

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
 REGULAR MEETING
 June 23, 2015
 7:00 A.M. CITY HALL
 305 NORTH ARCH ST.
 ROYSE CITY, TEXAS 75189

MINUTES

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Not Present:</u>
Dena Elder	Larry Lott, CDC Director	Paula Morris, Main Street	Richard Pense
Bobby Gladu	Tonya Brown, Secretary	Gage Elder	
Mike Gilbert			
Charles Houk			
Jesse Vaughn (7:03)			
Clay Ellis (7:02)			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:00 A.M., Dena Elder called the meeting to order and Larry Lott gave the invocation.

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

Mr. Lott discussed the sales tax revenue for June. For the year, sales tax revenue increased by 10.6%. There were no questions or comments regarding minutes from 5-21-15.

ACTION

1. At 7:02 A.M., 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.

No citizen participation.

D. DISCUSSION AND ACTION REGARDING MUNICIPAL CLERK CERTIFICATION PROGRAM AND ASSOCIATED BUDGET FOR CDC ADMINISTRATIVE ASSISTANT

With the City Secretary announcing her retirement, CDC Administrative Assistant Tonya Brown as well as other city employees have expressed an interest in the City Secretary position. As such, Mrs. Brown is asking the CDC to fund her training in the Municipal Clerk Certification Program to “level the playing field.” Mr. Lott stated the importance of upward mobility for all our employees.

1. Mike Gilbert asked if the CDC would receive criticism from other city employees interested in the position because “we are not paying for their education.”
 - a. Mr. Lott explained that the City is paying for a city employee to attend this course. Mr. Lott went on to say that although Mrs. Brown is considered a city employee, “in terms of funding” she works for the CDC.
2. Dena Elder asked what would happen with the remainder of the funding for the course if Mrs. Brown or any employee accepted the City Secretary job here or elsewhere.

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- a. Mr. Lott explained that the City Manager has agreed to fund the remainder of the course if Mrs. Brown is offered the position. He also explained that if she were to take a position in any other community, the CDC would no longer be responsible for funding the training.
3. Mr. Houk asked if this discussion would be taking place if Mrs. Brown wanted to be an engineer; would the CDC pay for her education at A&M. He stated that the CDC dollars are set aside for jobs and growing the city's tax base. Mr. Houk stated that while the board does not want to lose Mrs. Brown, they don't want to set a bad precedent for any future employees; continued education is important. Mr. Houk suggested it might make sense to set up a continuing education plan as part of an employee's benefit package.
4. Mr. Gladu stated, as an employer he is for continuing education, however it comes with the stipulation of remaining with his company for a specific time to re-coop the value he is investing in the employee.
5. Mr. Lott notified the board that he and Mrs. Brown have had extensive conversations about this matter and Mrs. Brown would be happy with any decision they make.
6. Jesse Vaughn stated it would make more sense to educate Mrs. Brown to advance within the CDC or if advancement is within the entire municipality, the municipality should share the cost.
7. Dena Elder stated that she would feel more comfortable if stipulations for reimbursement were in place.
8. Mike Gilbert asked Mr. Lott to clarify if the certification is mandatory. Mr. Lott stated, to his understanding it is not required, but would provide an advantage.

ACTION

1. No action was taken.

E. DISCUSS RESPONSES TO ICSC FOLLOW UP LETTERS

Mr. Lott handed out a list and gave a brief overview of all the retailers he has contacted from the ICSC conference in Las Vegas along with their varied responses and a list of those retailers who have not responded.

F. CDC DIRECTOR'S REPORT: LARRY LOTT

(Mr. Lott thanked Dena and Richard for attending the Masonic Lodge Award Ceremony where the CDC was presented with The Builder's Award, the highest award given by the Masons to a non-Mason.)

WALMART

Mayor Nichol, City Manager Carl Alsbrook, and Mr. Lott took a tour of the Royse City Walmart to see their progress. At this point, the building does not have a foundation. Walmart uses a patented process, which involves using 4" concrete slabs without any reinforced steel. Mr. Lott spoke to a representative from MYCON said they plan to turn the building over to Walmart in August and as of today, Walmart is planning their grand opening for November 11, 2015.

CHARLIE'S

Invitations were sent out for their groundbreaking ceremony, which will take place Friday morning at 10 a.m. They still have not received a permit but we are hopeful they will receive it soon so that they can start vertical construction.

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THE MEADOWS

We are still negotiating entitlements with The Meadows. We are waiting to get something in writing from their lawyers.

BUC-EE'S

September 9, 2015 is the anticipated closing date. Zoning should be approved tonight. The Buc-ee's part of the 43 acres will be zoned C2 Planned Development and the additional 17-20 acres will be zoned C2 as they are uncertain what will be there. We anticipate final plans to be submitted next month. Although it has not been officially funded, the FM 2642 Project is looking good and moving forward and is likely to be partially funded by Proposition 1 funding, but that funding has not been allocated to individual counties yet. Once funding has been allocated and they know how much Hunt Co. will receive, they can move forward with specifying how much is still needed for the project. We have been fortunate that TxDOT has allowed Buc-ee's to give their input and we are thankful for the progress with FM 2642 so far.

- Bobby Gladu asked if “we have a say” and explained his thoughts on the exit ramp stating it should be moved further west in addition to adding another exit ramp past FM 2642.
 - Mr. Lott explained that an additional entrance ramp might be put in past FM 2642 but felt it would not make sense to add an exit ramp past that exit since it will become one way. He also speculated TxDOT may move the FM 2642 exit ramp back further east and add two more entrances but specified that he had not seen the latest plans yet.

D.R. HORTON

South of Buc-ee's, D.R. Horton is planning a subdivision called Union Square, whose public improvement district has been conceptually approved by council. They are very eager to get started, but are awaiting attorney general approval.

BONNER CARRINGTON APARTMENTS

We are working with Bonner Carrington are in the process of getting their easements, to bring water and sewer to their site. We had mistakenly informed them they could hook up their sewer line directly to a line we share with Fate (Parker Creek Interceptor Line). We now know that line is full. Although we paid a lot of money to build and operate it, Fate has filled it. Bonner Carrington will have to re-route and bore under I-30 to connect to a larger 18” interceptor. The City has agreed to pay a portion of the cost because it follows our Master Plan and will be upsized for build out.

DIARY QUEEN

Mr. Lott spoke to a Dairy Queen Representative at ICSC, who visited Mr. Lott in Royse City the following week. Mr. Lott showed different locations suitable for a DQ to the DQ representative, Bobby Glass who has the franchise rights for our area in addition to owning the one in Wylie and building one in Rockwall and a few other locations. Mr. Lott feels Dairy Queen has a strong interest in the Walmart Pad Sites.

PROVIDENT RETAIL PHASE II

Mr. Lott met with Provident's engineer who asked for information on the water and sewer lines; they would like to develop phase two sooner, rather than later.

- Mr. Houk asked for the answer to the water and sewer line question.

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- Mr. Lott explained the sewer line is good due to the Pond Branch Sewer Line Upgrade and Bonner Carrington will bring water along the service road in front of the Provident site.

DAVID TUCKER (RESIDENTIAL)

Mr. Tucker would like to build a residential subdivision, south of I-30, east of the High School. The subdivision would consist of approximately 150 homes on 1-acre lots and sell for \$250K and up. The property for this proposed residential area is currently in our ETJ; Mr. Tucker would like to bring this area in to the city. We hold the CCN rights to provide water for this area. Mr. Tucker is willing to run a water line from roughly FM 2642 at I-30 to the subdivision if we will allow him to use an aerobic septic system.

DWAYNE MAY-APARTMENTS

Mr. May built the Deer Run Apartments in Greenville and is interested in building a complex in Royse City. Mr. Lott showed him a couple of sites.

- Jesse Vaughn who spoke to Mr. May, felt Mr. May was interested in the second site he had looked at with Mr. Lott.

COMP PLAN UPDATE

The City is beginning its Comp Plan; a 10-12 month project involving input from its residents to identify how they would like their city look. The council agreed to establish a seven-member committee, called the CPAC Committee. The members of this committee are Julia Bryant, Jim Mellody, Russell Summers, Brian Zadar, Kari Hollifield, Scott Gibo, and Tom Crowley. They will play an important role in the planning process, including upfront planning, encouraging citizens to provide input and assisting in the implementation of the plan.

THOROUGHFARE PLAN UPDATE

The City is updating its Thoroughfare Plan. An extension of Shaw Rd. between D.R. Horton's subdivision and Buc-ee's needs to be added to the thoroughfare plan. We hope to have it approved by City Council by early July.

THE CHURCH ROYSE CITY

Mr. Lott and City Manager, Carl Alsabrook, have been working with The Church Royse City regarding 11 acres located off Hwy. 66 that the church has a contract on. The city had agreed to pay a portion of the offsite infrastructure costs to bring sewer and water to the facility, but the church's portion is greater than they are able to afford at this time, so it will be pulled from the Council's agenda for tonight.

MAINSTREET DIRECTOR'S REPORT – Paula Morris

SISTER BABYZ BOUTIQUE

Sister Babyz Boutique will carry girls and women's clothing. They are moving in to the building previously occupied by Southern Roots and since they are not making any drastic changes, they have already applied for their Certificate of Occupancy and fire inspection. This will be their third location; they also have a store in Commerce and one in Sulphur Springs.

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SAUCE & VINE

This is the name of the new restaurant moving in at 145 East Main, where Heart of Texas used to be. They submitted their concept plan to P&Z last week and will go before council tonight.

AB BEER & WINE

Located at 125 East Main Street where the old flower shop used to be. Harry, the owner, is remodeling and hopes to open in late July.

ZUMBA

The wife of the building owner where Cedar Ridge Church used to be, is bringing Zumba to that location.

[Mr. Lott responded to a question by Mike Gilbert regarding the time frame of Whataburger; in speaking to the UCR broker at ICSC Mr. Lott was told Whataburger would begin when the pad sites were ready. Mr. Lott let them know the pad sites are ready. The UCR broker advised him to look for something around August. Mr. Lott said he did not know if a contract had been signed but Whataburger does have a letter of intent.]

[Mr. Lott responded to a question asked by Bobby Gladu regarding the time frame for Erby Campbell; Mr. Lott was given a time frame of August-September by TxDOT.]

ADJOURNMENT

1. At 8:01 A.M., Charles Houk made a motion to adjourn the meeting.
2. Bobby Gladu seconded the motion.
3. The motion passed 6:0.

NEXT MEETING

The next CDC board meeting will be Tuesday, July 28, 2015 - 7 A.M. at City Hall – 305 North Arch St. – Royse City, Texas - 75189.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert