

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

REGULAR MEETING  
7:00 A.M. – CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – FEBRUARY 26, 2019

APPROVED 3-26-19

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Charles Houk	Larry Lott, CDC Director	Tanner Dietz (Fire Marshall)	
Richard Pense	Tonya Brown, Secretary	Paula Morris (Main Street Director)	
Dena Elder		Julia Bryant (Chamber Director)	
Clay Ellis		Larry Gilley	
Jesse Vaughn		Clark Skaggs	
Mike Gilbert			
Bobby Gladu			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:02 A.M., Ms. Elder called the meeting to order; Mr. Ellis gave the invocation.

**B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON**

Sales tax revenue for February 2019 in comparison to February 2018 increased by 12.5%. There was an overall increase of 16.9% over the last 12 months.

**ACTION (7:04 A.M.)**

1. Mr. Gladu made a motion to approve the January 22, 2018 meeting minutes and February 2019 financials.
2. Mr. Houk seconded the motion.
3. The motion carried 7:0.

**C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED**

We have over \$419K encumbered; since January 1, 2018, we have spent a little over \$226k. The updated, encumbered amount includes a \$17,000 incentive to Main Street Emporium.

**D. CITIZENS PARTICIPATION**

This period is reserved for citizens to discuss items not listed on the agenda. Persons may have three (3) minutes to address the board, however, by law, no action or discussion will be taken on these items.

- No citizen participation

**E. DISCUSSION AND ACTION REGARDING MAIN STREET CAR SHOW SPONSORSHIP**

The Royse City Main Street program will hold its annual Car Show on May 11, 2019 on downtown Main Street. There are several sponsorship opportunities still available.

**ACTION (7:07 A.M.)**

- Mr. Gladu made a motion to sponsor as a \$100 t-shirt sponsor and a \$50 trophy sponsor.
- Mr. Pense seconded the motion
- The motion passed 7:0

**F. DISCUSSION AND ACTION REGARDING CDC REPRESENTATION FOR ICSC 2019**

We typically rotate board member representation at ICSC. All board members have attended at least once. Ms. Elder is next in the rotation. The board was also asked to choose an alternate in case Ms. Elder could not attend.

**ACTION (7:09 A.M.)**

- Mr. Pense made a motion to have Ms. Elder attend ICSC and chose Mr. Houk as a backup if Ms. Elder cannot attend
- Mr. Gladu seconded the motion.

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- The motion passed 7:0

**G. PRESENTATION BY STRATEGIC GOVERNMENT RESOURCES**

Larry Gilley with Strategic Government Resources made the presentation. Mr. Gilley discussed the various packages/options available and explained in depth what an all-inclusive search would include. The all-inclusive package includes a time frame of 15 weeks.

**H. RECESSED INTO CLOSED EXECUTIVE SESSION AT 7:41 A.M.**

The board recessed into closed executive session in compliance with the Texas Government code to it:

- i. Section 551.087 – Deliberation regarding economic development negotiations
  1. Discussion regarding ballpark incentive
- ii. Section 551.072 – Deliberations about Real Property
  2. Discussion regarding the exchange of Cookston Court with the City for approximately 1.5 acres located on Hwy 66 east of Pond Branch Creek
- iii. Section 551.074 – Personnel Matters
  3. Discussion regarding executive director search

**I. EXECUTIVE SESSION CLOSED AT 8:18 A.M.**

**J. RECONVENED REGULAR SESSION; ACTIONS STATED BELOW**

At 8:19 A.M., regular session reconvened.

**ACTION (8:19 A.M.)**

1. Ballpark incentive:
  - Mr. Gladu made a motion to send a letter to Ballpark Developer Mark Schuster, officially rescinding our incentive for the ballpark.
  - Mr. Ellis seconded the motion
  - The motion passed 7:0
2. Cookston Court Exchange
  - Mr. Pense made a motion to exchange Cookston Court (CDC owned property) with the City of Royse City for approximately 1.5 acres located on Hwy 66 east of Pond Branch Creek. Mr. Pense also made a motion to authorize Mr. Lott to negotiate on the CDC's behalf regarding the exchange of said property and for Ms. Elder sign all documents related thereto.
  - Mr. Vaughn seconded the motion.
  - The motion passed 7:0
3. Executive Director Search
  - Mr. Vaughn made a motion to hire SGR to perform the search for the RCCDC Executive Director position. Mr. Vaughn also made a motion to authorize Mr. Lott to negotiate on the CDC's behalf regarding the contract with SGR and for Ms. Elder sign all documents related thereto.
  - Mr. Ellis seconded the motion
  - The motion passed 7:0

*[Ms. Elder left the meeting at 8:20 A.M.]*

**K. DIRECTOR'S REPORT: LARRY LOTT**

**HITTSOON DEVELOPMENT**

The Hittson Development is located south on FM 548. In a recent meeting with the developers, we discussed two requirements necessary for this subdivision to move forward; 1) reconfiguring Crenshaw Rd. where it ties into a T-intersection with FM 548 and Elm Grove Rd. and 2) looping the water line which will require a

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substantial amount of offsite infrastructure. Both of these items will create a substantial cost for the developers. They are reviewing all the costs of these two requirements to determine whether or not they can make the subdivision work. They will contact us once they have made that determination.

### *WOODS DEVELOPMENT*

The Woods development is being developed by Peleton, who is also planning the Hittson Development. The issue with this development is the extension of Erby Campbell Rd. The Woods development is north of Church Street. They will be required to go back to Hwy 66 and bring Erby Campbell (as a 4 lane divided highway) up to the northside of their property. This extension will require a substantial amount of condemnation south of their property down to Hwy 66 which equates to a substantial amount of costs for the developer.

### *MARK JOHNSON PROJECT*

Whiteside Village is south on FM 548. Mr. Johnson plans to develop 173 single-family lots. Lot sizes will be 5,400SF and up. We are currently negotiating with Mr. Johnson regarding lot sizes; 5,400SF is smaller than what we typically allow. The concept plan includes a walking trail which will connect to Frost Farms, the subdivision being developed north of Whiteside Village. This development will include some neighborhood commercial use (approx. 5-6 acres). The overall land mass of this project is 53 acres, a portion of which is in the floodplain. Mr. Johnson presented his concept plan to Planning and Zoning (P&Z) and staff at a workshop on February 21<sup>st</sup>. A second workshop is planned with P&Z on March 7 to work out some of the issues discussed in the February 21<sup>st</sup> workshop. The next step would be platting the subdivision; it is named after Darwin Whiteside who sold the property to Mr. Johnson.

### *FROST FARMS DEVELOPMENT*

Frost Farms is the subdivision north of Whiteside Village. It will consist of 134 single-family lots with a minimum lot size of 6,500SF. The plan for this subdivision includes a walking trail and a dog park. City Council approved the zoning for this project on February 12 and the preliminary plat on June 12, 2018. The developers are moving dirt, cutting in roadways and installing utilities onsite. The final plat will be submitted for approval after the public infrastructure is installed and approved by the city. Each subdivision will build their portion of a walking trail that will ultimately go from Waterscape to downtown Royse City.

### *PARKSIDE VILLAGE PROJECT*

This project is located on Erby Campbell Rd. and Circle Drive. We faced two issues with this project. 1) the extension of Erby Campbell Rd south to Elm Grove Rd. and 2) Sanitary Sewer easement acquisition for two properties. We have received easement from one property owner and are close to getting easement from the second property owner. We were fortunate not to have to go thru condemnation proceedings to do so. Offsite infrastructure is expected to begin by this time next week.

### *NORTH SEWER TRUNKLINE*

There are three developers that own property on the north side of Royse City; 1) Rob Whittle (owns 17 acres in Hidden Creek), 2) James Mabry (owns approx. 250 undeveloped acres in Hidden Creek), and (3) Massey Shaw (owns 43 undeveloped acres at Highlands of McKamy). All three parcels need an updated main sanitary sewer trunk line. No one individual can afford the cost of the entire main trunk line update. We brought all three individuals and their engineers together in a meeting to discuss a unified effort with the city to update the main sanitary sewer trunk line. We are researching the costs of the upgrade; each of the three property owners has committed to consider sharing the cost to upgrade the main trunk line with the city. The upgrade will allow us to open up a substantial amount of acreage for future development in the city.

## **L. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS**

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### *MAIN STREET CARSHOW*

The Main Street Car show will take place on May 11 on down town Main Street in Royse City. Sponsors are still needed and car entries are still available.

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*137 E. MAIN STREET*

This is the building that did not have a roof for a while; the roof is now complete. They have received a permit from the city to start work on the interior of the building but have not started on that yet. The building owner has had a lot of interest in leasing the building.

*ROYSE CITY PARKS & REC 2<sup>ND</sup> ANNUAL GOLF TOURNAMENT*

Last year the city took over the baseball/softball league. In the same year they also held their first golf tournament. This year will be the city's second year to host the golf tournament. It will take place on May 17. They are still in need of sponsors and teams. Please contact Ms. Morris for further information.

**L. ADJOURNMENT**

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- At 8:36 A.M., Mr. Houk made a motion to adjourn the meeting.
- Mr. Ellis seconded the motion
- The motion passed 6:0

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert

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