

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
FEBRUARY 26, 2013
7:00 A.M. CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189

MINUTES

- The meeting was called to order by Dena Elder and invocation was given by Clay Ellis at 7:00 a.m.
- The minutes and financial statement of the previous meeting were approved. The motion to approve by Clay Ellis and seconded by Carey Bryant. The motion passed with a vote of 6 to 0 at 7:02 a.m.
- No citizen participation.
- Dena Elder called for Public Hearing at 7:04 a.m. to deliberate on two incentive items. The two incentive items have been listed in the newspaper and the money will be released April 1, 2013:
 1. Incentive grant for part of ISO Study, in the amount of \$4,900.
 2. Incentive grant for Frosted Whimsy Bakery, in the amount of \$16,000.
- Dena Elder reconvened into regular session at 7:10 a.m.

New Business:

- Reelecting officers to the CDC Board for the 2013 year.

Current Officer Chairman = Dena Elder will remain as Chairman.
First motion Charles Houk and second motion Clay Ellis. Motion passed with a vote of 6 to 0 at 7:11 a.m.

Current Vice President = Mike Gilbert will remain as Vice President.
First motion Clay Ellis and second motion Carey Bryant. Motion passed with a vote of 6 to 0 at 7:12 a.m.

Current Treasurer = vacant. The 2013 Treasurer will be Charles Houk. First motion Clay Ellis and second motion Mike Gilbert. Motion passed with a vote of 6 to 0 at 7:15 a.m.

- Change signatures on CDC bank account: new authorized signatures are: Larry Lott, Clay Ellis, Charles Houk, and Richard Pense.

Advertise in Texas Magazine. The magazine is distributed in September primarily in the State of Texas.

1. Does the CDC want to advertise in this magazine?
2. If yes, what size ad?

The consensus is no on advertising in the Texas Magazine.

- Boys and Girls Club Fundraiser: Fundraiser dinner on March 23, 2013. B&G Club will be opening their doors in Royse City on June 10th, 2013 officially. There will be employment opportunities for the city of 6 to 8 part-time employees and 1 full-time position.

CDC will make a donation in support of the Boys and Girls Club opening a facility in Royse City. The donation amount will be \$1,000.

Director's report was given to include:

- A. Erby Campbell, right away acquisition are complete, utilities have begun to be relocated. The city is moving waterline on the south side, they are 60% complete with that. Preconstruction meeting will be in March and the overpass construction is scheduled to start in May 2013.
- B. Provident Development, owns 114 acres on the northwest corner of Erby Campbell/north service road ROW. For south half of circulation road is taken care of. Working on a conveyance document for the north side of circulation road with property owner adjoining North side of property.
- C. Wing Dingers site, under contract with a developer out of San Antonio, for both sites the WD site and the School Admin property. He is interested in building a "sit down" restaurant and then on the second site will be a fast food type restaurant. This will be presented to City Council tonight.
- D. Imperium Site, 16 acres North of the High School, trying to get a right away cleared for a water line with the city. Steve Shattner the owner of the property is working with Janet McPherson with the last easement document.
- E. Highlands of McKamy, North end of Houston Street, it is under contract with a developer/builder out of Reno, NV, he wants to take down 76 lots/43 undeveloped lots, he would like to build 30 homes a year. Scheduled to close in March 2013.

- F. Watertower at Industrial Park taken down, no cost to city. The city owns 2 back halves of those lots. City is in the process of selling those ½ lots which will allow the opportunity for some building to occur.
- G. Met in Wylie with the North Tx Municipal Water district, the golf course is trying to get treated water from the city brought to the golf course. They are looking for a grant to help with the \$300,000 cost.
- H. Seeway pipeline (Crude oil), has expressed their intent on coming through our city with their proposed pipeline. City has expressed their concern with seeway on where they are crossing Hwy 66 and I-30. Our desire is to minimize loss of developable, commercial and retail property.
- I. School planning with the School System and the City, Larry Lott and Carl Alsabrook on the School Finance Sub-Committee, trying to come up with other ways to generate additional revenue for the schools and become more efficient in the processes and the procedures to maximize what revenue they do have. Final draft report will be presented as part of the overall plan next month.
- J. Kerala subdivision, FM 1777, there will be 3 phases/659 houses planned, Bill Haney Builder, approved for 38 homes in phase 1.
- K. Larry Lott and Carl Alsabrook have a meeting tomorrow morning with Ted Benevides (former City Manager of Dallas) to discuss what the city can and needs to do relative to strategic planning. Ted will help identify the areas the city needs to start focusing on from a planning perspective.
- L. There will be a meeting with TXDOT on Thursday, February 28th at 6:30 pm at Herndon Intermediate School to discuss the cuplet plans for Highway 66 going through the city.
- M. Verandah Subdivision, North of High School, wanting to add an additional 139 acres into their subdivision. The city will negotiate the size/type of houses to be built, impact fees would be applicable.

Mainstreet Director Report – Paula Morris

- March 4th there will be Main Street Training from 8:30 to 12:00. It will be facilitated by Debra Farst with the Texas Historical Committee. The training will go over what our city's mission and vision was when Royse City became a Main Street City in 2008. Everyone is welcome to come to the training. Please fill out the questionnaire because it will be used for the training on Monday.
- Frosted Whimsy Bakery is planning on opening March 10th, 2013.
- Main Street Car Show will be Downtown on Saturday, May 11th, 2013, Paula is planning on copying menus from local restaurants

and handing those out in a packet to sponsors. Already has 15 preregistrations.

- Larry Lott mentions the need for volunteers that day from 8 am to 3 pm. Roughly 10 volunteers.
- Sound system for downtown, waiting for Dario to get price on trenching between consignment shop and police station.

Chairman Report:

nothing to report

Next CDC board meeting will be Tuesday, March 26th, at 7 am at Royse City's City Hall, meeting room.

Richard Pense made the first motion to adjourn meeting at 8:10 a.m. the motion was seconded by Clay Ellis. The motion passed with a vote of 6 to 0.

Present:

Dena Elder
Charles Houk
Clay Ellis
Mike Gilbert
Richard Pense
Carey Bryant
Paula Morris, Mainstreet Director
Samantha Kendzierski, Secretary
Larry Lott, Executive Director

Not Present:

Jesse Vaughn

ATTEST:

Secretary
Samantha Kendzierski

Chairman
Dena Elder