

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

MINUTES

September 22, 2015

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Not Present:</u>
Dena Elder	Larry Lott, CDC Director	Jim Hardin (RCHeraldBanner)	Jesse Vaughn II
Bobby Gladu	Tonya Brown, Secretary	Paula Morris (RC Main Street)	
Mike Gilbert		Bruce Bradley (City Council)	
Charles Houk			
Richard Pense			
Clay Ellis			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:01 A.M., Dena Elder called the meeting to order and Clay Ellis gave the invocation.

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

Mr. Lott discussed the sales tax revenue for September 2015. In comparison to September 2104, sales tax revenue increased by 17%. For the year as a whole, sales tax revenue increased by 13.9%.

ACTION

1. At 7:02 A.M., Mr. Ellis made a motion to approve minutes.
2. Mr. Gladu seconded the motion.
3. The motion passed 6:0.

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 will be taken on these items.

- Royse City Councilman Bruce Bradly attended the meeting but did not have any items to discuss.
- No other citizens were present.

D. DISCUSSION REGARDING ICSC PARTICIPATION

Mr. Lott discussed ICSC Dallas; it will take place on November 4-6. We will attend the deal making session on November 5 from 10 A.M. to 6 P.M. and November 6 from 9 A.M. to 12 P.M. City Manager Carl Alsbrook, Councilmen Bruce Bradley and Matt Wheatley, CDC Board members; Jesse Vaughn II, Bobby Gladu, and Mike Gilbert and CDC Staff Mr. Lott and Mrs. Brown will attend. We will have a meeting to discuss our game plan and hand out marketing information.

E. DISCUSSION REGARDING UPDATING LOGO ON DOOR AND BUILDING SIGN

Mrs. Brown discussed updating the logo on the door and building sign to be consistent with the City's new logo. Mrs. Brown has received one quote and is waiting to hear back from another company.

- Mr. Ellis suggested Mrs. Brown check with Kelly Pugh; Mrs. Pugh made the sign for the adjoining business.
- Although this item was not an action item, Mr. Lott asked the board if they were comfortable with making the changes if we stayed under \$1K.
- The consensus of the board was yes, we need to update the signs, and they were okay with the cost (\$734.)

F. DIRECTOR'S REPORT

WALMART UPDATE

Walmart's Grand Opening is scheduled for November 11, 2015. Mycon will turn the building over to Walmart for stocking, in October. Completion for Erby Campbell Overpass is set for January 2016; the intersection

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should be drivable by Walmart's grand opening date. Walmart is still hiring and has been training its new employees at other locations.

ANYTIME FITNESS

Mr. Lott has been speaking to Barbie Bayless, Anytime Fitness franchise owner for our area, for years. She has expressed an interest in building in Royse City and has been working with board member / realtor Dena Elder to find a location. Ms. Elder reported that Ms. Bayless has property under contract near Shekinah Radiance School. Ms. Bayless has had to extend the feasibility period due to flood plain issues with the property. Ms. Elder stated that Ms. Bayless has three other successful, top-notch facilities and is confident she will be successful here as well.

THE MEADOWS

The Meadows is no longer looking to the city for incentives. They have submitted a development agreement to the city, related to building standards. The City will have an internal meeting September 29, 2015 with outside council to discuss the agreement; a meeting with The Meadows' representatives is scheduled later that day.

CLEAR SPRINGS

Previously Parker Creek, entitled in 2007 or 2008; now, Clear Springs will be comprised of homes ranging from \$175K-\$225K. There are three builders interested in building these homes: Chase Houston (Horizon Homes), Lillian Homes and David Weekley (Weekley Homes). The developers, Donald & Phillip Huffines, believe they will begin developing by spring 2016. The development has an issue with the CCN rights on 85 of the 312 acres, which belongs to Blackland. The developers will have to buy the Certificate of Convenience and Necessity rights (CCN-water rights) from Blackland and dedicate them to the city so they can provide water. In addition, new fire and safety requirements require the water line to be looped so that water is received from two sources in case of a water line break. This requirement was not in place when the development was entitled and is an unexpected and costly expense for the developers. It may require up to one mile of offsite infrastructure costs on the west side of the community. They will have 1,025 lots, which will occur in several phases. Phase 1 will consist of 120 lots; Phase 1 and 2 will consist of 200-300 lots. In the center of the development will be a 12-15 acre amenity center. Amenity centers, developed by Huffines Properties, are known to provide many wonderful amenities to their residents.

BEAR PEN CREEK

Bear Pen Creek is located near the high school and conceptually consists of 2800 lots on approximately 962 acres. When this subdivision was entitled, there were three requirements it had to meet:

1. Purchase the CCN rights and give them to the city to provide water.
2. Annex all its property into the city.
3. Provide infrastructure for 100 homes within 5 years.

They have completed the first two requirements in the agreement. When subprime lending and the economic downfall occurred, the project came to a halt. The five-year period of the agreement will end in April 2016. At a lunch with representatives of Provident, the developers, City Attorney Jason Day and Mr. Lott were asked by Provident if the city would agree to a 3-5 year extension to complete the third requirement to ensure they do not lose their Municipal Utility District (MUD) designation. In consideration for the extension, the city is asking Provident to put in some of the offsite infrastructure that will be required for the subdivision. We are waiting to hear from them; they will contact us after they have discussed the costs and probability with their engineers. It will still need to be approved by council.

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RIDGE PARK SUBDIVISION

This subdivision is located on FM 35. They have already received approval from council but they lack two sewer easements. The city may have to condemn one of the properties in order to get the easement.

BONNER CARRINGTON

This project is still lacking three easements. Again, with this project, the city may have to condemn one of the properties to get the easement. Bonner Carrington is partially funded by HUD so they must open by December 2016 to meet the requirements for funding. A project this size typically takes fourteen months to complete, which means they must begin soon. Condemnation takes approximately ninety days; Bonner Carrington has indicated to the landowner that they are willing to pay, but the landowners have not responded.

DR. MUNN

Optometrist, Michelle Munn, who has a successful practice in Royse City, is currently leasing. Her lease is up in July 2017; she is looking for land to build an approximately 3,000 S.F. building for her practice. Mr. Lott is helping her look for a location.

DAVID FALLS

Mr. Falls acquired some property on Old Greenville next to what is now a used car lot. An abandoned road (Adam's Street) crosses his property; if the city does not intend to use it, he would like the city to abandon the right of way to him. He wants to have it as part of his property and intends to open a professional building.

F.M. 2642 DRIVE PERMITS

Requests for permits have been submitted to TxDOT regarding three drive cuts (two onto F.M. 2642, one onto F.M. 35) for Buc-ee's and D.R. Horton. TxDOT has to grant a permit before you can have a cut onto their road. TxDOT has conditionally agreed to grant the permit if a traffic impact analysis is conducted. The study will show the potential for that road at buildout of the subdivision (500 homes) and Buc-ee's heavy traffic.

- Mr. Gladu asked if Buc-ee's has closed on the property (they were scheduled to close on September 8).
 - Mr. Lott stated he was not sure. He said they were most likely to have closed or received an extension, but he had not spoken to them in a few weeks, so he could not answer with certainty. Mr. Lott said he felt Buc-ee's would probably feel more comfortable closing after funding for the overpass is approved.
- Mr. Gladu asked if TxDOT was waiting for the study to be completed.
- Mr. Lott said the study has no effect on the funding. The study will tell TxDOT things like whether or not light signals will be needed, etc.; information needed prior to issuing a permit.

ROYSE CITY STORAGE

The owner wants to expand the backside of the facility by 100 units. The requirements for storage units have changed; concrete construction and sprinklers are now required. We do not know if these new requirements will affect his decision to expand, but we have not heard from him since our initial conversation.

PAD SITE ACITIVITY-WALMART AND CVS

Mr. Lott and City Attorney Jason Day, had lunch with three Provident representatives, developers of the Walmart and CVS pad sites and Bear Pen Creek, who indicated that interest at the Walmart and CVS pad sites has been very strong. There are still two pad sites at the Walmart location that are still available and three or four at CVS. They discussed interest in beginning Phase 2 in the near future.

- Mrs. Brown mentioned that the CDC does not have any marketing material for the CVS pad sites as we do for Walmart and Buc-ee's.
 - Mr. Lott explained that unlike the Walmart pad sites, which are already platted, the CVS pad sites have not been platted; this allows an individual business to tailor the pad site to their needs.

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MAIN STREET REPORT: PAULA MORRIS

Pumpkin Patch

Pumpkin Patch will be from October 14-31, Monday thru Saturday 11-7 and Sunday from noon until 5 P.M. Pumpkins will be delivered on October 14. We need volunteers so please visit Signup Genius to find available dates/times to volunteer for unloading pumpkins or manning pumpkin patch and please sign up. The Library will host story time on Tuesdays from 6-7.

Trick or Treat on Main Street

Trick or Treat on Main Street will take place on October 28 from 6-8. Anyone needing a booth should contact Mrs. Morris.

F3-Form and Function Fitness

F3 will be located where Cedar Ridge church used to be. They should be opening soon.

[Ms. Elder asked about the status on AB Beer & Wine and the building on the corner that used to be Texas Heart of Health.

- *Mrs. Morris explained that it should open soon, but she does not have an exact date; the owner is awaiting a shipment of merchandise. Mrs. Morris spoke about the wonderful job he has done remodeling the building.*
- *She explained that the corner building owned by Kenyon Hill will be available for lease. Mrs. Hill had completed some of the necessary repairs but not all; she is waiting until she has a potential tenant so she can tailor it to their needs.*

[Mr. Lott asked if the corner building was the only building available downtown.

- *Mrs. Morris explained that the building previously leased by Ginger Stephens is available as well as the building previously leased by Victoria's Tea Room.]*

[Mr. Gilbert asked if Mr. Lott had any updates on Charlie's.]

- *Mr. Lott explained that they are waiting on the foundation subcontractors to finish up with a job and then they will begin on Charlie's.]*

[Mr. Lott added, discussions would begin at our next meeting regarding board member appointment/reappointment and asked that those whose term will end in December to decide if they wish to continue serving on the CDC Board.]

ADJOURNMENT

1. At 7:48 A.M., Mr. Ellis made a motion to adjourn the meeting.
2. Mr. Houk seconded the motion.
3. The motion passed 6:0.

NEXT MEETING

The next CDC board meeting will be Tuesday, October 27, 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