

MINUTES
Main Street Board
Meeting Minutes of March 27, 2017

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, March 27, 2017, at 6:00 pm. in the 4th Floor Conference Room of the Cedar Hill Government Center, 285 Uptown Blvd., Cedar Hill, Texas.

The following members were present; Gabriel Allred, Al Armistead, Albert Mack, Randy Moon, Pamela Morris, Norman Patten and Gary Reed. Alice Atchison was absent with prior notice. Gordon Penelton was absent. The following City Staff members were present: William Ford, Director of Parks and Recreation, Russell Read, Director of Customer and Visitor Experience, Sara Runkel, Special Events Coordinator, and Patricia Bushart, Tourism Marketing and Main Street Manager.

I. Call the Meeting to order.

Chairman Gary Reed called the meeting to order at 6:07 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

II. Approve the Minutes of the February 27, 2017 Regular Meeting.

Al Armistead made a motion, seconded by Norman Patten, to approve the minutes of the February 27, 2017, Regular Meeting. The motion was approved unanimously.

III. Welcome new Parks and Recreation Director, William Ford, and Special Events Coordinator Sara Runkel.

Mr. Ford comes to Cedar Hill from the City of San Marcos where he served in Parks and Recreation for 23 years.

Ms. Runkel is a Cedar Hill resident tasked with coordination of special events for Parks as well as Library. Her specialty is time management and collaboration. Among the events she will coordinate are the Citywide Block Party, EarthFest, Miracle Weekend, Music in the Park, Creative Arts Festival, Country Day on the Hill, Scare on the Square and Holiday on the Hill.

The board expressed desire to collaborate with Parks, the Cedar Hill Chamber of Commerce, Cedar Hill Arts and the Historic Downtown Association to produce monthly Main Street activities.

They explained the evolution of ReMarket and Cinema on the Square and requested city assistance with street closures, etc.

In addition to these events, Cedar Hill Arts is proposing a Western Swing event (Country Day lite) the last weekend in May, a dog-themed film night to benefit the Tri-Cities Animal Shelter and an extension of the October ReMarket event celebrating OktoberFest in Historic Downtown. For these and other Main Street-suggested events, the board would like Parks to consider assistance and coordination.

IV. Review and Discuss house relocation and impact fee recommendations.

The board previewed draft recommendations to City Council for amending the house relocation and impact fee ordinances in an effort to encourage investment in Historic Downtown through cost reductions associated with infill development and by allowing relocation of prescribed structures within a defined area of the district.

The board determined that further discussion of the impact fee waiver recommendation was required and requested inclusion of the item on a future agenda.

Randy Moon made a motion, seconded by Albert Mack, to forward a recommendation from the board to consider revising City of Cedar Hill Ordinance No. 83-672 to allow for the relocation of structures within the city limits as well as allowing structures to be moved into the city from outside the city limits, and that this option be incorporated into the code revisions currently being considered. The motion was approved unanimously.

V. Review and Consider potential bond projects for Historic Downtown.

The board received an update of the bond committee schedule and previewed a draft of potential bond issue recommendations to benefit Historic Downtown revitalization. Upon consideration of the potential projects, the board encouraged further discussion with City administration prior to submitting a recommended project list to the bond committee.

VI. Preview Broad Street landscape alternative proposal.

Discussion of this item was postponed to a later date.

VII. Reports from Main Street staff.

- Cedar Hill will be represented at Earth Day Texas, at Dallas Fair Park, April 21-23
- Tourism is creating a series of video shorts, eight total, for social media release, to encourage leisure and outdoor adventure visitation to local Cedar Hill attractions
- EarthFest Cedar Hill will take place Monday, April 24, 2017, at the Government Center – **this event conflicts with Main Street's Regular Meeting schedule**
- Save the Date – May 2nd – Boards and Commissions Appreciation Dinner
- New/Recent development
 - Crackin' Shack is open in former Braum's location at Clark and Belt Line Roads
 - Winner's BBQ is opening in former Ranch Steakhouse location
 - Wing Bucket is opening in a subdivided portion of the space formerly occupied by Matt's in Hillside Village
- Village Tech is abandoning the W. Belt Line development proposal and is relocating to a former church campus in Duncanville

VII. New Business.