

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
August 27, 2013
7:00 A.M. CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189

MINUTES

CALL TO ORDER

Announce the presence of a Quorum.

At 7:01 A.M. the meeting was called to order by Dena Elder and invocation was given by Richard Pense.

ACTION ITEM

At 7:05 A.M. a motion was made by Charles Houk to approve the minutes and financials of the previous month's meeting. Mike Gilbert seconded the motion. The motion passed 5:0.

CITIZEN PARTICIPATION

No citizens were present

PUBLIC HEARING

Regular meeting recessed at 7:05 to open public hearing concerning request from Corner Point, LLC for an incentive grant for \$30,000.00 the restoration of the second floor of the Royse City Pharmacy. No public representatives were present. The following issues were discussed:

- a. The need for a performance agreement with Corner Point, LLC, including a time frame*
- b. Concerns from lenders regarding of parking issues*
- c. At 7:07 the public hearing was closed.*

ACTION ITEM

Take any action necessary as a result of public hearing.

- a. No action was taken.*

EXECUTIVE SESSION

Recess into Closed Executive Session at 7:08 AM in compliance with section 551.001 et seq., Texas Government Code to Wit:

Executive session ended at 7:31 A.M.

RECONVENE INTO REGULAR SESSION

Dena Elder reconvened into regular session at 7:31 A.M.

ACTION ITEM

Take any action necessary as a result of Closed Executive Session

- a. Jesse Vaughn made the first motion to approve an increase in Tonya Brown's pay to \$14 per hour. Mike Gilbert seconded the motion. The motion passed with a vote of 5:0.*

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- b. *Charles Houk made the first motion to increase Tonya Brown's hours from part-time to full-time including benefits beginning October 1, 2013. Richard Pense seconded the motion. The motion passed with a vote of 5:0*
- c. *Mike Gilbert made the first motion to leave Larry Lott's salary as is, Charles Houk seconded the motion. The vote passed 5:0.*

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

- 1. Entitlements:** We closed and filed easement for the 8" sewer line that extends from the 114 acre site owned by Provident to Pond Branch. There are only a couple of entitlements that still lack signing. Closing may occur as early as September.
- 2. Hickman Group:** Larry Lott and City Manager Carl Alsabrook, had lunch with the Hickman Group, to discuss a lawsuit they (the Hickman Group) had against the city, which was affecting our progress with the "Big Box" store. The suit claimed there wasn't sewer line capacity to handle the 43 acres behind McDonalds. Mr. Lott informed them of the upgrades that will occur to the sewer line, in essence making their argument unfounded. As a result the Hickman Group called the next day to notify Mr. Lott, they are dropping the suit.
- 3. Pediatric Dentist Nathan Romney):** Pediatric Dentist Nathan Romney, who will soon complete his internship in Ohio, is interested in opening his practice in Royse City. Thanks to the new Royse City CDC website, he was able to locate property that meets his needs. He plans on being here in December, after his internship is complete. Mr. Lott put him in touch with Chris Johnson who leases the Royse City Medical Plaza he is interested in. We don't have a pediatric dentist in Royse City and the closest pediatric dentist is 12miles away.
- 4. Primary Care Associates:** PCA is going forward with the possibility of building a facility at FM2642 and I-30. They are still trying to finalize their plans with the land owners.
- 5. Baker Spine and Sport:** Dr. Baker has opened his chiropractic facility on Lamar St. in the Scott Clements building, behind the Family Dollar store.
- 6. Altura Home Builders:** Altura, a quality, custom home builder bought 40 lots in Phase 2 of Hidden Creek. Between Altura and D.R. Horton, there may not be many available lots left. Approximately 1/3 of the building permits issued thus far, were for Hidden Creek. As of last week, Altura has pulled 2 building permits.
- 7. Pete Black:** Pete Black, Dr. Rhonda Phillips' husband, wants to open a business in the house next to Country Friends Veterinary Clinic. Not sure what the business will be. Discussion will have to take place regarding requirements to make the house a business facility.
- 8. Old Admin Building:** The demolition of the admin. building occurred ahead of schedule on Wednesday of last week which paves the way for Taco Bell. They are still shooting for the end of December to open.
- 9. 66 Couplet:** The couplet has been pulled off the Agenda twice, but there will be a Special Call Meeting on September 3 that may include a workshop. There are 3 options being looked at right now. The first would leave 66 eastbound as is and make 66 westbound on Church St. The second would put both eastbound and westbound lanes on Burton St. which would require two business, a church and 3 homes to be removed due to the substantial amount of right of way required. The third would be to stop the couplet or rerouting at Erby Campbell, which really

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wouldn't hurt us now, but may be an issue in the future as traffic increases. Choosing a route at this time is essential. It will determine whether or not we are included in the Environmental Impact Study funded by TxDot and Rockwall Co. to assess the impact of the Hwy 66 upgrade from Rockwall Co. line to Hunt Co. line, which would also determine if Royse City is included in the funding of the couplet/ rerouting, or not.

10. Seaway Pipeline: We have settled the issue of where they will put their pipeline so that it has a minimal impact on future retail/ commercial property. We are now working with them on the driveway they want cut-in on Circle Dr. and the depth of the pipeline across Circle Drive and County Line Road. We have to make sure it is deep enough so as to not impact future development of sewer lines, water lines and other infrastructure.

11. Service Area Map and Land Use Assumption: The City is in the midst of a planning process. Service Area Maps and Assumptions is the preliminary process to coming up with new impact fees. Service Area Maps take a geographical look and identifies where we plan to provide services over the next 10 years. Then, we identify Land Use Assumptions, meaning; will that service area be used for commercial, retail, residential, or industrial? Once we have determined its use, we can identify what type of infrastructure needs to be put in place.

12. Downtown Parking: Lenders, who look at every aspect for success of a business, are reluctant to loan money for the restoration of the 2nd floor of the Royse City Pharmacy due to the limited availability of parking spaces. Half and Associates has a Transportation Group that performs studies. We are currently looking at 3 different options:

- The first option is to have head-in parking on the west side of S. Arch St. which runs alongside Edward Jones Office and Royse City Pharmacy, and parallel parking on the east side, but that may not allow enough room drive thru traffic.
- The second would require building a parking lot where the Norton Building used to be, 1 -2 blocks away from downtown. It could possibly provide approximately 27 parking spots and we may use City Staff to create the asphalt parking surface.
- The third area utilizes the parking lot behind the Edward Jones Office. We are awaiting estimates for lighting the area, defining parking spaces and improving the pavement. We have to be sure to allow for delivery trucks having to deliver items to businesses. Complications exist with this option because the parking lot infringes on Rail Road Easement because the majority of the parking lot is on Rail Road ROW. While they haven't had an issue with the city using the parking lot, it's a possibility we have to consider when deciding how much money to spend on upgrading that area.
- Discussion continued regarding parking, including the city buying empty lots to use for parking, building a two or three story parking garage and the possibility of parking being affected by the couplet, as some of the options for the re-routing take away some of the parking available today.

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13. Circulation Road: Both Don Miller, owner of Royse City Senior & Rehab Facility, and Scott Elementary are concerned about circulation to their facility, which has already been impacted by the one way service road. At the time Mr. Miller's property was platted, we had him give enough ROW both on the south side and the west side of his building for a circulation road. We would still need to purchase property behind Scott Elementary School, but we feel the school would be willing to give ROW for the road. We are considering a one way, two-lane rd off Erby Campbell that would go behind Scott Elementary and the Rehab Facility and come up on the west side of the Rehab Facility connecting to the South Service Road. Preliminary estimates are high, so we would need participation from businesses that will benefit from the circulation rd. to help fund this. In addition to Scott Elementary and the Rehab Facility, the medical center and 3-4 additional pad sites will gain accessibility, due to the circulation rd.

On an aside, Charles Houk asks if signage on Rowdy is something we or the city can do to notify residents of Circle Dr. because some residents don't know it's there.

14. New Subdivision Maps: Should be in by September.

15. ICSC Contacts: We followed up with a number of them, but continue to follow up with the rest. Mixed responses have come from those we have contacted. At this time we don't meet all their criteria, but they say when we do, they will be here. We go to the conference to remind them that we are interested in having them in our community and update them on our demographics.

16. Performance Agreement for Corner Point, LLC: Needs to include timing and state that funding will occur after they are well into the project. Mr. Lott asks for thoughts or ideas on what should be included in the Performance Agreement.

16. Fun Fest: What amount do we want to sponsor? Members agree on continuing past sponsorship of \$250.

MAINSTREET DIRECTOR'S REPORT - Paula Morris

1. **Parking:** We are awaiting Norton property survey, which I will then give to Dario so we can move forward. Part of the lease agreement with the Rail Road stipulates that we put a barrier and/or "fence" behind the building within a certain amount of days. The current parking situation will not be greatly affected by the fence. The layout of the parking lot will change some by the marked parking spaces, but the new defined spaces will help avoid double parking issues.

2. **New Boutique:** Hazel and Olive Boutique will open in the first part of September. Taylor, the owner of the boutique, already has an online store. The boutique will be where Ginger Stephens' office used to be.

3. **Back to School Bash:** We had successful night and a great turnout. The event was staffed with volunteers and all school supplies were donated. We will need to change the hours next year because we started running out of daylight. Supplies went quickly and we ran out early.

4. **Fashion Show:** A fashion show will be held by Mainstreet and HOT RC at the Well on September 7th from 11-1. Tickets on sale now for \$15 and some of the proceeds will benefit the Alzheimer's Association.

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5. **Don Hallett:** Mrs. Morris spoke to Mr. Hallett who is ready to begin remodeling the interior of his corporate office, which is located at the old American National Bank building. Mrs. Morris spoke to him about remodeling the exterior as well, but he is unsure if he will.

6. **Pumpkin Patch:** We don't have an exact date of delivery yet, but we do know it needs to be open by the 17th and run thru the 31st, so we need plenty of volunteers as it is a 7 day a week event. Those wanting to volunteer should contact Mrs. Morris.

CHAIRMAN REPORT - Dena Elder

Mrs. Elder expressed her concern on the importance of and need for more parks and recreation facilities and/or improvements to existing parks. She stated that when people are searching for a home, they look for areas that offer playgrounds, parks and fun events for their children. If we have more or better facilities to offer, we can add rooftops which will in turn add businesses. It could also allow our city to host baseball tournaments year round which would equate to more people eating in our restaurants, staying in our hotels and shopping in our area. And that while the CDC shouldn't fund all park and recreation needs, it is necessary to fund more for the youth of our community.

ADJOURNMENT

Mike Gilbert made the first motion to adjourn the meeting, Charles Houk seconded the motion. The vote passed 5 to 0. The meeting adjourned at 8:08 A.M.

NEXT MEETING

Next CDC board meeting will be Tuesday, September 24, 2013 at 7 A.M. at Royse City's City Hall, in the meeting room.

Present:

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

Not Present:

Clay Ellis
Carey Bryant

ATTEST:

Secretary
Tonya Brown

President
Dena Elder