

MINUTES
Main Street Board
Meeting of October 26, 2009

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas met on Monday, October 26, 2009 at 6:00 pm. in Conference Room D-106 of the Cedar Hill Government Center.

The following members were present; Sheri Borth, Lois Cannady, Jerry Korkisch, Albert Mack, Chairman Steve Phillips, Russell Read and Randall Stewart. Norman Patten was absent with prior notice. The following City Staff member was present; Patricia Bushart, Main Street Manager.

I. Call the meeting to order.

Chairman Steve Phillips called the meeting to order at 6:15 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the September 28, 2009 Regular Meeting.

Lois Cannady made a motion, seconded by Sheri Borth, to approve the minutes of the September 28, 2009 Regular Meeting. The motion was approved unanimously.

III. Review and Discuss 2009-2010 Main Street work plan.

Taking into consideration the September transit-oriented development update by city Planning Director Rod Tyler, the board suggested the following plan of action:

- Establish future meeting, possibly workshop format, with City Administration, Planning and Main Street staff to begin preparation of rough draft development standards for Main Street Board, then stakeholder review, designed to:
 - Formalize process
 - Incorporate enforcement mechanism
- Discuss development and preservation incentives for designated historic properties

The overriding goal being to simplify, standardize and encourage compatible development in the Main Street, Uptown and Old Town Corridor districts while maintaining the atmosphere and distinctive character that sets the areas apart.

IV. Reports from Steve Phillips.

- Babe's reports consistent second or third place revenue ranking for Cedar Hill store among the ten franchise restaurants
- 218 W. Belt Line property working out engineering issues with City stemming from 2003 widening of road
- Blue tarps remain on Divinity Group, Ltd. properties located at 231 and 233 W. Belt Line Rd. – properties do not meet safety, sanitary or security standards – Code Enforcement reports property owner awaiting insurance settlement
- Former Realtor® Fred Garza relocating to Cleburne – Son Casey taking over Cedar Hill business
- Kudos to City Planner, Don Gore, for premier customer service in performance of his job

V. Reports from Main Street staff.

- Solicit input on Holiday street closure – recommendation to close street at following locations:
 - Houston at W. Belt Line
 - Houston at Texas
 - Cedar at S. Main
 - Cedar at Broad.
- First of several Mansfield Road meetings to take place at Lake Ridge Elementary School, Wednesday, October 28, 2009 at 6:00 pm – City, County and project designers will be in attendance
- Scare on the Square upcoming Saturday, October 31, 2009 beginning at 3 pm, Phillips Lumber
 - Near 100% participation anticipated from downtown merchants
- Specific date for next TOD meeting with consultants, HDR, postponed awaiting confirmation of funding
- Texas Municipal League annual meeting and convention concluded in Ft. Worth last week

VI. Review action items.

No action items were noted.

VII. Adjourn.

A motion to adjourn by Sheri Borth was seconded by Jerry Korkisch. Motion was approved unanimously. Chairman Phillips adjourned the meeting at 7:15 p.m.

ATTEST:

Minutes Approved on November 23, 2009

Patricia M. Bushart,
Main Street Manager

Steve Phillips
Main Street Board Chairman