

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
February 26, 2015
7:00 A.M. CITY HALL
305 NORTH ARCH ST.
ROYSE CITY, TEXAS 75189

MINUTES

A. 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 Clay Ellis.

B. DISCUSS AND ACT ON MINUTES AND SALES TAX COMPARISON OVERVIEW

Mr. Lott discussed the sales tax revenue for January 2015, which shows a significant increase of 13% in sales tax revenue over February of 2014. For the year, as a whole, sales tax revenue increased by 10.8%. There were no questions or comments regarding minutes from 1-27-15.

ACTION

1. Charles Houk made a motion to approve minutes.
2. Bobby Gladu seconded the motion.
3. The motion passed 4:0

C. CITIZENS 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) No citizen present

D. DISCUSSION REGARDING COMMUNITY BUILDER AWARD

Mr. Lott said was informed that this is the highest award an individual or group who is not a Mason, can receive. The award will be presented on February 28, 4:15 p.m. at the Masonic Lodge during their fundraiser. We would like to have a good representation so please attend. Additional tickets are available for \$5 if you'd like to bring your spouse. He asked President Dena Elder if she would like to accept the award but she said she would like Mr. Lott to accept. Mr. Lott read the first paragraph of the following excerpt and Mrs. Brown handed out tickets to the members in attendance.

Excerpt from New Braunfels Lodge #1101 website:

["The Community Builder Award was designed by the Grand Lodge Texas to enable our Lodge to recognize outstanding non-Masons who have distinguished themselves through their service to the community, to the local, state or national government, to their house of worship, or to humanity. Thus, the award is presented to individuals who, although they have never been initiated into Masonry, have followed the same precepts, ideals and standards that have been established for Masonic behavior.

The Community Builder Award is not necessarily designed to be given only to the obvious leaders of the community, those in the limelight, although they certainly must be considered. Often times the award is bestowed upon a man or woman who, year in and year out, quietly and without fanfare, show their devotion to their community and its people without the expectation of awards or honors."]

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E. DISCUSSION AND ACTION REGARDING FURNITURE FOR CDC OFFICE

Mrs. Brown presented the board with pictures of several used desks she found online, but due to the inclement weather she had not been out to visit any of the used furniture businesses she found online which are located in Garland, Dallas and Carrollton; as a result did not have a budget amount to request. Mrs. Brown stated that she had been to several local stores to look at furniture but the quality was poor.

1. Mr. Lott suggested tabling the discussion until more definite numbers could be presented
 - a. Mrs. Brown agreed.
2. Mr. Gladu asked if the board could set a budget.
 - a. Mr. Lott reiterated that at this point we wouldn't know what amount to set.
3. Mr. Pense suggested establishing a budget.
4. Mr. Ellis stated he too had been pricing furniture and had because he had previously bought the cheap stuff and it didn't last; the prices he was coming across ranged from \$3,000-\$3,500 for a quality u shaped desk with hutch.
 - a. Mrs. Brown stated she wasn't comfortable spending that much on a desk.
5. Mr. Houk was concerned that the budget discussion was focused on the desk and consideration wasn't being given to the overall vision of the reception area.
6. Mr. Pense suggested setting a budget to get the process started and revisiting the discussion if more money was needed to complete the office.

ACTION

1. Mr. Gladu made a motion to set the budget at \$2,000.
2. Mr. Ellis seconded the motion.
3. The motion passed 6:0.

DIRECTOR'S REPORT WAS GIVEN TO INCLUDE:

WALMART PROGRESS

Walmart is still on schedule even though weather has slowed things down. They plan to have the construction complete in July and open the store in October. A pre-construction meeting is scheduled for tomorrow to discuss off-site construction. The city needs to get utilities to where they are needed and the off-site sewer line to the pond branch trunk; this will be important to CVS as well. Mr. Lott said he has received several calls regarding the pad sites surrounding Walmart.

CVS STATUS

CVS officially broke ground last week. With cooperation from the weather they could be open in July. Progress on Erby Campbell is looking good; we are looking at August-September to be complete, but may be driving on it as soon as July.

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D.R. HORTON SUBDIVISION STATUS

We are getting a lot of interest from developers and home builders. The City and D.R. Horton have to pull the property out of the M.U.D. (Municipal Utility District) and bring it into the city. In order to do that the attorney general has to agree the swap is of equal value. Following a two hour phone conference with D.R. Horton and their lawyers, the development agreement is 90% complete. The M.U.D. swap, annexation, CCN transfer and PID have been agreed upon.

BONNER CARRINGTON SENIOR APARTMENTS

The apartments that were previously approved should begin in March or April. An application for an active senior living complex should be submitted tomorrow. Once submitted, it's a six to eight month process. If approved, the 180 unit complex for seniors 55 years and over, would begin construction in March, 2016. The property this complex would occupy is located off Old Greenville Rd. and was previously owned by Bill Ellis.

PARK RIDGE PROJECT

A meeting is scheduled for 10 a.m. this morning regarding this project located on 100 acres on the left side of F.M. 35. Park Ridge plans to build 300 homes. They have completed quite a bit of the engineering work and intend to leave today's meeting with a firm understanding of how they move forward with this project. This area currently does not have water or sewer. Tuesday night, City Manager Carl Alsabrook got council to approved \$397k to install a waterline. This was one of the properties we annexed in 2006-2007 but did not provide utilities for, as we should have. The approved waterline will serve this subdivision; extensive off-site sewer work will need to be done.

COMP PLAN UPDATE

Verdunity is putting together the comprehensive plan which will help drive what we do. The approximately \$150k dollar project will take a year to complete. We hope to get council to approve \$50k towards the plan in this fiscal year with the remainder to be funding the following year. There will be a committee to help drive the intensive project which will consist of numerous meetings and much input from the community.

[Mr. Lott was excited to announce that The Meadows closed on the school site today which was acquired at a very reasonable price.]

[Mr. Pense asked if any new information had come up with the post office.

Mr. Lott reviewed information given at last month's meeting but did not have any new information.]

MAINSTREET DIRECTOR'S REPORT –Paula Morris

During the discussion regarding the Builder's Award Ceremony, Mrs. Morris was asked to verify appropriate attire and other information regarding the event. She discussed those details before moving forward.

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- Winter Wonderland was a success. Thank you to those who volunteered. Over 449 arm bands were sold for the rides.
- The Car Show is coming up on May 9th from 10 a.m.- 2 p.m. Mrs. Morris is working on sponsorship forms and entry forms. This year's sponsorship will be done differently in regard to the t-shirt. Previously sponsorships were a certain dollar amount the sponsor's name was on the shirt. This year the shirts will be broken up into blocks and we will sell the spaces or blocks. We think this method will better help to cover the cost of the event.
- The FIT building which was for sale at 129 East Main, has closed; the new owner is opening up a business called 1001 Bargains and plans to open mid-March. He has described his stores as a marriage between Big Lots and Tuesday Morning. He also has a store in Wylie and Farmersville.
 - Mr. Ellis asked Mr. Lott if we would now receive the money owed to us from FIT, (for not meeting the Performance Agreement after receiving an incentive).
 - Mr. Lott said he hoped so.
 - Mrs. Elder asked if FIT had been served the papers from the city attorney.
 - Mr. Lott said the papers had been returned.
 - Mrs. Brown notified Mr. Lott and Ms. Elder that FIT moved from Wylie and is now at The Rise in Rockwall.
 - Mr. Lott said he would contact the city attorney to notify him that FIT has closed on the building, (FIT had previously said we would receive payment once they closed on the building) and decide how we move forward.

[Mr. Gladu asked if Main Street Consignment owned the building they were recently in.

- Mrs. Morris said they do not.
- Mrs. Elder announced that the building is near closing and the new business coming in is a medical spa. She spoke highly of the owners, their professionalism, the current location in Greenville and the clientele they will bring to the downtown area. She feels they will be an asset to the community. She also said they hope to close within the next week. She stated the new owners plan to move in immediately and put a lot of work into the building.

[Mr. Houk announced that he will run for Place 1 Councilman.]

CHAIRMAN REPORT – DENA ELDER

Nothing to report.

ADJOURNMENT

At 7:50 A.M. Clay Ellis adjourned the meeting.

NEXT MEETING

*Next CDC board meeting will be Tuesday, March 24, 2015 - 7 A.M. at City Hall –
North Arch St. – Royse City, Texas - 75189.*

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Members Present:

Dena Elder
Clay Ellis
Bobby Gladu
Charles Houk
Richard Pense (7:03)
Jesse Vaughn II (7:06-7:31)

Not Present:

Mike Gilbert

Other:

Paula Morris, Main Street Director

Employees Present:

Larry Lott, Executive Director
Tonya Brown, Secretary

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert