

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION  
REGULAR MEETING  
November 25, 2014  
7:00 A.M. CITY HALL  
305 NORTH ARCH ST.  
ROYSE CITY, TEXAS 75189

MINUTES

**CALL TO ORDER**

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*Announce the presence of a Quorum.*

*At 7:00 A.M. the meeting was called to order by Mike Gilbert and invocation was given by Clay Ellis.*

**SALES TAX COMPARISON OVERVIEW**

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*Larry Lott discussed the sales tax revenue for November 2014, which shows a significant increase of 31% in sales tax revenue over November of 2013. For the year, as a whole, sales tax revenue increased by 8.8%.*

**ACTION ITEM**

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*Take any action necessary regarding approval of Minutes.*

- a) At 7:02 A. M. Richard Pense 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 6:0.*

**CITIZEN PARTICIPATION**

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*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**

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Mr. Lott asked the board members whose term is expiring in December to announce their intentions for reappointment. He stated all four members have turned in an application and that if each of these members wishes to be reappointed that he would turn the applications to council for their next meeting in two weeks and the members new terms would be effective as of January 1, 2015.

**ACTION ITEM**

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- 1. Richard Pense - yes
- 2. Clay Ellis - yes
- 3. Jesse Vaughn - yes
- 4. Mike Gilbert - yes

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**DISCUSSION REGARDING REGIONAL ICSC**

1. This year we had five people attend the ICSC Deal Making Conference in Dallas. City Manager, Carl Alsabrook, City Council members Janet Nichol, Matt Wheatley and James Branch accompanied Mr. Lott to the conference on Thursday November 13<sup>th</sup>, where they each spoke to several companies about our community. They were disappointed in the number of companies in attendance in comparison to the number that signed up to attend. On Friday the 14<sup>th</sup>, Mr. Lott, Mr. Alsabrook and Mr. Wheatley returned to pique the interest of those they could.
2. Many were aware of Wal-Mart coming to Royse City.
3. CVS- Their plan is up for approval on tonight's council meeting. They plan to start in January and open before Wal-Mart.
4. RaceTrac- They showed interest last year and this year and are expanding to the North Texas area. We will continue to follow up with them.
5. Sally Beauty Supply- No projected start date at this time but they do plan to have one of the Wal-Mart pad sites. Corporate Office is working on a Letter of Intent.
6. Starbucks- For the first time, they are showing some interest.
7. Whataburger – Spoke to broker for Whataburger who states that Whataburger will come forth with a plan after Wal-Mart begins construction.
8. Mr. Lott opened up the discussion for questions regarding the conference.
  - a. Richard Pense asked who CKE Restaurants represents.
    - i. Clay Ellis responded – Hardy's and Carl's Jr.
  - b. Richard Pense asked if Churches showed any interest.
    - i. Mr. Lott responded – yes, they had some interest in Almo Plaza. Mr. Lott notified the board that he would disclose information regarding the pad site in Almo Plaza that Churches was interested in during his Director Report as it involved one of the topics in his report.
  - c. Bobby Gladu asked if Lowes was one of the companies that showed interest in Las Vegas.
    - i. Mr. Lott answered – yes, they did and Mr. Alsabrook spoke to them. Again Mr. Lott said he would discuss it further in his Director Report as there is a topic regarding a piece of property in the report that may be of interest to Lowes.

**DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:**

**COMPREHENSIVE PLAN - VERDUNITY**

The Comp. Plan, which has not been UPDATED for several years, will be COMPLETED by a company called Verdunity. This plan touches all facets of our community and helps us determine where we are going and how we will get there over the next 5-10 years. There will be numerous meetings and public forums with this group to collect necessary data. We think the scope of the engagement will be complete by the end of this year; the study should begin early next year and typically takes a year to complete.

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**WALMART GROUND BREAKING**

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We plan on having a Wal-Mart Ground Breaking Ceremony. Tonya Brown will be in charge of the event. Thru Wal-Mart's broker Mark Parks, we were able to make contact with Kellie Duhr, PR representative from Wal-Mart, who has experience with Ground Breaking Events. She will be able to contact or put us in contact with the Wal-Mart representatives to invite. P&Z, CDC Board, City Council and many others will be invited as well. Do to holidays and unpredictable weather it has been difficult to determine a date. We hope to have a better perspective on dates after we speak to Kellie. We are really excited about Wal-Mart being here and want to make the ceremony a big event.

**HICKS RD. / STONEBROOK LEARNING CENTER – UPDATE**

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Stonebrook's expansion has been held up by the city due to issues surrounding Hicks Road. During a meeting last week with all involved parties, we were able to work out a compromise. Stonebrook will dedicate the right of way for Hicks Road across the length of their property but will not be required to build the road. They should have their plans for the new building ready for approval by the beginning of the year. The \$25k reimbursement incentive we approved to bring water across from FM 548 to their facility will be awarded to them after they incur the cost.

**PCA UPDATE**

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They have started framing the facility; they expect to have it completed and moved in by March of 2015. This joint venture, including Senator Bob Deuell, is very strong. This new facility opens up the old facility in Almo Plaza for new tenants. We feel this could be an excellent location for Starbucks since it is end-capped and would allow for a drive thru.

**HOLIDAY LUNCHEON**

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The Holiday Luncheon will be held on December 3<sup>rd</sup>, at 11:30 with a dessert auction benefiting Main Street. Mr. Lott asked the board to let us know if they plan to attend and sit at the CDC table.

1. Paula Morris said she spoke with Dena Elder who plans to attend and sit at the CDC table.
2. Richard Pense said he will be at the CDC table
3. Clay Ellis said he plans to attend, but isn't sure which table he will sit at.
4. Charles Houk and Mike Gilbert said they plan on sitting at the CDC table.
5. Bobby Gladu isn't sure if he is available that day.

**TIGER MART SPACE**

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Mr. Lott spoke with Mike Tatari of Almo Plaza who had a franchise contract with Kentucky Fried Chicken. The contract stated that if Kentucky Fried Chicken no longer occupied their space, Mr. Tatari would have to wait a year before he could offer the space to another fried chicken restaurant. He would like to have another fried chicken restaurant there such as Church's or Chicken Express. We spoke to Chick-Fil-A regarding that space but they prefer a stand-alone building.

Mr. Tatari also has a month to month franchise with Quizno's. Do to some issues with Quizno's, that contract may be ending soon.

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**LUNCH WITH HUNT CO. COMMISSIONER, TODD MCMAHON**

Mr. Alsabrook, Mr. Lott and David Carter, CFO of RCISD, had lunch with Todd McMahon, the new Hunt County Commissioner. They wanted to introduce themselves to Mr. McMahon, who after 30+ years will be retiring from the Greenville Fire Department. The city needs support from Hunt County for road improvements at the F.M. 2642 and I-30 overpass.

Mr. Alsabrook and Mr. Lott were asked to come to Greenville yesterday by Judge Horn, whom they had previously spoken to regarding the overpass at F.M. 2642 & I-30. They were introduced to Paul Montgomery who is a Regional Engineer for TxDot who indicated that the \$1.2 billion bond (proposition 1) recently approved by voters, will be divided up between all the counties. We are hopeful that we will get some of the proposition one money allocated to the overpass that was built circa 1957 to bring it up to today's standards.

**BLACKLAND CORRIDOR UPDATE**

Blackland Corridor, also known as Northeast Corridor, is officially dead. It could possibly be brought back up in the future.

**CROWELL DEVELOPMENT – ETJ**

Bobby Crowell wants to build one acre tract homes on 150 acres. Hunt County standards require 1 ½ acres for septic systems. He asked the city and Hunt Co. to grant a variance. Hunt Co. said they would be willing to grant his request if the city would take responsibility for any and all maintenance. The city wasn't willing to do that because we don't have the capability to do so. We believe Mr. Crowell is going to proceed with 1.5 acre lots. This is an area the city is supposed to provide water to, but the nearest water source is at the Woodland Creek subdivision which is approximately 3-4 miles from the proposed development.

**ROAD BOND ISSUE**

During tonight's council meeting discussion will take place regarding a possible \$10 million bond election to take place in May for road improvements in Old Town. These improvements would also require improvements to any sewer and water lines under the roads. Mr. Lott asked board member Clay Ellis who is also a City Council Member, if he could elaborate.

1. Mr. Ellis responded; Council wanted the public to vote on the bond since their property taxes will be impacted. Mr. Ellis stated that in an effort to keep the citizens from taking the full brunt of the bond at one time, they would sell the bonds over three years. Mr. Ellis could not recall the exact amount taxes would be raised.
2. Richard Pense felt that in comparison to the \$60 million school bond, the \$10 million bond shouldn't impact taxes greatly.
3. Mr. Lott stated that if the bond election passed, the bonds would be sold over a 3-4 year period as needed.
4. Charles Houk asked about the status of the 66 Couplet.

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5. Mr. Lott said he felt it would be brought back up as a result of the comprehensive plan; it would be difficult to discuss the future of downtown without knowing how the couplet would affect it. No one wants a major road at their bedroom window but there are limited locations for the expansion of Hwy. 66. Burton Street or Church Street is the most reasonable option.
6. Paula Morris said that as it stands, our downtown is pedestrian friendly and we must keep it that way.
7. Mr. Houk asked what would happen after we have rebuilt our roads if TXDOT decided to pursue the 66 Couplet. Would our standards meet TXDO's standards?
8. Mr. Lott's said city standards and TXDOT standards are completely different.
9. Mr. Lott stated that the bond allowed for 3 of the streets, Josephine, Church and possible County Line, to be concrete and the rest would be asphalt.
10. Tonight's council meeting will discuss and vote on whether or not it will be on the May Election.

**NEXT MEETING**

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Dates were discussed for our next meeting since the fourth Tuesday is the day before Christmas Eve. It was decided that our next meeting will be on December 16<sup>th</sup>, 7 A.M. at Denny's in Royse City.

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[Mr. Houk asked Mr. Lott if he had an update on Charlie's.

1. Mr. Lott said Charlie's plans came in November 6<sup>th</sup> or 7<sup>th</sup> for another review.]

[Jesse Vaughn asked if Bonner Carrington has contacted Mr. Lott regarding the senior facility they were interested in building in Royse City.

1. Mr. Lott said he has not heard from them since last putting him in touch with two property owners.
2. Mr. Vaughn asked if they were still planning on the tax credit apartments.
  - a. Mr. Lott said the last information he received was that they will start sometime in March 2015.]

[Bobby Gladu said he believes Charlie's has narrowed down a general contractor.]

**MAINSTREET DIRECTOR'S REPORT –Paula Morris**

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1. **CHRISTMAS LUNCHEON:** It will take place on December 3<sup>rd</sup>, at 11:30. Sixteen tables have been sponsored and paid for. The luncheon will be sponsored and catered by Arbor House. Main Street is providing desserts and we hope to get them from Debbie Knight but it will depend on her quote. We will have a dessert auction but we will not have the raffle items in an effort to cut down on time. The high school choir will perform. Set up will begin from 6 P.M. to 8 P.M on Tuesday night and we could use help from anyone who is able. Those who aren't able to make it then can decorate from 8:30 A.M. to 10 A.M. on Wednesday morning.

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2. **TREE LIGHTING CEREMONY:** Santa Claus will tell stories in the Mellody Room on Thursday December 4<sup>th</sup> from 5:30 P.M to 7 P.M. Arch Street between Burton and Church will be blocked off at 4 o'clock to accommodate the choir, our citizens and keep everyone safe.
3. **MAIN STREET BENCHES:** All 20 benches have been delivered. The parks department is shorthanded due to holidays but they have assembled 10 of them. All 20 should be out by next week. Securing the benches to the pavers is somewhat difficult because they can't be anchored on a slope, or in the grout lines. Benches are being put as close as possible to the location requested by their sponsor.
  - a. Mr. Ellis asked what would happen to the old benches.
    - i. Mrs. Morris said she didn't have a say in what happens to the benches that are being replaced. According to Parks Director, Brett Stowers, the benches must go to auction.
  - b. Mr. Ellis asked if it was possible to put the older benches to use at Becknell Park.
    - i. Mr. Lott said he felt the same way and had that same conversation yesterday with Mr. Stowers who said the benches do not fit in with the overall plan for Becknell Park which is still at least 5 years away.
    - ii. Mrs. Morris said Mr. Stowers stated it wouldn't be feasible to use them temporarily in Becknell Park because they would have to be concreted into to ground.
    - iii. Mr. Lott suggested that it might be beneficial if a City Council member, namely Mr. Ellis, were to speak to the city manager and Parks Board about his concerns and ideas for the benches.
    - iv. Bobby Gladu suggested creating a "pocket park" by putting the benches in the lot between Domino's and Joe's Meat Market.
    - v. Again, Mrs. Morris said they would have to be bolted down but the city does not own the lot.
    - vi. Mr. Gladu suggested bolted them to the buildings.
    - vii. Mrs. Morris stated she would not bolt anything to the buildings due to liability issues.
    - viii. Board Secretary, Tonya Brown asked Mrs. Morris if the older benches were all the same.

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1. Mrs. Morris said yes, but they don't match the ones on Main Street.
  2. Mrs. Brown agreed with Mr. Gladu in regards to using the benches to create a "pocket park" in the lot between Domino's and Joe's Meat Market. She felt that the benches in the "pocket park didn't need to match the ones on main street as long as the benches within the "pocket park" matched.
- ix. Mr. Pense asked if there was any historic significance to the benches.
1. Mrs. Morris said the benches were here before she started working here but she doesn't believe it has any historical value.
  2. Mr. Lott said the benches were from circa 2005.

[Mr. Gladu asked Mrs. Morris if any further consideration had been given to hard wiring the holiday lights on Main Street.

- Mrs. Morris said that it had been discussed and explained again the arduous and costly process it would require and felt it wouldn't be feasible.]

**CHAIRMAN REPORT – MIKE GILBERT**

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*Nothing to report.*

**CLOSED EXECUTIVE SESSION**

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*Recess into closed executive session at 8:03 A.M. in compliance with section 551.001 et seq., Texas Government Code to Wit:*

- a) *Section 551.087 Deliberation Regarding Economic Development Negotiation*
- b) *Section 551.074 Personnel Matters*
- c) *Executive Session closed at 8:40 A.M.*

**ACTION ITEM**

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*Reconvene into regular session at 8:40 A.M. and take any action necessary as a result of deliberations in executive session.*

1. *Frosted Whimsy*
  - a) *Bobby Gladu made a motion to release Frosted Whimsy from the Performance Agreement in lieu of leaving the equipment.*
  - b) *Clay Ellis seconded the motion.*
  - c) *The motion passed 6 to 0.*
2. *FIT Lifestyle and Nutrition*

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- a) *Charles Houk made a motion to have the City Attorney write a demand letter for \$2736; if there's no response in 30 days, the city attorney should file a suit in the JP court to recover the money.*
- b) *Bobby Gladu seconded the motion.*
- c) *The motion passed 6 to 0.*
- 3. *TMRS Contribution for CDC Director*
  - a) *Jesse Vaughn made a motion to make contributions necessary to bring Larry up to date effective September 2010, in the amount of \$37,657.02.*
  - b) *Charles Houk seconded the motion.*
  - c) *The motion passed 6 to 0.*
- 4. *TMRS Contribution for CDC employee Tonya Brown*
  - a) *Jesse Vaughn made a motion that the CDC make the contribution of \$2,498.07 to make Tonya current on TMRS, effective October 2013.*
  - b) *Clay Ellis seconded the motion.*
  - c) *The motion passed 6 to 0.*

**ADJOURNMENT**

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*At 8:41 A.M. Vice President, Mike Gilbert adjourned the meeting.*

**NEXT MEETING**

*Next CDC board meeting will be Tuesday, December 16, 2014 - 7 A.M. at Denny's – 201 I-30 – Royse City, Texas - 75189.*

Members Present:

Clay Ellis  
Mike Gilbert  
Bobby Gladu  
Charles Houk  
Richard Pense  
Jesse Vaughn II

Not Present:

Dena Elder

Other:

Paula Morris, Main Street Director  
Dr. Phillip Paul

Employees Present:

Larry Lott, Executive Director  
Tonya Brown, Secretary

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert