

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
APRIL 23, 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 7:03 A.M.
- The minutes and financial statement of the previous meeting were approved. The motion to approve by Charles Houk and seconded by Clay Ellis. The motion passed with a vote of 5 to 0 at 7:05 A.M.
- No Citizens were present.
- Dena Elder recessed CDC meeting and opened the Public Hearing at 7:05 A.M.
 - a) Brief discussion was held regarding the approved incentive grant for water line improvements on Circle Drive to allow for AA Granite Company
 - b) The current 2" water line will be upgraded to a 12" line
 - c) The project is estimated to take 5-7 days and begin in early May.
- Public Hearing was closed at 7:07 A.M.
- Dena Elder reconvened the CDC Regular Meeting at 7:07 A.M.
- Discussion opened up to appoint Tonya Brown as CDC Secretary.
 - a) Clay Ellis motioned to approve and Jesse Vaughn II seconded. The motion passed 5 to 0 at 7:07 A.M.
- Jesse opened up discussion concerning advertising in the Chamber of Commerce Directory.
 - a) We show support for the Chamber of Commerce by participating.
 - b) A motion was made by Clay Ellis to purchase a ½ page advertisement for \$1,200 and seconded by Charles Houk.

- c) The motion passed 5 to 0.
- d) It will be designed by Tonya Brown with a group photo and information provided by Larry Lott regarding upcoming business and growth occurring in Royse City.

Director's report was given to include:

- A. Possible professional business offices in downtown area. This project is in the early planning stages. Parking downtown has surfaced as a potential issue.
- B. Orthopedic doctor looking to relocate practice to Royse City.
- C. Codah Construction building for lease.
- D. Mat Wheatley, a member of City Council has contacts looking for a facility to open a small production brewery that would produce about 3000 barrels a year, on site along with a "beer garden" that would provide seating for its customers. This could be an interesting attraction for downtown.
- E. Old item: Hwy 35 South of High School, 100 acre property owned by Mike Newar and Awad Oscander. They want to go forward with concept plan presented back in 2005. The Development Agreement is still effective and good. Plans to include:
 - 1. 301 Single family homes
 - 2. 8 ½ acre lake for recreational purposes with walking trails
 - 3. A strip along I-35 zoned for commercial businesses
- F. F.M. 548 at I-30: A San Antonio developer has closed on the property that was Wing Dingers and the old RCISD Administration Building.
 - 1. Contract states that the corner lot will be used for a dine-in restaurant and the property that housed the old Administrative Building will be used for a fast food restaurant.
 - 2. Taco Bell has made a serious offer for 27,000 sq. ft. of the old Administration Building property. Remaining property will be used to accommodate parking for dine-in restaurant which will occupy the corner lot.

- G. Highlands of McKamy: Developer closed on property last week. Bought 76 developed lots and 43 undeveloped acres. This subdivision is located at Houston St. and County Line Road.

- H. Hwy 66 Couplet: Council will re-look at Couplet Concept as their original plan, (which would bring the East Bound Couplet down existing Highway 66 and take West Bound Couplet around town to Church Street), will affect a number of people who oppose having the couplet at their front door.

- I. Brothers Bill and Roger Sefcik are investors who are close to closing on the 33 acres behind OMi Crane, Hicks property.

- J. Seeway Pipeline is not willing to move their proposed pipelines closer to existing pipelines to avoid cutting into highly developable property along Highway 66. Council has advised negotiations to continue. Carl Alsabrook and Larry Lott will negotiate to minimize damage to future retail space perspective.

- K. Texas Department of Transportation is scheduled to start Overpass on May 20, 2013. A meeting was held last Tuesday at the site where Overpass will be built. All utility companies that have a line in that area were present. May 20th is the date that was agreed upon. At that time both service roads will become one way. Most likely, Circle Lane resurfacing will not be complete by that time due to water line. Eventually F.M. 548 exit will be moved further west.

- L. Bids for Pond Branch Sewer Line upgrade will go out in June, open bids in July and actual construction to begin 2nd week of August. They predict it should take about 6 months to construct, so it should be completed by early 2014. Construction is necessary to support anticipated retail and residential growth. Our current 16" line is at capacity and will be upgraded to a 27" line. The CDC will pay \$250k for the upgrade and the city will pay the remainder. While our funds are available for this project, a

check will not be cut until expenditures are made. The city passed a \$1.5 million bond in support of this project.

M. Larry and Carl spent Friday in Austin at a Retail Market Training program put on by Texas Municipal League. It opens your eyes to what the world is, relevant to economic development today and how critical incentives are.

N. ICSC International conference is being held in Las Vegas May 19-21, 2013. Larry and Carl plan to attend. Larry would like other members to consider going as well. The conference has over a thousand retailers that we can speak to one on one about bringing their business to our community. We have more to offer this year than we have in the past in retail pad sites.

O. Larry assisted with interviews for a City Project Coordinator. The person selected for this position was Thomas Frye, who currently works for Rockwall Police Department. He will start in early May.

Mainstreet Director Report – Paula Morris

- A. Paula provided an update the car show scheduled for May 11, 2013. In excess of 20 pre-registered.
- B. Have had discussions with a florist from Caddo Mills about opening a shop in Royse City.
- C. Frosted Whimsy is open and business is very good.

Chairman Report:

Nothing to report

Next CDC board meeting will be Tuesday, May 28th, at 7 A.M. at Royse City's City Hall, in the meeting room.

Charles Houk made the first motion to adjourn meeting at 8:03 A.M. the motion was seconded by Jesse Vaughn II. The motion passed with a vote of 5 to 0.

Present:

Dena Elder
Charles Houk
Clay Ellis
Mike Gilbert
Jesse Vaughn II
Paula Morris, Mainstreet Director
Tonya Brown, Secretary
Larry Lott, Executive Director

Not Present:

Richard Pense
Carey Bryant

ATTEST:

Secretary
Tonya Brown

Chairman
Dena Elder