

**CEDAR HILL COMMUNITY DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
THURSDAY, AUGUST 15, 2019  
MINUTES**

The Board of Directors of the Cedar Hill Community Development Corporation (CDC) met August 15, 2019 at 6:00 p.m. at the Cedar Hill Government Center, 4<sup>th</sup> Floor Admin Conference room, 285 Uptown Blvd. Bldg. 100, Cedar Hill, Texas.

**Community Development Corporation Directors Present:** Ruth Ann Bechdol, Warren Goss, Joseph Graves, Dwight Pinnix, Steven Cook, Gayle Sims, David Bushart.

**Absent:** Melissa Medina, Dr. Remelle Edwards, Valerie Banks.

**City Staff Present:** City Manager Greg Porter, Parks and Recreation Director William Ford, Finance Business Manager Latifia Coleman, Parks Superintendent Shawn Ray, Recreation Superintendent Carolyn Skeels, Recreation Center Manager BJ Stevenson, Administrative Secretary Debra Kalsnes.

**I. Call the Meeting to Order.**

Ruth Ann Bechdol called the meeting to order at 6:07 pm.

**II. Citizen's Forum.**

Citizen M.G. Johnson, Jr., at 1119 Mobley Road, Cedar Hill, TX, was present and wished to speak. Mr. Johnson owns property that shares a common boundary with Cedar Mountain Preserve. Mr. Johnson proposed the Cedar Mountain Preserve trail be relocated North. He presented his case with handouts to the CDC board.

**III. Approve regular CDC minutes of June 27, 2019.**

Ruth Ann Bechdol asked the board if there were any changes that need to be made to the minutes. After discussion there were no changes needed. Steven Cook made a motion to accept minutes as presented. Joseph Graves seconded the motion. The minutes were approved unanimously.

**IV. Receive Financial Report.**

Finance Business Manager Latifia Coleman gave an update on the CDC financials through June 30, 2019.

A typo was identified in the personnel expense column. Staff noted the correct number and committed to sending out a corrected report.

**V. Discussion on updates to CDC Bylaws.**

A sub-committee to review the Bylaws was previously appointed and included President Ruth Ann Bechdol, Dr. Remelle Edwards, Steven Cook, and David Bushart. President Ruth Ann Bechdol reviewed recommendations and options offered by the CDC's attorney and suggestions from committee members. These were presented to the Board and discussed. After review and discussion, Joseph Graves made the motion to accept the changes to the by-laws of the CDC as received. Dwight Pinnix seconded the motion and it passed unanimously.

**VI. South Clark Road Update.**

William Ford, Parks and Recreation Director and Shawn Ray, Parks Superintendent provided an update on the project. The project design is underway, and an alignment recommended placing the trail on the West side of South Clark Road. Next steps will be schematic design and design approval. Project anticipated to go out for bid by August 2020.

**VII. Active Projects Update.**

BJ Stevenson, Recreation Center Manager, reports the Recreation Center meeting room doors are getting stained now that summer camp is over. The back patio will be resurfaced starting on Monday. Bids for the locker room updates are being obtained in the hopes of work beginning in the Fall.

Shawn Ray, Parks Superintendent, reported that the Valley Ridge improvements were made prior to Juneteenth. Regarding the structure of the Balcones trail on Hwy. 1382, there is a scheduled walkthrough with TXDOT on Phase I the first week in September. On Phase II, they are working on the process with some slope issues.

**VIII. Bond Projects Update.**

Shawn Ray, Parks Superintendent, reports a successful Party in the Park in July with completion of the gazebo, wishing well, and landscaping enhancements, and lighted fountain listed on the master plan for Bradford Park. Input meetings were held around Liberty Park with their requests of updated playgrounds, security lighting, and enhanced landscaping. A Kingswood Park community meeting was held with requests for additional paved walking trail, playground updates, and security concerns. On 08/29/2019 from 6:00 to 7:30 p.m. at the Recreation Center, they will host an input meeting for Longhorn Park. They will be bringing in a landscape architect firm to start getting input for Crawford Park for bond related improvements.

Carolyn Skeels, Recreation Superintendent, reports that the design firm for the new swimming pool has been accepted. Senior Wellness Expo is on Tuesday and BCI will be at the booth to promote the new pool. Senior Center project is in design phase and close to the final conception of what it should look like.

Greg Porter, City Manager, reports the site for the Library has been selected which was announced several weeks ago. This will start to define the signature park, greenbelt, to tie this area together.

William Ford, Parks and Recreation Director, reports that the Public Hearing for the Parks and Recreation open space master plan update is on Tuesday, 08/27/2019. They hope to move forward to pass the park master plan update and get it adopted. With the swimming pool design phase, they will be applying for a Texas Parks and Wildlife Grant.

**IX. Adjourn.**

Warren Goss made a motion to adjourn. David Bushart seconded the motion, and the motion was carried unanimously. The meeting adjourned at 7:07 pm.



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Ruth Ann Bechdol, President

  
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Jennifer Parrish, Executive Secretary