Performance Based Economic Development Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Machine Sciences Corporation.

**Agenda Item H.2 and H.3 called together.**

**Arthur Jackson, Chief Economic Development Officer, stated Machine Sciences Corporation is an Oregon-based precision CNC manufacturer, also with operations in FL specializing in complex components for the space, aerospace, and defense industries.**

**Elite Metal Finishing LLC is an Oxnard, California-based metal finishing company operations in FL as well. The company provides specialized plating, coating, thermal treatment, and testing services for commercial, military, and aerospace customers, with certified processes meeting military and aerospace specifications.**

**Mr. Brett Birkeland, Representative, addressed Council regarding the two companies relocating to Cedar Park.**

**Machine Sciences will be leasing 48k sf in Building Two of the Cedar Tech Development and will hire 70 employees while investing over \$31 million dollars in their site.**

**Elite will be joining Machine Sciences in the remainder of Building Two and will hire 170 employees while investing \$10m dollars in their site.**

***Motion to approve Agenda Items H.2 and H.3 as presented.***

***Agenda Item H.1 - A Resolution Authorizing A Performance Based Economic Development Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Machine Sciences Corporation.***

***Agenda Item H.2 - A Resolution Authorizing A Performance Based Economic Development Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Elite Metal Finishing, LLC.***

**Movant: Mayor Penniman-Morin**

**Second: Councilmember Padmanabha**

**Vote: 7-0**

**Resolution Number R157.26.09.10.H2**

- H.3 Consideration Of A Resolution Authorizing A Performance Based Economic Development Agreement Between The Economic Development Sales Tax Corporation Of Cedar Park And Elite Metal Finishing, LLC.

**Agenda Item H.2 and H.3 called together.**

**Refer to Agenda Item H.2 for discussion and action taken.**

**Resolution Number R158.26.09.10.H3**

- H.4 Second Reading And Public Hearing Of An Ordinance Adopting A Municipal Budget For The Fiscal Year Beginning October 1, 2026, And Ending September 30, 2027.

**Agenda Items H.4, H.5, H.6 and H.8 called together.**

**Erica Solis, Finance Director, reviewed the proposed FY2027 Operating Budget. The review included the following items:**

**FY2027 Budget Drivers and Key Investments**

**Budget Drivers include: maintenance costs, economic uncertainty and inflation, service contracts, and new facilities.**

**Key Investments include: Public Safety, infrastructure, workforce and benefits, and existing facilities.**

|                                  |                 |
|----------------------------------|-----------------|
| <b>Proposed Operating Budget</b> | <b>\$215.6M</b> |
| General Fund                     | \$84.9M         |
| Utility Fund                     | \$48.2M         |
| Restricted Funds                 | \$82.5M         |

**The projected revenue summary was reviewed.**

|               |                     |
|---------------|---------------------|
| <b>FY2026</b> | <b>\$80,466,673</b> |
| <b>FY2027</b> | <b>\$85,667,025</b> |

The overall increase in proposed revenues is 6.4%, primarily driven by the adjustment in sales tax and property tax revenues. The variance is \$5,200,353 with a one-time use of fund balance of \$417,775

#### **Taxable Ad Valorem**

|                             |                        |
|-----------------------------|------------------------|
| <b>FY2026 Taxable Value</b> | <b>\$15.85 Billion</b> |
| <b>FY2027 Taxable Value</b> | <b>\$15.44 Billion</b> |

**Taxable Value Growth for FY2027 will decrease overall by 2.6%.**  
**The Base Value decreased by 4.7% and New Growth only grew by 2.1%**

New growth includes additions to properties that were on the tax roll January 1<sup>st</sup> of last year and new builds on the tax roll January 1, 2026. The decrease in net taxable value is not only the result of values decreasing. It also takes into consideration (1) loss in value from properties that converted to a nonprofit status. (*tax-exempt; approx. \$400K*), (2) an exemption on business personal property which was introduced by House Bill 9 in the last legislative session. This legislative bill resulted in a decrease in taxable value of \$133M for FY 2027, and (3) an increased volume of successful protests. From the protest process offered by the appraisal districts, there was a 40% decrease in taxable values, which is higher than the 16% last year.

#### **Maintenance and Operations Rate (M&O)**

|                             |                   |
|-----------------------------|-------------------|
| <b>Proposed FY2027 Rate</b> | <b>\$0.377930</b> |
|-----------------------------|-------------------|

#### **Interest and Sinking Rate (I&S)**

|                    |                   |
|--------------------|-------------------|
| <b>FY2027 Rate</b> | <b>\$0.166446</b> |
|--------------------|-------------------|

The ad valorem rate by components with working rate was reviewed and the proposed working rate is a result of the decrease in value.

#### **Sales Tax Allocation: 2.00 ¢**

|                              |                |
|------------------------------|----------------|
| <b>General Fund</b>          | <b>1.0 ¢</b>   |
| <b>Stormwater Fund</b>       | <b>0.125 ¢</b> |
| <b>Economic Development</b>  | <b>0.375 ¢</b> |
| <b>Community Development</b> | <b>0.5 ¢</b>   |

#### **General Fund Revenue Sources – Other**

|                                     |
|-------------------------------------|
| <b>Administrative and Contracts</b> |
| <b>Franchise Fees</b>               |
| <b>Fees for Service</b>             |
| <b>Misc. Revenue</b>                |

#### **General Fund Expenses:**

**Adjustments to Base (maintain current level of services)**

**Enhancements (increased levels of services, and somewhat current level of services)**

**Adjustments to base \$2.11M**

**Public Safety \$904,568**

**Other Depts \$1,213,920**

**Enhancements – Personnel For Public Safety**

**3 Fire Lieutenants**

**2 Dispatchers**

**Police Meet and Confer, Compensation Adjustments**

**Other positions:**

**1 Parks Maintenance Supervisor**

**2.5 Re|Create Staff**

**Pay for Performance**

**Supplemental Pays (SWAT)**

**Community Support Program**

**General Debt Service related to capacity. Defeasance will not be an option on FY27**

**Utility Fund**

**Revenue \$44.3M**

**Expenses \$48.2M**

**Stormwater Fund**

**Type A Fund**

**Type B Fund**

**Occupancy Tax Fund**

**Vehicle and Equipment Services (VES)**

**Review of updated Financial Policies were presented.**

**Discussion followed regarding the 3.5% maximum tax rate, clarification of the no new revenue definition, baseline starting point is based on expected revenues, and impact to services if maintenance and operation rate is not increased.**

**Discussion also included the General Fund Balance, City's bond rating, and the interest and sinking rate.**

**Mayor Penniman-Morin opened the Public Hearings.**

**Public Comment:**

**Bobbi Hutchinson, Cedar Park, encouraged Council to not increase the tax rate.**

**Kevin O'Bryan, Cedar Park, spoke in opposition to the tax rate increase.**

**Theresa Strader, Cedar Park, commented on discussions with a citizen at the last Council Meeting.**

**Randy Strader, Cedar Park, commented on forecasting and the possible tax rate increase for the next bond program**

**The following citizens registered comments in opposition to the tax rate increase.**

**Surya Rajendranm, Cedar Park**

**Doug Denmane, Cedar Park**

**Brian Evans, Cedar Park**

**Erica Crawford, Cedar Park**

**Sean Schade, Cedar Park**

**Rahul Bhandari, Cedar Park**

**Nirmal Chidambaram, Cedar Park**

**Julia Schade, Cedar Park**

**Harikrishan Nair, Cedar Park**

**Michael Lambert, Cedar Park**

**Prachee Behera, Cedar Park**

**Brent Sifford, Cedar Park**

**Mayor Penniman-Morin closed the Public Hearings for Agenda Items H.4 – H.6.**

***Motion to approve the FY 2027 budget as presented.***

**Movant: Councilmember Endres**

**Second: Councilmember Frezza**

**Vote: 7-0**

**Ordinance Number BF28.26.09.10.H4**

- H.5 Second Reading And Public Hearing Of An Ordinance To Adopt A Tax Rate of \$0.377930 And Levy Taxes For The Fiscal Year Beginning October 1, 2026, And Ending September 30, 2027.

**Agenda Items H.4, H.5, H.6 and H.8 called together.**

**Refer to Agenda Item H.4 for discussion.**

*Motion that the property tax rate be increased by the adoption of a rate of \$0.377930, which is effectively a 4.9% increase in the tax rate, and levy ad valorem property taxes within the City of Cedar Park for the 2026 tax year as stated in the ordinance presented in the packet. The tax rate of \$0.377930 is comprised of two components, \$0.211484 for maintenance and operations and \$0.166446 for interest in sinking.*

**Movant: Mayor Pro Harris**

**Second: Councilmember Endres**

**Vote: 6-1 with Councilmember Duffy voting against.**

**Ordinance Number BF29.26.09.10.H5**

- H.6 Consideration Of A Motion To Ratify The Property Tax Revenue Increase Reflected In The Fiscal Year 2027 Budget In Accordance With The Texas Local Government Code.

**Agenda Items H.4, H.5, H.6 and H.8 called together.**

**Refer to Agenda Item H.4 for discussion.**

*Motion to ratify the property tax increase reflected in the Budget.*

**Movant: Councilmember Padmanabha**

**Second: Councilmember Frezza**

**Vote: 6-1 with Councilmember Duffy voting against.**

- H.7 Consideration Of A Resolution Approving The Community Support Funding Allocations For Fiscal Year 2027.

**Erica Solis, Finance Director, stated the City provides funding to community organizations who offer specialized services to the residents of Cedar Park. These services are outside the scope of services offered by the City and focuses on a specific population, such as the senior community, veterans, or children's advocacy.**

**The application process was reviewed, utilization of a Council sub-committee, and specific reporting requirements which document direct assistance provided to Cedar Park residents before reimbursement is approved by City staff.**

**The funding is allocated for a total of \$94, 000 and the entities to be approved for partial funding were reviewed.**

***Motion to approve Agenda Item H.7 and the Committee recommendations as presented.***

*“A Resolution Approving The Community Support Funding Allocations For Fiscal Year 2027”.*

**Movant: Mayor Penniman-Morin**

**Second: Mayor Pro Harris**

**Vote: 7-0**

**Resolution Number R159.26.09.10.H7**

- H.8 Consideration Of A Resolution Approving Amendments To the Financial Policies For The City Of Cedar Park.

**Agenda Items H.4, H.5, H.6 and H.8 called together.**

**Refer to Agenda Item H.4 for discussion.**

***Motion to approve Agenda Item H.8 as presented.***

*“A Resolution Approving Amendments To the Financial Policies For The City Of Cedar Park”.*

**Movant: Mayor Pro Harris**

**Second: Councilmember Padmanabha**

**Vote: 7-0**

**Resolution Number R160.26.09.10.H8**

- H.9 Consideration Of A Resolution Authorizing An Agreement With STR Constructors, LLC For Construction Of The Veterans Memorial Pool Expansion Project In An Amount Not To Exceed \$10,447,018.

**Mike DeVito, Parks and Recreation Director, reviewed the project background.**

**Paul Naughton, Senior Project Manager, reviewed the contractor selection process and recommendation. The expansion project will consist of +/- 8000 sq.ft Wavepool, 5000 sq.ft building that includes a performance platform, restrooms, pump equipment, additional parking, eight cabanas, two shade structures, and will also deal with detention ponds, landscaping, and fencing.**

**Brenda Eivens, City Manager, stated the funding for this project came from 2022 Bond Program, Type B, and other funds.**

***Motion to approve Agenda Item H.9 as presented.***

***“A Resolution Authorizing An Agreement With STR Constructors, LLC For Construction Of The Veterans Memorial Pool Expansion Project In An Amount Not To Exceed \$10,447,018”.***

**Movant: Mayor Pro Harris**

**Second: Councilmember Endres**

**Vote: 7-0**

**Resolution Number R161.26.09.10.H9**

H.10 Consider Action, If Any, On Items Discussed In Executive Session.

**No Executive Session conducted.**

H.11 Mayor And Council Closing Comments.

**Council commented on the approved budget and tax rate and reflected on the 25<sup>th</sup> anniversary of 9-11.**

H.12 Adjournment.

**Mayor Penniman-Morin adjourned the meeting at 10:26 p.m.**

**PASSED AND APPROVED THIS 8<sup>th</sup> DAY OF OCTOBER, 2026.**

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**James Penniman-Morin**  
**Mayor**

**ATTEST:**

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**City Secretary**

**File Attachments for Item:**

F.1 A Resolution Authorizing An Agreement With Lucy, Inc. ("Central Square") For Cloud-Based Enterprise Asset Management Lucy 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.



**CITY COUNCIL AGENDA**  
October 8, 2026

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**Item/Subject:** A Resolution Authorizing An Agreement With Lucy, Inc. (“Central Square”) For Cloud-Based Enterprise Asset Management Lucy 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.

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**Commentary**

The Public Works Department utilizes the Lucy Enterprise Asset Management System to inventory, track, and maintain infrastructure assets; schedule preventive work; manage work orders; and conduct capital replacement planning. The Lucy Enterprise Asset Management System on-premises version has been in production for almost 12 years, and this version is outdated and rapidly approaching end of support by the vendor.

Moving this system to the cloud will allow us to receive vendor-provided updates and support, vendor-hosted infrastructure, and more reliable access for Public Works and related departments. New features and expanded capabilities of this cloud version will also assist with expanding its use to departments outside of Public Works and will solve existing compatibility issues with the system and our refreshed GIS environment.

Staff recommends purchasing this subscription through TIPS cooperative contract 220105 (Technology Solutions, Products and Services). Lucy (CentralSquare) is an awarded vendor on that competitively solicited contract, so a separate request for proposal (or “RFP”) is not required. Using TIPS satisfies competitive-procurement requirements, shortens the purchasing timeline, and allows the City to use pre-negotiated cooperative pricing.

Therefore, staff recommends execution of an agreement with Lucy, Inc. (“Central Square”) in an amount not to exceed \$68,210 for one year with up to four annual renewals, in a total amount not to exceed \$333,909.81 over five years.

**Initiating Dept:** Information Technology

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**Fiscal Impact**

**Fund:** General

**Budget**

**Amount:** \$68,210

**Legal Certification**

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

**2024-2026 Strategic Plan**

This agenda item generally supports and furthers the following goal and objective from the City Council 2024-2026 Strategic Plan:

- Goal 4: Service and Fiscal Excellence
  - Objective D: Technology

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A ONE YEAR AGREEMENT WITH UP TO FOUR ANNUAL RENEWALS WITH LUCITY, INC. (CENTRALSQUARE) TO PROVIDE CLOUD-BASED ENTERPRISE ASSET MANAGEMENT SOLUTION IN AN AMOUNT NOT TO EXCEED \$68,210 FOR YEAR ONE, AND A TOTAL AMOUNT NOT TO EXCEED \$333,909.81 OVER FIVE YEARS; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Cedar Park wishes to provide the necessary cloud-based enterprise asset management software, maintenance, and support services for the City's infrastructure assets through a Lucity, Inc. ("CentralSquare") subscription; and

WHEREAS, Lucity, Inc. ("Central Square") provides a cloud-based Enterprise Asset Management system, including hosting, maintenance and support through the Technology Solutions, Products and Services (TIPS) purchasing cooperative contract number TIPS-220105 and offers the best value for the City; and

WHEREAS, Texas Local Government Code Chapter 252 requires that, unless exempted, before entering into a contract that requires an expenditure of more than \$100,000, a municipality must comply with the competitive bidding procedures; and

WHEREAS, Texas Local Government Code Chapter 271 provides that purchases made through a purchasing cooperative satisfy state law requiring the local government to seek competitive bids for the purchase; and

WHEREAS, City staff recommends execution of an agreement with Lucity, Inc. ("Central Square") for Enterprise Asset Management Lucity Subscription in an amount not to exceed \$68,210 for one year with up to four annual renewals, for a total amount not to exceed \$333,909.81 over a term of five years.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to negotiate and execute 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 with four possible annual renewals, for a total amount not to exceed \$333,909.81 over five years, subject to final review by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 8<sup>th</sup> day of October 2026.

CITY OF CEDAR PARK, TEXAS

---

James Penniman-Morin, Mayor

ATTEST:

---

Ashley Smith, Executive Assistant

APPROVED AS TO FORM  
AND CONTENT:

---

J.P. LeCompte, City Attorney

RESOLUTION NO.

**File Attachments for Item:**

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.



**CITY COUNCIL AGENDA**  
October 8, 2026

---

**Item/Subject:** 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.

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**Commentary**

This Resolution is to authorize a third amendment to the Master Development Agreement with RedLeaf Bell, LLC (“RedLeaf”) for the Bell Boulevard Redevelopment Project (“Third Amendment”). On February 27, 2020, the City Council voted unanimously to authorize the execution of a Master Development Agreement between the City and RedLeaf (“MDA”).

City Council authorized a First Amendment to the MDA on April 23, 2020, which: (1) extended the deadline for the City’s initial Public Investment Fund Deposit from May 31, 2020 to July 31, 2020; and (2) extended of the deadline for RedLeaf, to obtain approval of the Required Zoning from June 30, 2020 to August 31, 2020.

City Council then authorized a Second Amendment to the MDA on March 15, 2024 which: (1) facilitated the annexation of the 5.21-acre City-owned property lot located at 107 S. Bell into the Bell District; (2) updated the Conceptual Project Plan and commercial use of Project Parcels 8 & 10; (3) amended the Project Coordination Chart, Takedown Obligations, and other Exhibits; (4) updated the Project Administration Fee and other administrative items; and (4) provided for a License Agreement for the City-owned tract east of Bell Blvd.

The purpose of the Third Amendment is to extend the deadlines for Phase I Minimum Takedown Obligations and construction deadlines by two years in response to construction timing and phasing.

This Resolution is also to authorize an amendment to the license agreement with RedLeaf effective December 22, 2023 (“License Agreement”). The License Agreement has a three-

year term and allows use of City property for a farmers' market and other uses including for RedLeaf's marketing office and for special events, food trucks, and parking for the Bell Boulevard Development Project and as defined in the MDA. This Resolution would authorize an extension for another five years until December 22, 2031.

City staff recommends the approval and execution of a Third Amendment to the MDA and amendment to the License Agreement. All other provisions of the approved MDA and the License Agreement would remain the same and in full force and effect.

**Initiating Dept:** City Manager/Legal

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**Fiscal Impact**

**Fund:** General

**Budget**

**Amount:**

☐

**Finance Director Review**

**Legal Certification**

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

**Associated Information:**

**2024-2026 Strategic Plan**

This agenda item generally supports and furthers the following goals and/or objectives from the City Council 2024-2026 Strategic Plan:

- Goal 1: Livability Sense of Place
  - Objective D: Bell District
    - Strategy iii. Support vertical construction of Phase 1 buildings in considerations of market conditions

## RESOLUTION NO. R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING A THIRD AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT WITH REDLEAF BELL, LLC AND AUTHORIZING AN AMENDMENT TO THE LICENSE AGREEMENT WITH REDLEAF BELL, LLC FOR THE BELL BOULEVARD REDEVELOPMENT PROJECT; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, on February 27, 2020, the City Council voted unanimously to authorize the execution of a Master Development Agreement between the City and RedLeaf Bell, LLC (“RedLeaf”) for the Bell Boulevard Redevelopment Project (“MDA”); and

WHEREAS, the City Council authorized a First Amendment to the MDA on April 23, 2020, which (1) extended the deadline for the City’s initial Public Investment Fund Deposit from May 31, 2020 to July 31, 2020; and (2) extended of the deadline for RedLeaf Bell, LLC, to obtain approval of the Required Zoning from June 30, 2020 to August 31, 2020; and

WHEREAS the City Council authorized a Second Amendment to the MDA on March 15, 2024 to annex the 5. 21-acre City-owned property lot located at 107 S. Bell into the Bell District, updated the Conceptual Project Plan and commercial use of Project Parcels 8 &10; amended the Project Coordination Chart, Takedown Obligations, and other Exhibits; updated the Project Administration Fee and other administrative items; and provides for a License Agreement for the City-owned tract east of Bell Blvd; and

WHEREAS, staff recommends the approval and execution of a Third Amendment to the MDA to extend the deadline for Phase I Minimum Takedown Obligations and construction deadlines by two years in response to construction timing and phasing; and

WHEREAS, the City and Redleaf are both parties to a license agreement effective December 22, 2023 (“License Agreement”), which has a three-year term and allows use of City property for a farmers’ market and other uses including for RedLeaf’s marketing office and for special events, food trucks, and parking for the Bell Boulevard Development Project and as defined in the MDA; and

WHEREAS, Redleaf is requesting an amendment to the License Agreement extending the term for five years until December 22, 2031; and

WHEREAS, all other provisions of the approved MDA and License Agreement will remain the same and in full force and effect; and

WHEREAS, City Council has determined that the Third Amendment to the MDA and an amendment to the License Agreement are in the best interest of the Bell Boulevard Redevelopment Project and the residents of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to execute a Third Amendment to the Master Development Agreement with RedLeaf Bell, LLC for the Bell Boulevard Redevelopment Project, as stated herein, subject to final review by the City Attorney.

SECTION 2. The City Council further hereby authorizes and directs the City Manager or their designee, to compile the substance of this Third Amendment into an Amended & Restated Master Development Agreement for ease of reference and administration, to be executed by the City Manager and effective as of the same date as this Third Amendment, subject to final review by the City Attorney.

SECTION 3. The City Council further hereby authorizes and directs the City Manager or their designee, to execute an Amendment to the License Agreement with RedLeaf Bell, LLC for the Bell Boulevard Redevelopment Project, as stated herein, subject to final review by the City Attorney.

SECTION 4. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 8<sup>th</sup> day of October, 2026.

CITY OF CEDAR PARK, TEXAS

ATTEST:

\_\_\_\_\_  
James Penniman-Morin, Mayor

\_\_\_\_\_  
Ashley Smith, Executive Assistant

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
J.P. LeCompte, City Attorney

RESOLUTION NO. R

**File Attachments for Item:**

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).***



**CITY COUNCIL AGENDA**  
October 8, 2026

---

**Item/Subject:** (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).***

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Final Report

|                                       |                                                                           |
|---------------------------------------|---------------------------------------------------------------------------|
| <b>Staff</b>                          | Dustin Henry, AICP, 512-401-5063,<br>dustin.henry@cedarparktexas.gov      |
| <b>Owner</b>                          | Renee and Keith Jordan                                                    |
| <b>Applicant</b>                      | Renee Jordan                                                              |
| <b>City Limits</b>                    | Yes                                                                       |
| <b>Existing Future Land Use Plan</b>  | Local Office/Retail/Commercial (LOC)                                      |
| <b>Current Zoning</b>                 | Suburban Residential (SR)                                                 |
| <b>Proposed Zoning Plan</b>           | Neighborhood Business (NB)                                                |
| <b>Major Corridor</b>                 | New Hope Drive                                                            |
| <b>Summary of Applicant's Request</b> | Request to rezone approximately 0.68 acres to Neighborhood Business (NB). |
| <b>Staff's Recommendation</b>         | Approval of the request as presented.                                     |

**Staff Recommendation:**

Staff recommends approval of the Applicant's request to rezone the property to Neighborhood Business (NB).

**Reason for Staff Recommendation:**

The proposed zoning change will provide an appropriate zoning designation that is compliant with the Comprehensive Plan and is compatible with surrounding land uses.

**Planning & Zoning Commission Recommendation to the City Council:**

On September 15, 2026, the Planning and Zoning Commission recommended approval (5-0) of the request for Neighborhood Business (NB).

In favor: Brittney Rodriguez, Brenda Reiss, Audrey Wernecke, Kimberly Bradford-Brown, and Sara Groff.  
Opposed: None.  
Absent: Barbara Shaffer.

**Stated Reasons for P&Z Recommendation:**

The Commission supported staff's recommendation.

**Planning & Zoning Commission Public Hearing:**

The Planning and Zoning Commission held a public hearing on September 15, 2026. There were no registered speakers.

**Applicant's Neighborhood Communication Summary and Public Input:**

The applicant reached out to neighboring residents located within 500 feet of the subject property with a mailed invitation inviting them to attend an open house at their office. See attached Neighborhood Communication Summary and letter.

Staff has not received any correspondence to date.

**COMMENTARY****Existing Site and Surrounding Land Uses:**

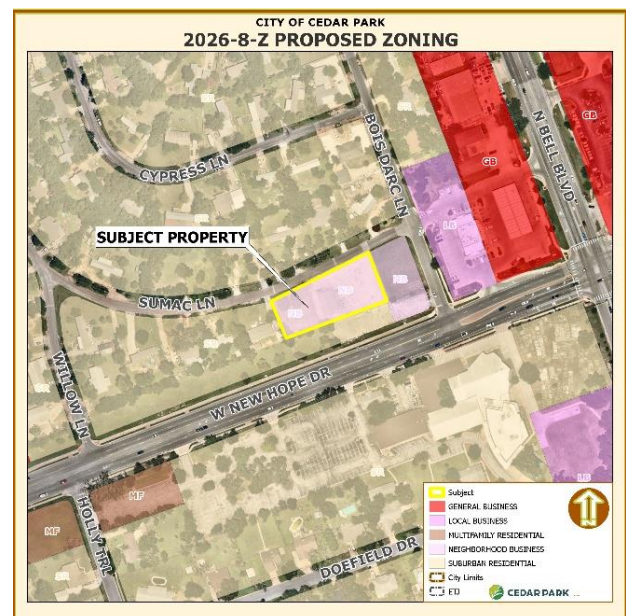
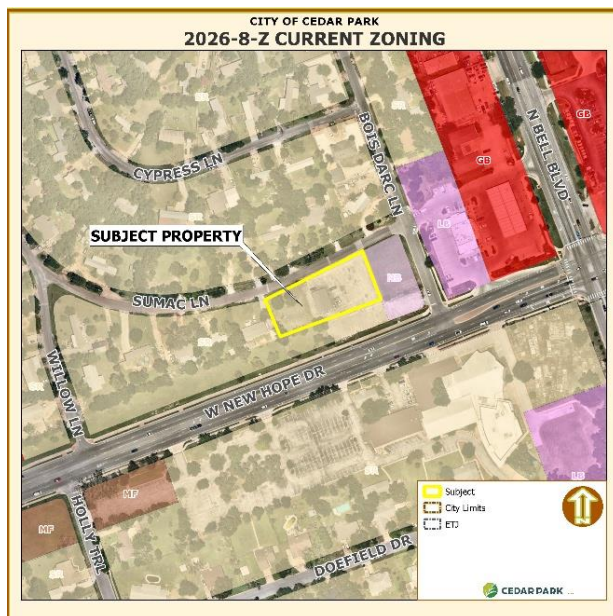
The 0.68-acre subject property is located at 203 West New Hope Drive and 206 Sumac Lane, west of the intersection of North Bell Boulevard and West New Hope Drive. It was developed with a 1,600-square foot building, which had previously been utilized as a church meeting room and office by the New Hope First Baptist Church. The current property owner continues to utilize the building as an office in accordance with the Nonconforming Uses standards in the Cedar Park zoning ordinance (Article 11.07). Along New Hope Drive and separating the subject property from

abutting the New Hope Drive right-of-way are remnants of lots owned by the City of Cedar Park, which had been acquired in 2003-2004 associated with a road widening project, and are not under consideration of this rezoning request.

The subject property is designated Local Office/Retail/Commercial (LOC) in the City's Future Land Use Plan and is envisioned for light retail, service uses and professional office activities that aim to meet the needs of residents in the immediate vicinity. The property is located along the southern edge of the Cedar Park Ranchettes neighborhood. The abutting FLUP designations, zoning districts and existing land uses are summarized in the table below:

| DIRECTION | FLUP                                 | ZONING                     | EXISTING USES               |
|-----------|--------------------------------------|----------------------------|-----------------------------|
| North     | Local Office/Retail/Commercial (LOC) | Suburban Residential (SR)  | Single-Family Residential   |
| South     | Local Office/Retail/Commercial (LOC) | Suburban Residential (SR)  | Place of Religious Assembly |
| East      | Local Office/Retail/Commercial (LOC) | Neighborhood Business (NB) | Vacant                      |
| West      | Local Office/Retail/Commercial (LOC) | Suburban Residential (SR)  | Single-Family Residential   |

The following maps depict the current and proposed zoning classifications.



### **Purpose of Requested Zoning District:**

The purpose of the Neighborhood Business (NB) is to allow for smaller-scale, low-intensity neighborhood convenience retail and professional office and service uses, with building and site design standards that are compatible and cohesive with abutting and adjacent residential uses. The NB district is intended for use as a transition between the residential and nonresidential districts,

or in locations that are suitable for such uses by way of its location, proximity, property size, access to collector or arterial roads, or other special circumstances.

### **Future Land Use Plan:**

The Future Land Use Plan (FLUP) identifies the subject property as Local Office/Retail/Commercial (LOC). The requested Neighborhood Business (NB) zoning district is compatible with the Local Office/Retail/Commercial (LOC) FLUP designation.

### **Comprehensive Plan:**

The request for a Neighborhood Business (NB) district is in compliance with these goals of the Comprehensive Plan:

#### *Future Land Use*

- Ensure an appropriate mix of land use types within the City.
- Encourage redevelopment in appropriate locations throughout the City.

### **Site Information:**

#### ***Zoning Case History:***

The subject property was part of the original city limits that was established in 1975, at which time the property was designated with the original Single-Family Residential (R-1) zoning district. The R-1 district was later converted to the current Suburban Residential (SR) zoning district.

#### ***Major Corridor:***

The subject property is located approximately 80 feet from New Hope Drive, a designated Major Corridor.

#### ***Transportation:***

The subject property has access from Sumac Lane, a local residential roadway. If the subject property is redeveloped, the property owner will be required to take access only from Sumac Lane. Cross-access to Bois d'Arc Lane and/or New Hope Drive could also be provided through the neighboring properties subject to approval from the property owners.

#### ***Subdivision:***

The subject property is Lots 37, 38, and 39 of the Cedar Park Ranchettes – Unit 6 subdivision (FP-69-002).

#### ***Land uses:***

Permitted uses are all uses permitted in the Neighborhood Business (NB) zoning district as identified in Table 11.02.064 of the Zoning Ordinance and summarized in the attached exhibit for reference.

***Building Setback and Height Requirements:***

The setbacks, building height, and other zoning standards of the Neighborhood Business (NB) zoning district are summarized in the attached exhibit, which has been included for reference.

***Additional Design Standards:***

The Neighborhood Business (NB) zoning district also includes additional design standards to ensure compatibility with nearby residential uses, including building scale, height, restrictions on uses being operated entirely indoors, and limits in hours of operation and delivery hours. These design standards can be found in Section 11.03.154C of the City Code and are attached as an exhibit.

**Staff Commentary:**

The current Office, General use of the subject property is classified as a non-conforming use according to the Cedar Park zoning ordinance because this use is not permitted in the current zoning, Suburban Residential (SR). The Applicant proposes to rezone the subject property to make the current use conforming with the zoning ordinance and to facilitate the possible redevelopment of the site to another non-residential use.

The proposed Neighborhood Business (NB) district will support the current use and facilitate possible redevelopment by supporting land uses and utilizing design standards that are more in scale with the existing lot sizes. The additional design standards of the NB zoning district will further ensure any redevelopment will be compatible with the scale and character of the surrounding neighborhood. In addition, the NB zoning district will serve as a transitional area between the commercial development along New Hope Drive and the neighborhood to the north.

**Public Information Plan:**

|                            |                                                                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>September 2, 2026:</i>  | Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American-Statesman                                        |
| <i>September 4, 2026:</i>  | Nineteen (19) letter notices for the Planning and Zoning Commission and City Council public hearings were sent to property owners within 300 feet of the subject tract |
| <i>September 15, 2026:</i> | Planning and Zoning Commission public hearing                                                                                                                          |
| <i>October 8, 2026:</i>    | City Council 1st reading and public hearing                                                                                                                            |
| <i>October 22, 2026:</i>   | City Council 2nd reading                                                                                                                                               |

**Initiating Dept:** Development Services

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**Fiscal Impact**

**Account No.:** N/A

**Budget**

**Budget/Expended:** N/A

☐

**Finance Director Review**

**Legal Certification**

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

**Associated Information:**

Ordinance with Exhibits

Neighborhood Business (NB) Uses and Setbacks

Neighborhood Business (NB) Design Standards

Neighborhood Communication Summary

## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING ORDINANCE NO. 75-2 (ZONING) OF THE CITY OF CEDAR PARK, TEXAS 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 (2026-8-Z); AUTHORIZING THE DIRECTOR OF DEVELOPMENT SERVICES TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF CEDAR PARK SO AS TO REFLECT THIS CHANGE; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, on March 24, 1975, the Cedar Park City Council adopted Ordinance No. 75-2: Comprehensive Zoning Ordinance, which created a variety of zoning districts, and a zoning district map, as amended; and

WHEREAS, all zoning districts located within the City are regulated pursuant to Chapter 11 of the Cedar Park Code of Ordinances; and

WHEREAS, Texas Local Government Code Chapter 211 authorizes the City to regulate the location and use of buildings, other structures, and land for business, industrial, residential, or other purposes; and

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the Cedar Park City Charter Section 7.02 authorizes the Council to zone the City after recommendation of the Planning and Zoning Commission, and requires the Council to enact necessary implementing legislation as authorized by law and after all public hearings required by law; and

WHEREAS, City staff, after communication with the affected property owners, determined the most appropriate zoning designations based on the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses surrounding the affected area: and

WHEREAS, the City published notice and conducted the requisite public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, on September 15, 2026, the Planning and Zoning Commission voted 5-0 to recommend approval of the proposed zoning of Neighborhood Business (NB); and

WHEREAS, the City Council finds the proposed zoning to be in accordance with the City's Comprehensive Plan, existing use of land and structures within the affected area, and uses

surrounding the affected area, and are for the purpose of promoting the public health, safety, morals, and general welfare of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. City of Cedar Park Ordinance No. 75-2: Comprehensive Zoning Ordinance is hereby amended 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, otherwise set forth in the legal description labeled Exhibit “A” and the property location map labeled Exhibit “B”.

SECTION 2. That the Director of Development Services is hereby authorized and directed to officially designate the tract of land zoned herein as such on the official zoning district map of the City of Cedar Park and by proper endorsement indicated the authority for said notation.

SECTION 3. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 8th day of October, 2026, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

\_\_\_\_\_  
James Penniman-Morin, Mayor

ATTEST:

---

Ashley Smith, Executive Assistant

APPROVED AS TO FORM  
AND CONTENT:

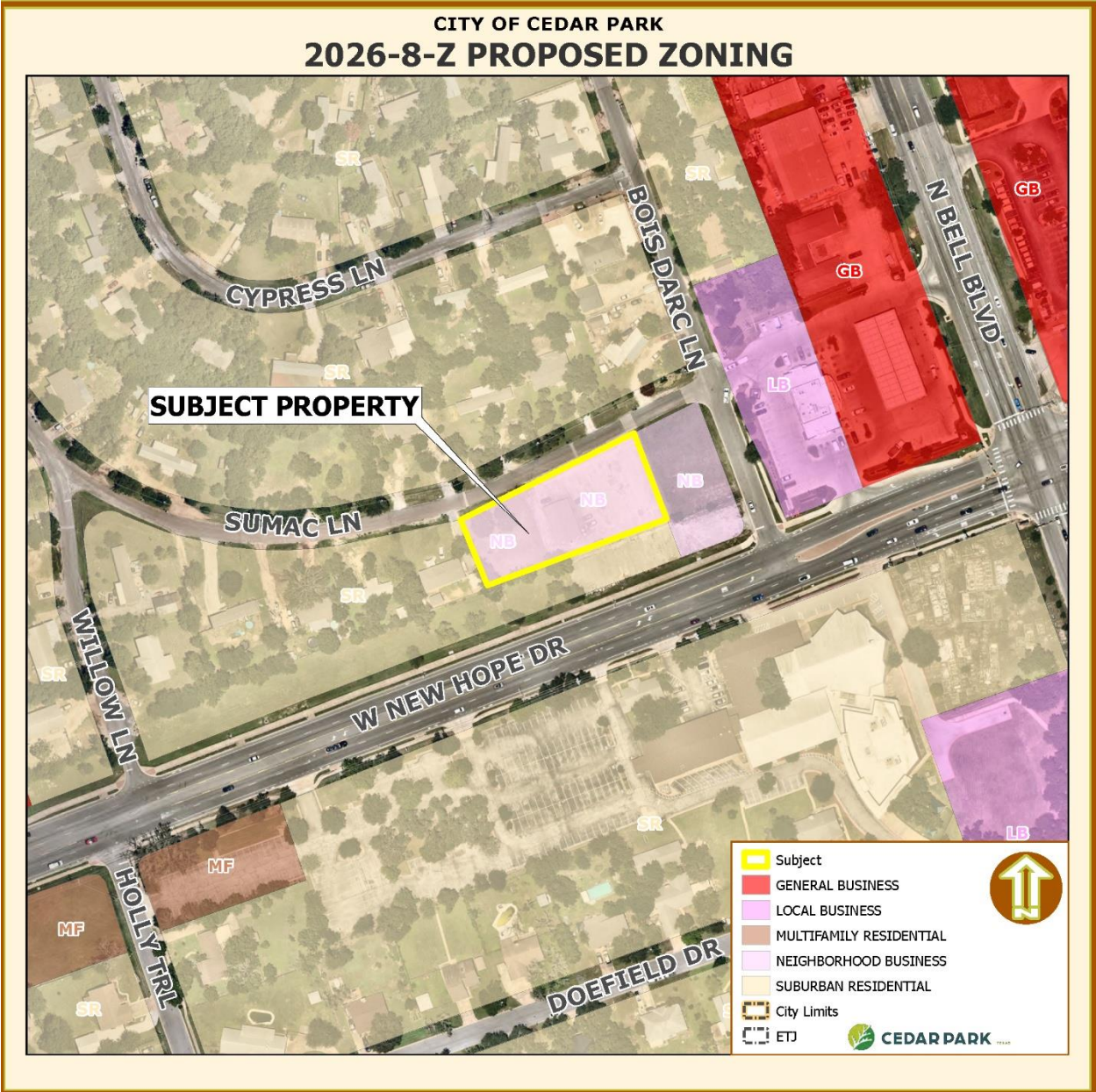
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J.P. LeCompte, City Attorney

## EXHIBIT A

Lots 37, 38, and 39, Cedar Park Ranchettes - Unit 6 Subdivision, in the Williamson County Public Records (Document Number 1969002258).

EXHIBIT B



### Neighborhood Business (NB) Zoning Standards and Permitted Uses

|                           |                        |                            |                                            |     |
|---------------------------|------------------------|----------------------------|--------------------------------------------|-----|
| Minimum lot area          | 8,000 sf               | <b>Building setbacks *</b> | Front *                                    | 25' |
| Minimum lot width         | 80'                    |                            | Interior side                              | 12' |
| Minimum lot depth         | 100'                   |                            | Street side                                | 25' |
| Maximum building height * | 30'                    |                            | Rear to property line                      | 5'  |
| <b>Outdoor uses</b>       | Maximum display area * |                            | Rear to street right-of-way                | 25' |
|                           | Maximum storage area * |                            | ES, SR or SU residential district boundary | 30' |

\* Subject to additional requirements and standards outlined in Table 11.03.091

| Permitted By Right          | Permitted with Conditions** | Permitted with Special Use Permit** |
|-----------------------------|-----------------------------|-------------------------------------|
| Art studio, gallery         | Adult day care              | Private school (grades K-12)        |
| Civic club                  | Animal grooming             |                                     |
| Government office           | Day-care center             |                                     |
| Gym                         | Day-care center, incidental |                                     |
| Medical office              | Drug store                  |                                     |
| Office, general             | Grocery                     |                                     |
| Personal services           | Print shop                  |                                     |
| Place of religious assembly | Restaurant, dine-in only    |                                     |
| Public school (grades K-12) | Retail sales                |                                     |
| Utility services, general   | Utility services, major     |                                     |
|                             | Vending kiosk               |                                     |

\*\* Subject to additional conditions outlined in Sec 11.02.092

## Chapter 11. Zoning

### ARTICLE 11.03. DEVELOPMENT AND DESIGN STANDARDS

#### Division 6. Design Standards

#### § 11.03.154. Nonresidential development.

##### c. Neighborhood business (NB).

1. **Applicability.** The requirements of this subsection apply to all buildings within the neighborhood business (NB) zoning district.
2. **Building scale.** Buildings fronting on the following street classifications shall be limited to the following scale standards:
  - a. Arterial street or highway: Maximum 6,000 square feet in gross floor area.
  - b. Collector street: Maximum 4,500 square feet in gross floor area.
  - c. Local street: Maximum 3,000 square feet in gross floor area.
3. **Building Height.** Building height shall be limited to one (1) story.
4. **Building Design.**
  - a. **Articulation.** No street-facing facade may have a continuous length of 50 feet or more without a minimum offset of four (4) feet in the building elevation. Maximum building length of any facade shall not exceed 100 feet.
  - b. **Detailing.** For each elevation fronting on or most directly facing street right-of-way, a private street easement, or parking lot, the facade shall contain a minimum of three (3) architectural details that promote good design from the list below.
    1. Entry portico;
    2. Chimneys or cupolas;
    3. Transom windows;
    4. Dormers;
    5. Window canopies;
    6. Eaves in excess of 18 inches;
    7. Covered porches (extending along 50 percent of the building facade and projecting a minimum of four (4) feet from the face of the building);
    8. Decorative window shutters; or
    9. Other similar design feature approved by the Administrator.

5. **Roofs.** Roofs shall be gable, hip or shed style roofs with a slope at a minimum ratio of 4:12. Permitted roof materials include asphalt shingles, slate or simulated slate shingles, or standing seam metal. Eaves shall extend a minimum of 12 inches from the building facade. The use of flat, gambrel and mansard roofs is prohibited.
6. **Restrictions.**
  - a. All allowed uses must be operated entirely indoors, with the exception of an outdoor restaurant or café seating area. However, the outdoor seating area may not face directly upon or be within 50 feet of a single-family residential district;
  - b. Delivery hours shall be limited to a period from 7:00 a.m. to 6:00 p.m.;
  - c. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.; and
  - d. Drive-through uses are prohibited.

**CEDAR PARK**

Development Services Department, Planning Division  
450 Cypress Creek Road, Building 1  
Cedar Park, TX 78613  
Office: 512-401-5100  
Email: [planning@cedarparktexas.gov](mailto:planning@cedarparktexas.gov)

**NEIGHBORHOOD COMMUNICATION SUMMARY FORM**

1. How and when were the surrounding neighborhood and property owners notified, how was information shared, and who was directly involved in the communication process?

We mailed out a letter to all owners inviting them to an open house at our office to address any questions and concerns. Renee Jordan (owner) drafted the letter, and Kate Crabtree printed, stamped, addressed and mailed out

2. Who was notified (i.e. property owners, HOA, etc)?

All property owners within 500 feet

3. What concerns were raised during these communications?

We didn't have any neighbors turn out for the open house and we haven't received any calls or emails with any questions or concerns.

4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

N/A

The above information is deemed to be true to the best of my knowledge.

Applicant Signature: Renee Jordan Date: 8/31/26



new hope  
REALTY GROUP

*Do good works.*

August 19, 2026

Dear Neighbor,

You are invited to attend a Neighborhood Information Meeting regarding a proposed zoning change for the property located at:

203 W. New Hope Drive  
Cedar Park, Texas 78613

The property is currently zoned for residential use. We have submitted an application to the City of Cedar Park requesting that the property be rezoned to Neighborhood Business. The purpose of this request is to align the zoning with the property's existing use as the office of New Hope Realty Group.

We value our relationship with the surrounding community and want to give nearby property owners an opportunity to learn about the request, ask questions, and share feedback before the rezoning process moves forward.

Meeting information:

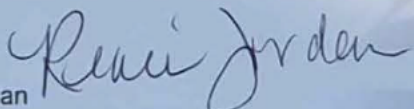
Date: Thursday August 27th  
Time: 6:00pm - 8:00pm  
Location: New Hope Realty Group  
203 W. New Hope Drive  
Cedar Park, Texas 78613

This will be an informal, come-and-go meeting. No formal presentation is required, and you are welcome to stop by at any time during the scheduled hours.

If you cannot attend but would like additional information or wish to share a question or comment, please contact me at 512-800-3454 or [REDACTED]

We appreciate your time and hope you will join us.

Sincerely,

  
Renée Jordan  
Broker | Principal  
New Hope Realty Group  
203 W. New Hope Drive  
Cedar Park, TX 78613  
512-800-3454  
[REDACTED]

**File Attachments for Item:**

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.***



**CITY COUNCIL AGENDA**  
October 8, 2026

---

**Item/Subject:** (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.***

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Final Report

|                               |                                                                               |
|-------------------------------|-------------------------------------------------------------------------------|
| <b>Staff</b>                  | Andreina Dávila-Quintero, 512-401-5057,<br>andreina.davila@cedarparktexas.gov |
| <b>Staff's Recommendation</b> | Approval of the proposed Ordinance amendments, as presented.                  |

**Planning & Zoning Commission Recommendation to the City Council:**

On September 15, 2026, the Planning and Zoning Commission recommended approval (5-0) of the proposed amendments.

In favor: Brittney Rodriguez, Brenda Reiss, Kimberley Bradford-Brown, Sara Groff, and Audrey Wernecke.

Opposed: None.

Absent: Barbara Shaffer.

**Stated Reasons for P&Z Recommendation:**

The Commission supported the recommended changes to the Code of Ordinances.

**Planning & Zoning Commission Public Hearing:**

The Planning and Zoning Commission held a public hearing on September 15, 2026. There were two (2) registered speakers in favor of the proposed amendments.

**Public Input:**

Notices of the public hearings were posted in the Austin American-Stateman and on the City's website. To date, no comments have been received.

## COMMENTARY

The 89<sup>th</sup> Texas legislative session passed House Bill (HB) 2464, limiting a city's authority to regulate "no-impact home-based businesses". State law defines a "home-based business" as a business that is operated (A) from a residential property; (B) by the owner or tenant of the property; and (C) for the purpose of: (i) manufacturing, providing, or selling a lawful good; or (ii) providing a lawful service. A "no-impact home-based business" is defined as a business that: (A) has at any time on the property where the business is operated a total number of employees and clients or patrons of the business that does not exceed the municipal occupancy limit for the property; (B) does not generate on-street parking or a substantial increase in traffic through the area; (C) operates in a manner in which none of its activities are visible from a street; and (D) does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule. This bill took effect on June 12, 2025.

Specifically as it impacts current city regulation, HB 2464 restricts the City from enforcing its regulations relating to employment, direct sales, and prohibiting certain uses as a home-based business. To ensure consistency with this House Bill, staff has drafted amendments to the Zoning Ordinance to remove the restriction prohibiting anyone other than family members residing in the home from being employed by the home occupation; remove the prohibition against direct sales; and amend the list of prohibited home occupations. The proposed amendments will continue to provide a safe, orderly means for home-based businesses to operate within the city limits.

### **Staff Recommendation:**

Staff recommends approval of the proposed amendments.

### **Public Information Plan:**

*September 2, 2026:* Public notice of the Planning and Zoning Commission and City Council public hearings published in the Austin American-Statesman and on the City's website  
*September 15, 2026:* Planning and Zoning Commission public hearing  
*October 8, 2026:* City Council 1st reading and public hearing  
*October 22, 2026:* City Council 2nd reading

**Initiating Dept.:** Development Services

### **Fiscal Impact**

**Account No.:** N/A

### **Budget**

**Budget/Expended:** N/A

☐

**Finance Director Review**

### **Legal Certification**

Approved as to form and content:

☐ Yes

☐ No **City Attorney**

### **Associated Information:**

Ordinance with Exhibits

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AMENDING THE CEDAR PARK CODE OF ORDINANCES CHAPTER 11, ZONING, REGARDING HOME OFFICE, FAMILY HOMES AND HOME OCCUPATIONS (2026-9-OA); PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Cedar Park City Charter Section 2.04 authorizes the Council to zone the City and to pass all necessary ordinances, rules and regulations governing the same under and by virtue of the authority vested in the cities by State statutes; and

WHEREAS, the 89<sup>th</sup> Texas legislative session passed House Bill 2464, limiting a city's authority to regulate "no-impact home-based businesses", and restricting the City's ability to enforce its regulations relating to employment, direct sales, and prohibiting certain uses as a home-based business; and

WHEREAS, the City is proposing several revisions to its Zoning Ordinance to ensure consistency with state law; and

WHEREAS, the City published notice and conducted the requisite public hearings in accordance with Texas Local Government Code Chapter 211; and

WHEREAS, on September 15, 2026, the Planning and Zoning Commission voted 5-0 to recommend approval of the proposed amendments; and

WHEREAS, the City Council finds that the proposed amendments to Chapter 11, Zoning, are in the best interest of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. That Chapter 11, Zoning, of the Cedar Park Code of Ordinances be amended as provided in the attached Exhibit A.

SECTION 2. That the provisions of this ordinance are severable and the invalidity of any word, phrase or part of this ordinance shall not affect the validity or effectiveness of the remainder of the ordinance.

SECTION 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. That it is hereby officially found and determined that the meetings at which this ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given all as required by law.

SECTION 5. This Ordinance shall be and remain in full force and effect from and after the date of approval.

READ AND CONSIDERED ON FIRST READING by the City Council of Cedar Park at a regular meeting on the 8<sup>th</sup> day of October, 2026, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

READ, CONSIDERED, PASSED AND APPROVED ON SECOND AND FINAL READING by the City Council of Cedar Park at a regular meeting on the \_\_\_\_day of\_\_\_\_\_, 2026, at which a quorum was present and for which due notice was given pursuant to Section 551.001, et. Seq. of the Government Code.

CITY OF CEDAR PARK, TEXAS

\_\_\_\_\_  
James Penniman-Morin, Mayor

ATTEST:

\_\_\_\_\_  
Ashley Smith, Executive Assistant

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
J.P. LeCompte, City Attorney

## Chapter 11 Zoning

### Article 11.02 Zoning District and Land Uses

\*\*\*

#### Division 2 Town Center Code

\*\*\*

#### § 11.02.041 Definitions.

For the purposes of this Town Center Code (Town Center), the following terms, phrases, words, and their derivations shall have the meaning ascribed to them in this division 2, Town Center Code.

\*\*\*

Home office. Office with home ~~owner~~occupant as the ~~sole~~ business proprietor ~~with no employees~~.

\*\*\*

#### Division 4 Conditional and Special Uses

\*\*\*

#### § 11.02.092 Conditional and special use standards and conditions.

In accordance with the land use designations noted in table 11.02.063, *Residential Uses by Zoning District*, table 11.02.064, *Nonresidential Uses by Zoning District* and table 11.02.065, *Temporary Uses by Zoning District*, the following uses are permitted as conditional uses or may be considered as special uses if the following requirements are met:

\*\*\*

25. Family home is permitted subject to the following conditions:

~~a. No person other than a family member who resides in the dwelling unit is employed on-site;~~

~~b.~~a. The use does not include overnight lodging;

~~e.~~b. The residential character of the lot and the dwelling unit is maintained, and neither the interior nor the exterior of the dwelling are structurally altered so as to require compliance with nonresidential construction codes to accommodate the home occupation;

~~d.~~c. No additional buildings are added on the property to accommodate the home occupation;

Added language is underlined

Deleted language is ~~strikethrough~~

~~e.d.~~ There is adequate space for temporary parking, drop-off, and pick-up during peak times; and

~~f.e.~~ The use is in compliance with all listing or certification requirements of the Texas Department of Family and Protective Services, as per Texas Human Resources Code, chapter 42, *Regulation of Certain Facilities, Homes, and Agencies that Provide Child-Care Services*.

\*\*\*

30. Home occupation, is permitted as an accessory to the principal residential use subject to the following conditions:

a. The home occupation is conducted entirely within a dwelling unit that is the legal residence of the practitioners, or entirely within only one (1) accessory ~~garage~~ building (not to include a carport or pole barn);

~~b. No person other than a family member who resides in the dwelling unit is employed in the home occupation on the premises;~~

~~e.b.~~ The residential character of the lot and the dwelling unit is maintained, and neither the interior nor the exterior of the dwelling are structurally altered so as to require compliance with nonresidential construction codes to accommodate the home occupation;

~~d.c.~~ No additional buildings are added on the property solely to accommodate the home occupation;

~~e.d.~~ The home occupation does not generate on-street parking or a substantial increase in traffic ~~customer-related vehicular traffic in excess of three (3) vehicle trips per 24-hour day in the residential neighborhood~~ through the area;

~~f. No direct selling of merchandise occurs on the premises, provided however, that direct marketing is permitted;~~

e. The home occupation does not substantially increase noise in the area or violate Article 8.08 Noise Regulations of the City Code of Ordinances;

~~g.f.~~ No storage of equipment or materials is visible from the public right-of-way;

~~h.g.~~ No highly explosive or combustible equipment or vehicles with more than two (2) axles are present on the property; and

~~i.h.~~ The use is compatible with nearby uses and specifically does not include:

- i. ~~Animal training, grooming, breeding, and/or boarding~~Alcoholic beverage establishment;
- ii. ~~Animal hospitals~~Alcoholic beverage sales, off-site consumption; or
- iii. ~~Clinics;~~Sexually oriented business.
- iv. ~~Contractors' yards;~~
- v. ~~Dance schools;~~
- vi. ~~Hospitals;~~
- vii. ~~Junkyards;~~
- viii. ~~Lodging house uses;~~
- ix. ~~Massage therapy;~~
- x. ~~Tattoo and/or body piercing businesses;~~
- xi. ~~Restaurants;~~
- xii. ~~Rental outlets; or~~
- xiii. ~~Vehicle repair shops.~~

\*\*\*

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**File Attachments for Item:**

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.



**CITY COUNCIL AGENDA**  
October 08, 2026

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**Item/Subject:** 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.

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**Commentary**

The purpose of this item is to authorize an agreement for construction of the Police Department Communications Center Move Project (“Project”), located at the Police Department (“PD”) facility at 911 Quest Parkway. This project is funded through FY25 Certificate of Obligation Bond Funds.

The existing Public Safety Communications Center (“PSCC”) at PD has reached full operational capacity, constraining the department’s ability to expand emergency dispatch services in alignment with the City’s anticipated growth. Projections indicate that staffing levels will need to nearly double to meet future service demands, a requirement that the current facility cannot accommodate. The PD has relocated several departmental divisions to the new Public Safety Training Center leaving the existing training conference room and some adjacent office and storage rooms within the existing PD facility vacant. This newly vacant space has been identified as a suitable and available space for repurposing to support PSCC operational needs.

The Project will construct a secure, 24/7 emergency dispatch center that accommodates projected growth and operational requirements, along with the decommissioning and repurposing of the existing facility to office space for future departmental use. The Project includes extensive coordination and installation of complex low-voltage systems between the first and second floors; demolition of existing walls; construction of new walls; updated finishes; HVAC modifications and additions; new lighting; electrical and plumbing upgrades; and minor exterior and site improvements.

This Project was procured using the Competitive Sealed Proposal (“CSP”) method in accordance with Chapter 2269 of the Texas Government Code and the City’s Purchasing Policy. The CSP method allows the City to evaluate proposals based on best value rather than lowest cost alone. The evaluation criteria and weighting factors used in this procurement were as follows:

- Cost Proposal – 60%
- Contractor Experience and References – 30%
- Proposed Schedule – 10%

The Project was publicly advertised on August 24, 2026, and proposals were opened on September 18, 2026. A total of eleven (11) qualified proposals were received and evaluated by a selection committee consisting of City staff and the Project’s design consultant. Each proposal was scored based on the published evaluation criteria.

Following the evaluation process, Trimbuilt Construction, Inc. was determined to provide the best value to the City. Their proposal of \$1,693,380 is within the established construction budget, and they demonstrated relevant experience and success with similar projects, proposed a schedule within the expected construction duration, and their references spoke highly of their work.

City staff recommends execution of an agreement with Trimbuilt Construction, Inc. for the construction of the Police Department Communications Center Move Project in an amount not to exceed \$1,693,380.

**Initiating Dept.: Engineering & Capital Projects**

**Fiscal Impact**

**Fund: F83**

**Budget**

**Budget: \$1,693,380**

**Legal Certification**

Approved as to form and content:

☐ **Finance Director Review**

☐ Yes ☐ No **City Attorney**

**Associated Information:**

**2024-2026 Strategic Plan**

This agenda item generally supports and furthers the following goal and objective from the City Council 2024-2026 Strategic Plan:

- Goal 6: Infrastructure and Environment
  - Objective B: Sustaining Infrastructure and Assets

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR CONSTRUCTION OF THE POLICE DEPARTMENT COMMUNICATIONS CENTER MOVE PROJECT WITH TRIMBUILT CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$1,693,380; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City intends to construct the Police Department Communications Center Move Project (“Project”) at the Police Department facility located at 911 Quest Parkway, funded through FY25 Certificate of Obligation Bond Funds; and

WHEREAS, the City has identified the need to expand emergency dispatch services in order to meet anticipated community growth and maintain effective public safety operations; and

WHEREAS, the existing Public Safety Communications Center (“PSCC”) at the Police Department facility has reached full operational capacity, limiting the department’s ability to increase staffing to meet projected service demands; and

WHEREAS, several Police Department divisions are preparing to relocate to the new Public Safety Training Center, thereby making the existing training conference room and adjacent spaces within the current facility available for repurposing to support expanded PSCC operations; and

WHEREAS, the Police Department Communications Center Move Project (“Project”) includes the full design and construction of a new PSCC within the existing training conference room area, as well as the decommissioning and repurposing of the current PSCC to office space for future departmental use; and

WHEREAS, the Project scope includes demolition, construction of new walls, updated finishes, HVAC modifications and additions, new lighting, electrical and plumbing upgrades, low-voltage systems installation, and minor exterior and site improvements, all in accordance with applicable life-safety, accessibility, and building code standards; and

WHEREAS, uninterrupted emergency dispatch operations during construction remain a core priority, requiring sustained coordination with the City’s Information and Technology teams and Public Safety personnel; and

WHEREAS, the City issued a request for Competitive Sealed Proposals (“CSP”) for construction of the Project in accordance with Chapter 2269 of the Texas Government Code and the City’s Purchasing Policy; and

WHEREAS, eleven (11) proposals were received and publicly opened on September 18, 2026, following advertisement on August 24, 2026; and

WHEREAS, a selection committee consisting of City staff and the Project's design consultant evaluated each proposal in accordance with the published criteria and determined that Trimbuilt Construction, Inc. submitted the proposal offering the best value to the City; and

WHEREAS, City staff recommends execution of an agreement for construction of the Police Department Communications Center Move Project with Trimbuilt Construction, Inc. in an amount not to exceed \$1,693,380.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to execute an agreement for construction of the Police Department Communications Center Move Project with Trimbuilt Construction, Inc. in an amount not to exceed \$1,693,380, subject to final review by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 8<sup>th</sup> day of October, 2026.

CITY OF CEDAR PARK, TEXAS

ATTEST:

\_\_\_\_\_  
James Penniman-Morin, Mayor

\_\_\_\_\_  
Ashley Smith, Executive Assistant

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
J.P. LeCompte, City Attorney

**PD Communication Center Move Project  
Competitive Sealed Proposal  
Evaluation Criteria Ranking Summary**

| Overall Rank | Offeror                                           | Cost Proposal Rank (60%) | Experience Rank (30%) | Schedule Rank (10%) | Proposal Amount |
|--------------|---------------------------------------------------|--------------------------|-----------------------|---------------------|-----------------|
| 1            | Trimbuilt Construction                            | 1                        | 1                     | 1                   | \$ 1,693,380.00 |
| 2            | CMC Development & Construction                    | 4                        | 3                     | 8                   | \$ 1,770,000.00 |
| 3            | Sullivan Contracting Services                     | 7                        | 2                     | 9                   | \$ 1,838,034.00 |
| 4            | Muckleroy & Falls                                 | 5                        | 4                     | 10                  | \$ 1,790,000.00 |
| 5            | K-W Construction Inc                              | 3                        | 7                     | 1                   | \$ 1,765,000.00 |
| 6            | Stellar Builders Inc                              | 6                        | 7                     | 1                   | \$ 1,816,845.08 |
| 7            | HCS                                               | 9                        | 4                     | 1                   | \$ 1,932,600.00 |
| 8            | Estacado Construction                             | 8                        | 7                     | 11                  | \$ 1,851,274.12 |
| 9            | Tegrity Contractors Inc                           | 10                       | 4                     | 1                   | \$ 2,047,777.00 |
| 10           | Majestic Services Inc.                            | 11                       | 7                     | 1                   | \$ 2,169,250.00 |
| 11           | Veterans Pre-Construction & Visual Solutions, LLC | 2                        | 11                    | 1                   | \$ 1,742,448.08 |

**File Attachments for Item:**

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.



## CITY COUNCIL AGENDA

October 8, 2026

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**Item/Subject:** 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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### **Commentary**

The purpose of this resolution is to authorize the execution of an agreement for third-party construction inspection and observation services to support construction of the Police Department Communications Center Move Project (“Project”), located at the Police Department (“PD”) facility at 911 Quest Parkway. This project is funded through FY25 Certificate of Obligation Bond Funds.

The existing Public Safety Communications Center (“PSCC”) at PD has reached full operational capacity, constraining the department’s ability to expand emergency dispatch services in alignment with the City’s anticipated growth. Projections indicate that staffing levels will need to nearly double to meet future service demands, a requirement that the current facility cannot accommodate. The PD has relocated several departmental divisions to the new Public Safety Training Center leaving the existing training conference room and some adjacent office and storage rooms within the existing PD facility vacant. This newly vacant space has been identified as a suitable and available space for repurposing to support PSCC operational needs.

The Project will construct a secure, 24/7 emergency dispatch center that accommodates projected growth and operational requirements along with the decommissioning and repurpose the existing facility to office space for future departmental use. The Project includes extensive coordination and installation of complex low-voltage systems between the first and second floors; demolition of existing walls; construction of new walls; updated finishes; HVAC modifications and additions; new lighting; electrical and plumbing upgrades; and minor exterior and site improvements.

The scope of services to be provided with this agreement includes daily construction inspection, review of contractor pay estimates, witnessing construction materials testing, attending project meetings, daily reports, identification of construction deficiencies, assistance in resolution of design conflicts, and identification of potential time and money saving opportunities. These services help to ensure the project is constructed in accordance with the approved construction documents.

A Request for Quote was publicly advertised for third-party construction inspection and observation services, and one response was received from Johnson, Mirmiran & Thompson, Inc. (“JMT”). Staff conducted a full evaluation of the firm’s submission, reviewing key criteria including Firm Qualifications and Availability, Qualifications and Experience of Proposed Staff, Firm Project Experience, Project Approach, and Fees.

Based on this review, staff determined that JMT demonstrated the depth of experience, technical capability, and availability necessary to support the City’s needs. JMT has a proven track record of delivering high-quality inspection and observation services on previous City projects, and their proposal reflects a strong understanding of the scope and expectations for this Project.

Given these factors, staff concluded that JMT offers the best overall value and is well-positioned to provide the professional services required for successful project delivery. Staff recommends that the City Manager negotiate and execute an agreement with JMT for third-party construction inspection and observation services for the Police Department Communications Center Move Project in an amount not to exceed \$175,392.

**Initiating Dept.: Engineering & Capital Projects**

**Fiscal Impact**

**Fund: F83**

**Budget**

**Budget: \$175,392**

☐

**Finance Director Review**

**Legal Certification**

Approved as to form and content:

☐

Yes

☐

No **City Attorney**

**Associated Information:**

**2024-2026 Strategic Plan**

This agenda item generally supports and furthers the following goal and objective from the City Council 2024-2026 Strategic Plan:

- Goal 6. Infrastructure and Environment
  - Objective B. Sustaining Infrastructure and Assets

## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THIRD-PARTY CONSTRUCTION INSPECTION AND OBSERVATION SERVICES TO SUPPORT CONSTRUCTION OF THE POLICE DEPARTMENT COMMUNICATIONS CENTER MOVE PROJECT WITH JOHNSON, MIRMIRAN & THOMPSON, INC. IN AN AMOUNT NOT TO EXCEED \$175,392; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City intends to construct the Police Department Communications Center Move Project (“Project”) at the Police Department facility located at 911 Quest Parkway, funded through FY25 Certificate of Obligation Bond Funds; and

WHEREAS, the City has identified the need to expand emergency dispatch services in order to meet anticipated community growth and maintain effective public safety operations; and

WHEREAS, the existing Public Safety Communications Center (“PSCC”) at the Police Department facility has reached full operational capacity, limiting the department’s ability to increase staffing to meet projected service demands; and

WHEREAS, several Police Department divisions have relocated to the new Public Safety Training Center, thereby making the existing training conference room and adjacent spaces within the current facility available for repurposing to support expanded PSCC operations; and

WHEREAS, the Police Department Communications Center Move Project (“Project”) includes the full design and construction of a new PSCC within the existing training conference room area, as well as the decommissioning and repurposing of the current PSCC to office space for future departmental use; and

WHEREAS, daily construction inspection and observation services are necessary to ensure the Project is completed in accordance with approved plans and specifications, including tasks such as daily inspections, review of contractor pay estimates, witnessing materials testing, attending project meetings, reporting, identifying deficiencies, assisting with resolution of design conflicts, and identifying cost- and time-saving opportunities; and

WHEREAS, a Request for Quote for third-party construction inspection and observation services was publicly advertised, and one response was received from Johnson, Mirmiran & Thompson, Inc. (“JMT”); and

WHEREAS, City staff evaluated JMT's proposal, reviewing Firm Qualifications and Availability, Proposed Staff Experience, Firm Project Experience, Project Approach, and Fees, and determined that JMT demonstrated the experience, technical capability, availability, and strong understanding necessary to support successful delivery of the Project; and

WHEREAS, City staff recommend that JMT offers the best overall value and is well-positioned to provide the required professional services for the Project in an amount not to exceed \$175,392.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to execute an agreement for construction of the Police Department Communications Center Move Project with Johnson, Mirmiran & Thompson, Inc. in an amount not to exceed \$175,392, subject to final review by the City Attorney.

SECTION 2. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 8<sup>th</sup> day of October, 2026.

CITY OF CEDAR PARK, TEXAS

ATTEST:

\_\_\_\_\_  
James Penniman-Morin, Mayor

\_\_\_\_\_  
Ashley Smith, Executive Assistant

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
J.P. LeCompte, City Attorney

**File Attachments for Item:**

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%.



**CITY COUNCIL AGENDA**  
October 8, 2026

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**Item/Subject:** 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%.

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**Commentary**

The purpose of this resolution is to authorize the City Manager to execute an agreement for Construction Manager-At-Risk ("CMAR") services for the pre-construction phase and construction of Lakeline Park Phase 2 ("Project"). Funding for the Project is provided through the 2022 General Obligation Bond Program.

Lakeline Park encompasses a 226-acre tract located between Bell Boulevard, Little Elm Trail, and Lakeline Boulevard. Construction of Phase 1 was completed in early 2023 and includes a multipurpose pavilion, restroom facility, playground, small pavilions, fishing pier, kayak launch, parking, sports fields, and a trail forming a loop around the lake.

The 2026 Master Plan for Lakeline Park was approved by City Council on April 23, 2026, and included a design guideline for the Phase 2 project. Design work has since commenced for the Project and includes an additional trailhead and parking lot on the south side of Muir Lake and Buttercup Creek; a trail connection to Little Elm Trail at the west end of the park; a disc golf course; additional restroom facilities at the southern trailhead and existing soccer fields; a pedestrian bridge over Buttercup Creek; a nature play playground; a canopy walk; and other trails, amenities, and ecological restoration features.

To deliver the best possible project, City staff recommends using the CMAR project delivery method. The CMAR method is a project delivery method authorized by Texas Government Code whereby the City contracts with an architect to design the project and separately contracts with a CMAR firm to perform pre-construction and construction

services. This delivery method is commonly used on complex projects because it allows the prime contractor to be involved early in the design process. Benefits of the CMAR process include: a higher level of cost control, design efficiency, schedule predictability, improved constructability, increased value, and quality assurance and quality control throughout the process.

The CMAR agreement includes authorization of \$30,000 for pre-construction phase services and a Construction Manager's Fee percentage of 3.5% for construction phase services. At the completion of the pre-construction and design phase, the CMAR will prepare a publicly-bid Guaranteed Maximum Price ("GMP") proposal to construct the Project. City staff will, along with the CMAR, negotiate the GMP. Upon determination of the GMP, the value of the 3.5% Construction Manager's Fee will be determined and will be included in the total GMP amount. At the time the GMP is established, City staff will present the GMP to City Council for consideration and approval as an amendment to the CMAR Agreement.

In accordance with Texas Government Code Chapter 2269, the City selected the CMAR firm that provides the best value to the City by reviewing, grading, and ranking CMAR firms based on published selection criteria in a Request for Qualifications ("RFQ") and a subsequent Request for Proposal ("RFP").

City staff issued an RFQ for Construction Manager-At-Risk services on July 22, 2026. In response to the RFQ, the City received five Statements of Qualification ("SOQ") on August 18, 2026. A selection committee made up of City staff reviewed and graded each of the five SOQs according to the criteria outlined in the RFQ. The grading criteria included: firm and personnel experience; financial and fiscal responsibility; experience on representative CMAR projects; ability to establish budgets, control costs, and meet schedules; project execution; safety management; execution of offer; and adherence to RFQ requirements.

Upon completion of the grading process, it was determined by the selection committee that the two highest-graded of the five submitting firms would be invited to submit proposals, via an RFP, and attend in-person interviews with the selection committee, via formal interview invitation letter.

City staff issued the RFP to the two highest graded firms from the RFQ process, outlining the requirements for submission of a proposal and the grading criteria upon which each would be scored, on August 25, 2026. Proposals in response to the RFP had a stated due date of 2:00 PM CDT on September 16, 2026. Formal interview invitation letters were issued to each of the two firms on August 25, 2026, with interviews scheduled on September 21, 2026.

Upon receipt of the proposals, the selection committee completed grading of the proposals, based on the following criteria set forth in the RFP: pre-construction phase services; construction phase services; general understanding of the City's CMAR agreement; and pricing and delivery proposal.

Once interviews were completed, staff graded the interviewing firms based on the criteria set forth in the formal interview invitation letter including: team experience and qualifications as CMAR; understanding of the Project; pre-construction services experience and understanding as CMAR; construction services experience and understanding as CMAR; and question/answer.

At completion of all interviews, the interviewing firms' scores from the RFP stage were added to the scores of their SOQs, creating a composite score for each firm. Upon review of composite scores for the three submitting firms, the selection committee determined CORE Construction Services of Texas, Inc. ("CORE") ranked as the most highly qualified firm to serve as Construction Manager-at-Risk for the Project. A table summarizing the final rankings is provided at the end of this item.

CORE not only met the base requirements for submission but excelled above the other submitting firms in both team experience on related projects and in their processes for completing a project as a CMAR. Additionally, the selection committee found that CORE presented a strong approach to pre-construction services and an exceptional grasp of the role of a CMAR in successful delivery of a project. Given these findings, staff has determined the proposed fees provide the best value for the City.

Therefore, City staff recommends negotiation and execution of 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 for provision of pre-construction phase services in an amount not to exceed \$30,000 and a construction manager's fee not to exceed 3.5%. Should the City Manager not be able to negotiate agreeable terms and fees with CORE Construction Services of Texas, Inc., pursuant to Texas Government Code 2269, the City Manager will enter into negotiation with the next most qualified firm until an agreement is executed.

**Initiating Dept:** Engineering and Capital Projects

**Fiscal Impact**

**Fund:** P51

**Budget**

**Budget:** \$30,000

☐

**Finance Director Review**

**Legal Certification**

Approved as to form and content:

☐

Yes

☐

No

**City Attorney**

**Associated Information:**

**Lakeline Park Phase 2**  
**Construction Manager-at-Risk Services**  
**Evaluation Criteria Final Rankings**

Firms Selected to Participate in RFP/Interview Round:

| Overall Rank | Firm Name         |
|--------------|-------------------|
| 1            | CORE Construction |
| 2            | Thos S Byrne      |

Firms Not Selected to Participate in RFP/Interview Round:

| Overall Rank | Firm Name        |
|--------------|------------------|
| 3            | SpawGlass        |
| 4            | STR Constructors |
| 5            | T.F. Harper      |

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## RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE 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 FOR PRE-CONSTRUCTION PHASE SERVICES IN AN AMOUNT NOT TO EXCEED \$30,000 AND A CONSTRUCTION MANAGER'S FEE NOT TO EXCEED 3.5%; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the Lakeline Park Phase 2 Project ("Project") will consist of continuing the development of Lakeline Park and is funded by the 2022 General Obligation Bond Program; and

WHEREAS, the Project will consist of designing and constructing Phase 2 of Lakeline Park using the 2026 Lakeline Park Master Plan as a guideline, as approved by City Council on April 23, 2026; and

WHEREAS, the City issued a Request for Qualifications and subsequent Request for Proposal for Construction Manager-at-Risk services in compliance with Texas Government Code Chapter 2269; and

WHEREAS, City staff received five (5) Statements of Qualifications and reviewed all Statements of Qualifications in accordance with the grading criteria listed in the Request for Qualifications; and

WHEREAS, City staff issued a Request for Proposal to the two (2) highest graded firms from the Statement of Qualifications grading; and

WHEREAS, City staff graded each of the responding firms in accordance with the grading criteria listed in the Request for Proposal; and

WHEREAS, City staff conducted interviews with the two (2) highest graded firms from the Statement of Qualifications grading; and

WHEREAS, City staff graded each of the interviewing firms in accordance with the grading criteria listed in the interview invitation letter; and

WHEREAS, CORE Construction Services of Texas, Inc. ranked the highest of the qualified firms after review of composite grades for Statements of Qualifications and Proposals and interviews; and

WHEREAS, City staff recommends execution of an agreement for Construction Manager-at-Risk services with CORE Construction Services of Texas, Inc. for the Project

for provision of pre-construction phase services in an amount not to exceed \$30,000 and a Construction Manager's fee not to exceed 3.5%.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR PARK, TEXAS:

SECTION 1. The City Council hereby authorizes and directs the City Manager to execute an agreement for Construction Manager-at-Risk services with CORE Construction Services of Texas, Inc. for the Lakeline Park Phase 2 Project for pre-construction phase services in an amount not to exceed \$30,000 and a Construction Manager's fee not to exceed 3.5%, subject to final review by the City Attorney.

SECTION 2. In accordance with Texas Government Code 2269 for Contracting and Delivery Procedures for Construction Projects, the City will attempt to negotiate with CORE Construction Services of Texas, Inc., an agreement at a fair and reasonable price. If a satisfactory agreement cannot be negotiated with CORE Construction Services of Texas, Inc. for construction manager at risk services, the City shall formally end negotiations with CORE Construction Services of Texas, Inc., select the next most highly qualified firm and attempt to negotiate an agreement with that firm at a fair and reasonable price. The City shall continue this process to select and negotiate with ranked firms until an agreement is reached.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this the 8<sup>th</sup> day of October, 2026.

CITY OF CEDAR PARK, TEXAS

ATTEST:

\_\_\_\_\_  
James Penniman-Morin, Mayor

\_\_\_\_\_  
Ashley Smith, Executive Assistant

APPROVED AS TO FORM  
AND CONTENT:

\_\_\_\_\_  
J.P. LeCompte, City Attorney