

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
MAY 27, 2014
7:00 A.M. CITY HALL
305 NORTH ARCH ST.
ROYSE CITY, TEXAS 75189

MINUTES

CALL TO ORDER

Announce the presence of a Quorum.

At 7:03 A.M. the meeting was called to order by Dena Elder and invocation was given by Clay Ellis.

SALES TAX COMPARISON OVERVIEW

Larry Lott discussed the sales tax revenue for May 2014, which shows a 14.6% increase over May of 2013. For the year, sales tax revenue has increased by 13.8%.

ACTION ITEM

Take any action necessary regarding approval of Minutes.

- a) At 7:06 A.M. Bobby Gladu made a motion to approve the minutes and financials of the previous month's meeting.*
- b) Richard Pense seconded the motion.*
- c) The motion passed 5:0.*

CITIZEN 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 may be taken on these items.

- a) Phillip Barth of the Nevada EDC and Nevada Council Member Mrs. Smith were present and merely wished to observe the meeting, as their EDC is new. Mr. Barth stated, "We want to see how it's done in the big city."*
- b) Alex Chase, an intern working with the CDC and the City of Royse City, attended the meeting as well.*

PUBLIC HEARING

At 7:08, a public hearing was held regarding the incentive granted to Shanon Zais and Sharon Harton by the CDC and approved by the Council for necessary improvements to the building located at 130 E. Main Street. The CDC will give them \$25,000 for improvements to bring the building up to code. Their two established businesses will be beneficial to our downtown area.

- a) No public present regarding public hearing.*
- b) Public hearing closed at 7:10.*

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INCENTIVE REQUEST PRESENTATION

A presentation was given by Dee Chhabra of Stonebrook Learning Center, who requested an incentive in the amount of \$30,000 to bring water service from east of FM 548 to the school. Mr. Chhabra explained that his establishment had begun planning its expansion and addition of an indoor pool before they were annexed by the city. The annexation requires certain changes to their plans for expansion to meet city code.

- 1) Clay Ellis inquired as to whether or not there would be any additional development benefiting from the upgraded water line being brought to the west side of FM 548.
 - a) Mr. Lott's response was not at this time, but possibly in the future.**
- 2) Dena Elder asked Mr. Chhabra to clarify his comment regarding opening the pool to different organizations.
 - a) Mr. Chhabra explained that the city and local organizations would be allowed to use the pool as he currently allows the city and other organizations to use the facility for their functions. He went on to say that due to the high cost of keeping an indoor pool, a small fee would be required, but as always he would provide staff who would volunteer their time, or he would pay them to staff the events.**
- 3) Richard Pense asked Mr. Chhabra about his timeline. Specifically, when construction will begin and when it will end.
 - a) Mr. Chhabra explained that he would like to start as soon as possible and has been working with Janet McPherson, Executive Director of Community Development in Royse City, to finalize the plat. At this point he is waiting for the city's approval, for which the Council will hold a special meeting. Mr. Chhabra will be ready to start once the city issues a building permit. The goal is to have the expansion complete within 9 months. With regards to the pool, Mr. Chhabra said the goal would be to have the pool open by the summer of 2015.**
- 4) Bobby Gladu asked Mr. Chhabra if the upgraded water line was mainly for the fire system.
 - a) Mr. Chhabra explained that he is required to hire a civil engineer and to get a permit from TXDOT for the water line which would allow two fire hydrants to cover the current 23,000 sq. ft. building and the new building.*
 - b) Mr. Lott explained that other businesses would benefit from access to these fire hydrants as well, which were not required before the annexation, but most importantly, the 350 children who currently occupy the Stonebrook facility would have fire protection.**

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- 5) *Richard Pense asked Mr. Chhabra if he owned the other building, referring to Stonebrook Learning Center.*
- a) *“We do,” answered Mr. Chhabra and went on to explain that the Stonebrook Learning Center building would provide pre-k and the new building, which would be built on the vacant lot adjacent to Stonebrook L.C., would house Stonebrook Academy. Stonebrook Academy would offer private schooling up to 6th grade. Two years ago, Stonebrook L. C. added portable buildings, which exceeded safety standards, to accommodate Kindergarten and 1st grade. In August of 2014, 2nd grade will be added.*

EXECUTIVE SESSION

Recess into closed executive session at 7:23 A.M. in compliance with section 551.001 et seq., Texas Government Code to Wit:

- a) *Executive session closed at 7:31 A.M.*

RECONVENE INTO REGULAR SESSION

Dena Elder reconvened into regular session at 7:32 A.M.

ACTION ITEM

Take any action necessary as a result of deliberation in executive session.

- a) *Clay Ellis made a motion to approve an incentive up to \$30,000 to Stonebrook Learning Center*
- b) *Bobby Gladu seconded the motion.*
- c) *The motion passed 5 to 0.*

DISCUSSION WITH MR. CHHABRA

Mr. Lott informed Mr. Chhabra about the process that follows the CDC’s approval of the incentive grant. First, it has to be approved by City Council in a council meeting set for two weeks from tonight and recommended that he attend. If approved by Council, a public hearing notice will be put in the paper and a 60 days waiting period would take place before the money could be released.

DIRECTOR’S REPORT WAS GIVEN TO INCLUDE:

ICSC RECON

This year there were 33,000 people in Las Vegas for the ICSC event that had in excess of 1,000 exhibitors. There were many exhibitors who simply were not interested in Royse City due to the population, but there were several who were.

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- a) **CVS** is very interested. The final contract is nearly completed and they have been given instructions to open before Walmart, but not until the Erby Campbell Rd is open under IH-30. CVS will be located on a pad site in the 9 acres on the northeast side of I-30 and Erby Campbell, across the street from Walmart.
- b) **LOWES** showed a substantial amount of interest after Mr. Lott notified them of the Walmart coming in and assured them that either a Lowes or Home Depot would be next to Walmart in Phase II and posed the question; "Don't you want it to be Lowe's instead of Home Depot? To which they answered, "Yes" and put Mr. Lott in touch with a man from the land broker firm for Lowes who evaluates property to determine which property meets the requirements for their facility. Mr. Lott is in the process of trying to schedule a time to have him look at properties in Royse City.
- c) **POPEYE'S** showed some interest. The two closest locations are Rockwall and Mt. Pleasant. The representative for Popeye's said he would be in our area within the next 30 days and would take a look.
- d) **SALLY BEAUTY SUPPLY** will possibly occupy one of the spaces in a strip center to be located in one of the nine pad sites surrounding Walmart.
- e) **HIBBETS SPORTS** is interested in coming to our community but they are in need of a real estate deal. They like to be 10-15 miles from the competition.
- f) **GREAT CLIPS** is interested in the pad sites around Walmart and plan to be there.
- g) **CKE (HARDY'S and CARL'S JR.)** showed some interest as well.
- h) Not many sit down restaurants are interested in Royse City because we are a bedroom community, which doesn't provide the daytime traffic to make their business a success.

WHATABURGER

They have a letter of intent but will not start construction until Walmart starts, however, they do plan to open before Walmart.

CHARLIE'S

They are having difficulties with the engineering firm because the piece of property they sold to Taco Bell caused their two pieces of property to become three pieces of property. In addition, the electronic billboard sign, which will be located on their property, can only be put up on a piece of land owned by the city, which requires a 6x6 piece cut out and deeded to the city so the city can control what goes on the sign. Charlie's owner is ready to get started and is very frustrated with the delays, as he has already paid a retainer to the engineer, who hasn't been very responsive. He has sent his plans to the city for approval, which are 75-80% complete.

WALMART

They have sent in their final plans. We believe Walmart will submit a request for proposals in July and will start in the fall, with a completion date of May or June of 2015.

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PCA

Mr. Lott spoke with CEO, Daryl Lummis of PCA. They have decided to put the 6,200 sq. ft. plans on hold and have submitted plans for approval of an 8,200 sq. ft. building. An orthopedic surgeon will be joining the facility.

FM 548 and I-30 BORE

The boring process has begun for the 27" sewer line upgrade and is scheduled to be completed by July 31st. Within the next 7-10 days they will begin to bore under FM 548 to the Tiger Mart parking lot.

KELLER WILLIAMS

Kim Risner of Keller Williams came by the office to discuss the two-story corner house across the street from the Methodist Church. They are discussing the possibility of zoning it as Commercial 2.

OTHER:

- a) **WATER AND SEWER MASTER PLAN:** *Every 5 five years we are required to submit an updated master plan. We are about halfway thru the process which requires a complete depiction of what our city looks like geographically including our water and sewer needs for future retail and commercial growth.*
- b) **COMPREHENSIVE PLAN:** *This plan takes into consideration our residential, commercial and retail needs as well as our Water and Sewer Master Plan. I am a part of the selection committee, headed by Janet McPherson, which will decide who wins the bid for our Comprehensive Plan. So far, we have received 5 responses to the Request for Proposal (RFP), sent out about 60 days ago. We will begin the selection process the second week of June.*
- c) **UPDATED CITY MAPS:** *The total cost for the updated maps, which haven't been updated since 2009 and are nearly gone, is \$7500 for 10,000 copies. We will seek five sponsorships and split the remainder between the CDC and the City.*
- d) **WORKSHOP:** *Carl Alsbrook and I facilitated a council workshop last Tuesday night at the Holiday Inn Express regarding what we want to do within the city and the costs associated with each item. We prioritized each need and will look at the budget to decide what we can do in the upcoming years.*
- e) **TAX CREDIT APARTMENTS:** *They had a good ranking and have made the first cut. We will know the final results in August or September. If they are granted the apartments, construction would begin in October.*
- f) **BUTTERMILKS:** *Still looking for a location for Buttermilks in our downtown area.*

MAINSTREET DIRECTOR'S REPORT –Paula Morris

Paula Morris on vacation - No Main Street Director's Report given.

CHAIRMAN REPORT – Dena Elder

Nothing to report.

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ADJOURNMENT

At 8:16 A.M. Clay Ellis made a motion to adjourn the meeting, Richard Pense seconded the motion. The motion passed 5 to 0.

NEXT MEETING

Next CDC board meeting will be Tuesday, June 24, 2014 at 7 A.M. at City Hall, Royse City, Texas.

Members Present:

Clay Ellis
Mike Gilbert
Richard Pense
Dena Elder
Bobby Gladu

Not Present:

Charles Houk
Jesse Vaughn II

Other:

Dee Chhabra,
Phillip Barth, EDC Nevada
Mrs. Smith, EDC Council Member
Alex Chase, Intern

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert