

**MINUTES**  
**Main Street Board**  
**Meeting Minutes of January 30, 2017**

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*The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, January 30, 2017, at 6:00 pm. in the 4<sup>th</sup> Floor Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.*

*The following members were present; Gabriel Allred, Al Armistead, Alice Atchison, Albert Mack, Randy Moon, Norman Patten and Gary Reed (delayed arrival). Pamela Morris was absent with prior notice. Gordon Penelton was absent. The following elected official was present: Mayor, Rob Franke. The following City Staff member was present: Patricia Bushart, Tourism Marketing/Main Street Manager.*

**I. Call the Meeting to order.**

Vice Chair Albert Mack called the meeting to order at 6:03 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

**II. Approve the Minutes of the September 26, 2016 Regular Meeting.**

Gabriel Allred made a motion, seconded by Alice Atchison, to approve the minutes of the September 26, 2016, Regular. The motion was approved unanimously.

***The board deviated from the agenda order to allow Mayor Franke to join the discussion of Item IV.***

**IV. Consider Main Street Board advocacy opportunities.**

Mayor Franke spoke to the board regarding advocacy opportunities on the near horizon. The city's growth outpaced the recession recovery and created an immediate need to address deferred maintenance and postponement of capital improvement projects over the past 6-7 years. While not flush with cash, the city is in a position to take on select deferred and new projects. To finance these projects, the City Council is considering calling for a bond election in November 2017.

Among the proposed referendums are infrastructure (streets and drainage), the library, the crime control district and funding for construction of the signature park and trail. The City Council will be hosting a Boards and Commissions Summit in early February to provide an update of this and other issues and to select members to serve on the bond committee.

Another topic for which Main Street can advocate is the City Center Plan. It is time to:

- Determine if we still believe in it
  - 36 meetings over six years and still some citizens that don't know or understand
  - Define a plan and concepts
  - Density is scary
- Review the plan for validity and relevance in today's economic development climate
  - Do changes need to be made?

The point being that the City Center Plan needs champions and because Main Street has a vested interest in the plan, it is a perfect advocacy platform for the board to pursue.

Other topics of discussion included:

- Updates on traffic (as identified in the 2016 Citizen Survey)
  - Mansfield Road – progressing ahead of schedule
  - FM 1382 – improvements to begin early March following avian nesting season
  - Southern Gateway – Highway 67 improvements from I-20 south to Belt Line Rd.

Downtown specific points of interest:

- Town Hall meeting scheduled February 21<sup>st</sup> to provide Preston Trails fact sheet and review the City Center Plan
- EDC is currently working through deal points on the downtown (Phillips') properties
  - City Council wants to ensure development within reason
  - Seeking memorandum of understanding with developer – agreement on concepts with input from the Main Street Board

The Mayor concluded his remarks with encouragement for board work to date and appreciation for patience as reorganization occurs within the City Center.

The board continued discussion of this agenda item to include:

- Desire to investigate ordinance pertaining to moving structures from outside to inside the city
- Question as to whether City Council might waive Capital Impact Fees for infill development in the future

***The board returned to the agenda order with Item III.***

### **III. Finalize Main Street Board charge.**

The board finalized the charge to read:

- Affirm and advocate for the mission and vision of Historic Downtown Cedar Hill.
- Actively encourage and assist current businesses and residents to communicate and participate in programs and events working toward community and private sector support for all activities in the district.
- Recommend targeted marketing plans and assist with strategies and events for economic development and business attraction.

### **IV. Consider Main Street Board advocacy opportunities.**

See foregoing agenda order deviation notation.

### **V. Reports from Main Street staff.**