

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

MINUTES

October 27, 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)	Charles Houk
Bobby Gladu	Tonya Brown, Secretary	Paula Morris (RC Main Street)	
Mike Gilbert			
Jesse Vaughn II			
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 October 2015. In comparison to October 2104, sales tax revenue increased by 41%. For the year as a whole, sales tax revenue increased by 17%.

ACTION

1. At 7:02 A.M., Mr. Ellis made a motion to approve minutes.
2. Mr. Pense 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 Brady attended the meeting but did not have any items to discuss.
- No other citizens were present.

D. DISCUSSION REGARDING BOARD MEMBER APPOINTMENT/REAPPOINTMENT

Mr. Lott asked the three members whose term will expire December 31, 2015 if they wish to be reappointed. Ms. Elder and Mr. Gladu stated they would like to be reappointed. Mr. Houk was absent from the meeting; Mr. Lott stated he felt Mr. Houk would seek re-appointment but said he would call Mr. Houk to verify.

ACTION

1. Mr. Ellis made a motion to reappoint those members who declared their wish to be re-appointed.
2. Mr. Pense seconded the motion
3. The motion passed 6:0.

E. DISCUSSION REGARDING REGIONAL ICSC – DALLAS 2015

Mr. Lott stated we would have four teams of two; Mr. Lott with Mr. Gilbert, Mrs. Brown with Mr. Ellis, who will take Mr. Vaughn's place as he can no longer attend, Mr. Gladu with Councilman Wheatley and Mr. Alsabrook with Councilman Bradley. Mr. Lott stated that the event would be somewhat different this year. On Thursday, November 5, there are only a small number of retail participants so Mr. Lott, Mr. Alsabrook, and Councilman Bradley will attend. Anyone else registered for the event is welcome to attend on Thursday but it is not required. Friday, November 6, there will be 40 retailers participating and we will have two hours to speak to them, so all eight will attend.

- At Mr. Gladu's request, Mr. Lott explained the process for the event as Mr. Gladu missed the meeting in which these details were discussed.

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- Mr. Vaughn apologized for having to back out at the last minute and explained that he intends to repay the CDC if we are unable to use an alternate.

F. DIRECTOR'S REPORT

WALMART UPDATE

Walmart's Grand Opening will take place November 11, 2015 from 7:30-8:00 A.M. We would like a good turnout from the CDC board. Mayor Nichol and Mr. Alsbrook will speak. Council members will be in attendance as well as Walmart representatives and others.

HIDDEN CREEK

Hidden Creek is approximately 500 acres in total; a portion is in a flood plain. While phases one and two are near completion, there is still a large portion of undeveloped property. Developer James Mabry who purchased 172 acres, made a proposal to the city to put 672 lots on that acreage. As has been the case with other developments, infrastructure is an issue. Mr. Mabry will have to spend over \$3M for sewer alone; roads are another issue. He is working with the city and Mr. Lott to look at the possibility of utilizing a Public Improvement District (PID) concept in addition to impact fees to help offset the infrastructure costs. Mr. Mabry plans to develop the approximate 672 lots in six phases, working on 100 lots at a time. A meeting is set with the city for Monday regarding whether or not the city will adopt the PID. Hidden Creek has had the highest amount of new home permits in 2015. Prices on these homes will start at around \$225K. Mr. Lott explained that in order to make the PID concept work, which is based on home value, Mr. Mabry would have to provide larger, higher value homes.

- Mrs. Brown asked if the new incoming subdivisions are setting aside land for new schools.
 - Mr. Pense, Principal at Ruth Cherry Intermediate, responded by saying the school district has to adjust and redistrict as needed. He added that the school district has to take into account bonded/indebted capacity; currently they are at capacity.
 - Mr. Lott said The Meadows sold 12 acres to the school district and Verandah has agreed to dedicate 12 acres for a school.
 - Mr. Pense also said the school district has been holding meetings regarding future growth.

THE MEADOWS

Mr. Lott said the city is spending time on The Meadows again and they should be presenting a development agreement to the city in December.

- Mr. Gladu asked if the concept had changed from its original plan.
 - Mr. Lott said the concept plan is still the same. The only real change is the water park. Originally, they had proposed a large water park. Now, if a water park is developed, it will be much smaller with various other entertainment venues on the same amount of acreage as had been planned for the large water park. Throughout the negotiation process, we have insisted on a large part of this development containing some sort of entertainment venue and they have been in agreement.

CLEAR SPRINGS

A meeting with Huffines Company officials is scheduled for this Friday. We are working on issues surrounding water-looping requirements. These requirements were not in place when this project originally began. Clear Springs will include 1025 homes at FM 548 and Crenshaw Road, in the area formerly known as Parker Creek. Price range for these homes is \$180K to \$200K. A portion of the agreement with this development requires them to build half of Crenshaw Road; they will build it the length of their property.

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BEAR PEN CREEK

Bear Pen Creek is the large subdivision that wraps around the high school; the approximate 982 acres has road frontage on I-30 South Service Road, FM 2642, and FM 35. They are at risk of losing their MUD designation because they have not met all three criteria necessary to maintain the designation. The third criteria required them to provide infrastructure for 100 homes within 5 years; April is the deadline. They are asking the city for a three to five year extension. At our next meeting on Friday, we plan to ask them to provide offsite waterlines for that area in return for the three to five year extension they are requesting.

RIDGE PARK

Planning and Zoning has approved a preliminary plat for this subdivision which is located on FM 35, just passed the high school, on the left. It will contain three hundred homes in the \$225K plus price range. Altura is one of the home builders for this project. The lots will be 6,000 to 7,000SF with larger, higher quality homes on them.

- Mr. Vaughn asked if there were any subdivisions building that offer half-acre lots.
 - Mr. Lott said a man named Don Watts has a piece of property in our ETJ; he plans to build on 1-acre lots. His property is in Hunt County off FM 1565.

BONNER CARRINGTON

We had a pre-construction meeting with Bonner Carrington's contractors last week. Although they do not have a permit yet, they plan to begin site work and off-site infrastructure work such as moving dirt and putting up silk-screening. We should see equipment either late this week or early next week, for the 220-unit apartment facility.

- Mr. Gladu asked if the easement issues had all been resolved.
 - Mr. Lott said he thinks "in principle," all the agreements are in place, but there are three that haven't been signed." He stated that City Attorney, Jason Day has been working with the attorneys of the owners of those properties and feels confident it is just a matter of getting signatures.

WALMART CIRCULATION ROAD

Mr. Lott drew a diagram of the circulation road behind Walmart, showing the three rights-of-way necessary for the circulation road. He said two of the three rights-of-way (ROW) had previously been acquired. Due to the amount of interest in Phase two of the Walmart pad sites, they are now interested in acquiring the third ROW from the property owner on the north. The length of that property is 1100ft.

BECKNELL PARK

Mr. Lott and Mrs. Brown drove by Becknell Park yesterday to look at the progress. Three playground structures had been installed and Rotary has volunteered to help with some of the remaining work. We believe this part of the park will be complete by the end of this week.

CHARLIE'S

Charlie's has forms up, plumbing roughed in, and barring any rain, hope to start pouring concrete by the end of this week.

- Mr. Pense asked Mr. Lott what was required before they could put up the digital sign.
 - Mr. Lott said the requirement, which was receiving a permit within a certain period has been met, but he does not think they can put the sign up until the building is complete and operational.

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CVS

CVS opened on Saturday. It is a very nice store and the employees are friendly, so please go by. You will be pleased with what they have done.

SNAP FITNESS

Mr. Lott asked Mr. Ellis to talk about Snap fitness, which will open on November 1, 2015. Mr. Ellis said it was a very nice facility and has an on-demand work out room with a drop down touch screen where you can choose the type of workout you want. The facility is open 24 hours and has state-of-the-art equipment including a panic button to alert someone if you need help.

STONEBROOK LEARNING CENTER

A while back, we granted an incentive to Stonebrook to help with the cost of boring under FM 548 and to bring an upgraded water line to their facility. We will provide the incentive to them once they open the new facility. They will begin working on the new facility soon.

[Ms. Elder, is hopeful Anytime Fitness will close on Friday. Ms. Elder renegotiated the price of the land as the issues surrounding the property are costly. Ms. Elder feels Mrs. Bayless will be a wonderful advocate for the community who believes in using local resources.]

[Mr. Gladu asked if there had been any new movement on the Pocket Park.

- *Mr. Lott said he was waiting on information from Kelly Rogers, president of HOTRC.*

[Mr. Lott asked if we needed to reschedule our November meeting since it is takes place the same week as Thanksgiving.

- *Everyone agreed that we should keep our regularly scheduled meeting.]*

MAIN STREET REPORT: PAULA MORRIS

THIRSTY BROS. BREWING CO.

The building previously used by Heart of Texas is now leased to Thirsty Bros. Brewing Co. who has been working with Texas Main Street on a commission for the building; he has also been working with the permitting department to acquire the needed permits.

TRICK OR TREAT ON MAIN STREET

Trick or treat is tomorrow night October 28 from 6-8. We have volunteers for the event but we can always use volunteers for clean-up.

MAIN STREET CHRISTMAS LUNCHEON

The luncheon will take place on December 2 at 11 a.m. The CDC is sponsoring a table; we need to know who plans to attend and sit at our table. There will be a dessert auction and the high school band will play. This year's theme is "Storybook Christmas."

CHRISTMAS TREE LIGHTING AND PARADE

The tree lighting is scheduled for December 3, 2015 from 5:30-7:00 p.m. in the courtyard; Santa will be in the Melody Room. Council is invited and Mrs. Morris is working with several of the school's choirs, which will sing at the event. We will be judging the 4th grade art posters and announce a winner as well as light the tree.

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The parade takes place the following Saturday December 12, 2015 at 6:30 P.M. following the same route as the previous year. The theme is for the parade is also “A Storybook Christmas.”

[Celebrate Freedom will take place Saturday November 7, 2015 beginning at 3 p.m.; fireworks begin at 6 p.m. It takes the place of the summer event canceled due to storms. We need 10 volunteers for the inflatables. Because the inflatables will only be operational from 3-5:30, there is only one shift to fill.]

[The pumpkin patch is still going on and volunteers are still needed to run it. The money raised from the event goes to HOTRC to help with downtown beautification.]

ADJOURNMENT

1. At 7:59 A.M., Mr. Gladu made a motion to adjourn the meeting.
2. Mr. Vaughn seconded the motion.

NEXT MEETING

The next CDC board meeting will be Tuesday, November 24, 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