

MINUTES
Main Street Board
Special Called Meeting Minutes of April 17, 2017

The Main Street Development and Preservation Board of the City of Cedar Hill, Texas, met Monday, April 17, 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; Al Armistead, Alice Atchison, Albert Mack, Randy Moon, Pamela Morris, Norman Patten, Gordon Penelton and Gary Reed. Gabriel Allred was absent. The following City Staff members were present: Russell Read, Director of Customer and Visitor Experience, and Patricia Bushart, Tourism Marketing and Main Street Manager.

I. Call the Meeting to order.

Chairman Gary Reed called the meeting to order at 6:08 pm declaring it an open meeting with notice of the meeting duly posted and a quorum present.

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

Albert Mack made a motion, seconded by Randy Moon, to approve the minutes of the March 27, 2017, Regular Meeting. The motion was approved unanimously.

III. Review and Consider impact fee recommendations.

The board reviewed a preliminary draft recommendation and considered the following definitions and parameters with discussion notations:

- Infill – previously platted, but sans structure; ready to receive new; tract must be vacant
- Coverage area – W. Belt Line south to Tidwell (i.e. area as identified as Historic Downtown in City Center Plan)
- Applicable to both residential and commercial – yes
- Maximum size structure for waiver to apply – not to exceed 2,500 s.f. footprint

No other definitions or parameters were recommended for inclusion.

Chairman Reed will make the appropriate revisions and prepare a final draft recommendation for approval in subsequent meeting.

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

The board previewed a list of potential bond recommendations for historic downtown revitalization. The following projects were supported for presentation to the bond committee for consideration:

- Cedar Hill History Museum

- Space to accommodate current and future programs
- Rent-free space
- Event-oriented spaces
 - Permanent Farmer's Market
 - Event-oriented plaza
 - Pavilion
 - Stage or performance area
- Public Art
 - Purchase for installation
- Public Restrooms
- Small gathering places
 - Ancillary space within downtown designed to attract community members
 - Clustered table seating shaded by umbrellas or roof structures
- Streetscape enhancements
 - Sign toppers
 - District color differentiation
 - Over-street signage/banners
 - Identity monuments

The board representative on the bond committee will forward Main Street's recommendations at the next meeting.

V. Preview Broad Street landscape alternative design options.

Discussion of this item was postponed to a later date.

VI. Reports from Main Street staff.

- Cedar Hill will be represented at Earth Day Texas, at Dallas Fair Park, April 21-23
- EarthFest Cedar Hill will take place Monday, April 24, 2017, at the Government Center
- Volunteer appreciation dinner is Tuesday, May 2nd, 6:30 pm at Alan E. Sims Cedar Hill Recreation Center
- Will return to regular meeting schedule – May 22

VII. New Business.

No new business was introduced.

VIII. Review action items.

- 1) Verify email addresses to ensure all members are receiving City Manager's monthly update to boards and commissions.

IV. Adjourn.

Chairman Reed adjourned the meeting at 7:38 p.m.

ATTEST:

Minutes Approved on June 24, 2017

Patricia M. Bushart,
Tourism Marketing & Main Street Manager

Gary Reed,
Main Street Board Chair