

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
October 28, 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 7:02 A.M. the meeting was called to order by Dena Elder and invocation was given by Larry Lott.

SALES TAX COMPARISON OVERVIEW

Larry Lott discussed the sales tax revenue for October 2014, which shows an increase in sales tax revenue over October of 2013. For the year, as a whole, sales tax revenue has increased by 7.3%.

ACTION ITEM

Take any action necessary regarding approval of Minutes.

- a) At 7:04 A. M. Mike Gilbert made a motion to approve the minutes and financials of the previous month's meeting.*
- b) Bobby Gladu 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) Dr. Phillip Paul - observing*

DISCUSSION REGARDING REAPPOINTMENT OF CDC BOARD MEMBERS WITH TERMS EXPIRING 12-31-14

Mr. Lott explained that every year we have board members whose term expires; three terms expire one year, four terms expire the following year. He asked those members whose term will expire this year to consider whether or not they wish to seek reappointment and to notify him before our next meeting. He also explained that nominations will be made during our November meeting and go before City Council in December to become effective January 1, 2015.

1. Members Mike Gilbert and Richard Pense both announced that they would like to be reappointed to the CDC Board.
2. Jessie Vaughn and Clay Ellis arrived after this discussion

DISCUSSION REGARDING HOLIDAY LUNCHEON SPONSORSHIP

Mr. Lott spoke about our past sponsorship and the levels of sponsorship available. Paula Morris, Main Street Director, gave a few details about the event including date and time. The Holiday Luncheon will take place on Wednesday, December 3rd at 11:30 A.M.

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1. Bobby Gladu asked Mr. Lott if the CDC, as an organization, sponsors any of the School Foundation Luncheons or events.
 - a. Mr. Lott responded by saying that he, as an individual, and some of the other board members, as individuals, sponsor them, but as an organization, the CDC has not.
2. Charles Houk made a motion to sponsor the luncheon for \$250.
3. Richard Pense seconded the motion.
4. The motion passed 6:0.

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

VOLUNTARY ANNEXATION OF 55 ACRES EAST OF ROYSE CITY ON I-30

This property is located just east of Verandah. It will be on the council agenda tonight and if all goes according to plan, it will be finalized on December 23, 2014. Even though this is a voluntary annexation it is necessary to hold a public hearing. The owner is anxious to get the property on the market as available for commercial and retail purposes.

COMPREHENSIVE PLAN REVIEW

Mr. Lott has been spending some time with Janet McPherson and her department, who are heading up the Comprehensive Plan Review which is required approximately every 5 years. In May, we sent out Request for Proposals (RFP) and received 7-8, which have now been narrowed down to 3. Last week we spoke to 2 of the 3 finalists and tomorrow we will speak to the 3rd finalist. The majority groups that submitted proposals estimate it will take at least a year to complete the Comp. Plan. We hope to make a final selection by the end of the year.

JUDGE HORN- HUNT COUNTY JUDGE

Due to our impending growth into Hunt Co., it is becoming more and more important that we have a good working relationship with Hunt Co. City Manager, Carl Alsabrook, and Mr. Lott had lunch with Hunt County Judge, Judge Horn where they presented him with a copy of our Thoroughfare Plan and asked him if he would put Royse City on Hunt County's Thoroughfare Plan. It is pertinent to be on the County's Thoroughfare Plan in order to receive consideration for any state funding for the bridge at F.M. 2642 and I-30. Because we were represented on Rockwall's Thoroughfare Plan, for example, we were able to receive funding for the Erby Campbell Overpass as well as other improvements. Mr. Lott feels that the meeting with Judge Horn went well. Judge Horn suggested that Mr. Lott and Mr. Alsabrook contact the incoming commissioner Mr. McMann. Mr. Lott, Mr. Alsabrook and Kevin Worthy, RCISD Superintendent, will meet for lunch Thursday to get him up to speed on what is going on in Royse City. Royse City will likely add more tax value to Hunt Co. than any other city in the county over the next few years.

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WALMART UPDATE

Walmart sent out request for bids, by invitation only, on October 23rd. Bids are due on November 13th by 2 P.M. and construction is slated to begin on December 12th. We are excited about the other businesses, such as CVS that will follow.

HICKS ROAD – STONEBROOK LEARNING CENTER

We now know that the city owns Hicks Road and is not willing to relinquish its right of way. We think the City will require Mr. Chaabra to improve the road up to his driveway; however those improvements may be affected by the F.M. 548 project slated for next year. We spoke to two of our sources at TXDOT to determine what, if any, impact this project would have on Hicks Rd, and were given two completely different answers. The first answer we were given would not affect Hicks Rd as it simply involves repaving the road as is. The second answer we were given would have an impact, as it would consist of F.M. 548 being widened to accommodate a shoulder lane. We will hold off on contacting Mr. Chaabra until we have the accurate information.

PCA UPDATE

All the plumbing is roughed in and the forms are in place; they should be ready to pour concrete for foundations and driveways at any time. Not only will this facility house their business, but it will also be occupied by an orthopedic doctor and a rehabilitation center.

SINGLE FAMILY SUBDIVISIONS

In the past we have had plenty of lots to build on, but that is rapidly changing. So far this year, the city has issued 218 new home permits, but we still have two more months to go. Verandah recently received approval for Phase 2A and 2B, which contained 110 lots; those lots are no longer available. Tonight council will hear a request from Verandah for approval of Phase 2C.

Parker Creek is an out of city MUD, within our ETJ, located on F.M. 548. We visited with a representative and the engineer for this subdivision who informed us of their plan to submit their development plans in the first quarter of 2015 with lots expected to be ready in 2016. Their plans for the 310 acres subdivision will contain 1032 lots, allotting 50 ft. and 62 ft. per lot. They will need to bring offsite infrastructure to the subdivision and build half of Crenshaw Rd, which is currently a gravel road.

The property adjacent to Parker Creek is owned by Mike James and Reggie Henderson; 90% of the 325 acres sits in Rockwall County's 2 mile ETJ. The owners are trying to sell the property to a developer but it would take 5 years before they could get water and sewer from Rockwall. Mr. Alsbrook, Mr. Lott and Jason Day, City Attorney are trying to work out an agreement with Rockwall to trade the 90% of that property for Royse City's ETJ elsewhere because it would be quicker for Royse City along with Parker Creek to provide water and sewer to that property. We are waiting to hear from Rockwall as to what they want in exchange.

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UPDATE ON THE MEADOWS

The Meadows is in a marketing phase and will have a booth at ICSC. They are working with two real estate brokers who are aggressively marketing the property and do have a number of interested parties from different medical facilities including a physical therapist but no letters of intent yet. We had lunch with developers and a representative of a smaller water park exploring different options for the water park. We do not have anything definitive at this point.

1. Mr. Gladu asked if any anchors have a letter of intent.
 - a. Mr. Lott explained that there will most likely be 2 anchors and 3 phases which might look something like this:
 - i. Phase one: office buildings, garden apartments, senior facility (which would bring in people to support the next two phases)
 - ii. Phase two: supermarket, water park/sports complex facility
 - iii. Phase three: retail and town center complex

BLACKLAND CORRIDOR UPDATE

As of Friday, week before last RTC decided not to put it on the mobility plan, which might be a step towards killing the toll road.

BONNER CARRINGTON

They are interested in building an apartment complex geared toward seniors and wanted to know if that was something Royse City would welcome. Mr. Lott explained that they would need to identify the piece of property where the apartments would be located, identify to the city what the apartments would be and begin the process of presenting it to Council and P&Z; they have identified two possible sites and Mr. Lott has put them in contact with the owners of those properties. We will continue to follow up on this.

1. Richard Pense asked if Kerala Christian is senior living subdivision.
 - a. Mr. Lott responded:
 - i. It is, but it is geared toward the Indian population.
 - ii. The Meadows includes a segment within their multi family unit for senior living.
 - b. Mr. Lott expressed some concern about going from not having any multi-family or senior living to having 2 multi-family and 2 senior living in such a short span of time.
 - i. Jesse Vaughn stated that Rockwall built 2 senior living facilities within 3 years and filled them up quickly.

DR HORTON

DR Horton owns approximately 130 acres just west of the high school that is part of the Verandah MUD. Mr. Lott along with the city attorney, Jason Day and other representatives of Royse City have had several discussions with DR Horton and their attorneys about the legality of the MUD and other issues. One issue is that DR Horton wants to build as many as 500 homes on the 130 acres (approx. 5 homes per acre), which is a denser rate than the city's requirements allow. The city has decided to try to work with DR Horton and possibly allow the denser population if they will agree to certain stipulations. Some of these

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stipulations include meeting a specific standard, providing certain amenities, creative financing options, losing the MUD designation and bringing it into the city so that the city could receive property tax. Mr. Lott stated that Fate is a good example of this - dense home population, yet well built.

1. Mr. Gladu asked if this property would be better suited for retail
 - a. Mr. Lott responded by agreeing that the front portion of this property would be better suited for retail however, the property we are discussing is the back piece.
2. Mr. Gladu asked if the city makes more money from property tax or sales tax from retail property.
 - a. Mr. Lott responded that both are necessary however due to the low cost of homes in Royse City we are likely to make more from retail sales.
 - b. There are a lot of complicated issues surrounding this property that we will continue to work thru with DR Horton.
 - c. Mr. Lott explained: a builder's need for a larger number of homes is to offset the off-site costs and stay competitive.

FINANCIAL POSITION INTERVIEWS

Shannon Raymond, who currently works in Rockwall, has accepted the offer made by the city and will come to work for Royse City as of December 1st. We are truly excited about bringing her into Royse City because she has experience with all the different creative financing options, that up until now we haven't had to work with.

FUNFEST

Those that didn't go to 25th FunFest, you should have gone. Far and away the best FunFest Mr. Lott has attended. Julia worked very hard and her hard work paid off.

[Mr. Lott handed out applications to the board members with terms expiring in December and explained that they need to be filled out and returned before the next meeting.]

MAINSTREET DIRECTOR'S REPORT –Paula Morris

1. **Christmas Luncheon:** It will take place on December 3rd, at 11:30.
 - a. Mr. Lott asked if all the money raised from the luncheon goes back to Main Street.
 - b. Mrs. Morris explained that all the money goes toward the putting up the Christmas lights down town, which is very costly. The first year we lighted a small section, but every year we have added lights to more and more sections of down town. This year we are adding the lights to The Shop, which is further down Main Street. The owner of The Shop wants to participate in a program HOTRC will introduce in November.

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It will be similar to a “Wine Stroll” but isn’t being called that and will take place every Thursday evening in November.

- c. Mr. Lott commented on the remarkable job the owners of The Shop have done on fixing up the building.
 - d. Mr. Gladu asked about the cost of keeping the lights up on a permanent basis.
 - i. Mrs. Morris explained that it wouldn’t be feasible because currently, we use extension cords and it’s against fire code regulations to leave them up.
 - ii. It would be costly to have them up all year and keep them maintained.
 - iii. She would also have to receive permission from the down town business owners or building owners.
 - e. She also went on to say Gabriel of Joe’s Market, pays monthly for the electricity used for the lights in the vacant parking lot.
 - f. The theme is Candy Christmas
 - g. Tables can be decorated the night before or can come in early in the morning to decorate.
 - h. Lisa from Arbor House is sponsoring, catering and serving the main course.
 - i. Main Street will still provide plates, drinks, utensils and desserts for the event.
 - j. Tonya Brown asked who provides the desserts for the auction.
 - i. Mrs. Morris said anyone can donate a dessert for the auction and Julia helps with the Dessert Auction
- 2. TRICK OR TREAT ON MAIN STREET:** Will take place this Wednesday night. We will close Main Street and South Arch at 4:30 so set up can begin at 5. It starts at 6 P.M. and ends at 8 P.M.
- a. **Mr.** Lott asked about the number of vendors for the event
 - i. Mrs. Morris stated that there were about 25 which is less than what we had for the Back to School Bash. And there are equal amounts of businesses coming in to participate as those who have a business down town.

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1. Mr. Lott stated that Rotary has been bringing in candy for the event every week.
3. **PUMPKIN PATCH:** This is the last week and we have volunteers for the remainder of the week. So far, only Officer Baley and his son have been recruited for clean-up. The pumpkins that are still good will be donated to various locations. Clean-up starts Friday at 3 P.M.

[Mr. Lott wanted to compliment the relationship between the city and the school district for how well they work together, both from a financial and growth stand point. When we began speaking to the developers of The Meadows, we expressed to them the need for them to either dedicate, or sell at a very cheap rate, a site for a school. They have not closed on the land yet, but the developers of The Meadows have signed a contract dedicating, at a very low cost, 12 acres for an intermediate school in the Meadows. Mr. Lott feels that it's because of the relationship between the two entities, that we were able to reach out and make that request and he is really proud of that relationship. In addition, Verandah will be donating a site, free of charge, for an elementary school.]

[Mr. Gladu asked about the progress of the Main Street benches.

- a. Mrs. Morris stated it might be mid- December.]

CHAIRMAN REPORT – Dena Elder

Nothing to report.

ADJOURNMENT

At 7:59 A.M. Bobby Gladu made a motion to adjourn the meeting. Clay Ellis seconded the motion. The motion passed 7:0

NEXT MEETING

Next CDC board meeting will be Tuesday, November 25, 2014 at 7 A.M. at City Hall, Royse City, Texas.

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Members Present:

Clay Ellis (7:17)
Mike Gilbert
Bobby Gladu
Charles Houk
Richard Pense
Dena Elder
Jesse Vaughn II (7:06)

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

Not Present:

Other:

Paula Morris, Main Street Director
Joslyn Sandlin - Royse City Herald Banner
Dr. Phillip Paul

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert