

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION
REGULAR MEETING
7:00 A.M. DENNY'S
201 INTERSTATE 30
ROYSE CITY, TEXAS 75189

MINUTES

December 22, 2015

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Not Present:</u>
Clay Ellis (arrived at 7:04)	Larry Lott, CDC Director	Jim Hardin (RCHeraldBanner)	Dena Elder
Bobby Gladu	Tonya Brown, Secretary (7:08)	Carl Alsabrook (City Manager)	Richard Pense
Mike Gilbert			
Jesse Vaughn II			
Charles Houk			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:06 A.M., Mr. Gilbert 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 December 2015; in comparison to December 2104, sales tax revenue decreased by 31%. For the year as a whole, sales tax revenue increased by 14%.

ACTION

1. At 7:07 A.M., Mr. Houk made a motion to approve minutes.
2. Mr. Gladu seconded the motion.
3. The motion passed 5:0.

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.

- City Manager Carl Alsabrook attended the meeting.
- No citizens were present.

D. DISCUSSION AND ACTION REGARDING ELECTING NEW OFFICERS FOR 2016

Mr. Lott said it is time to appoint and/or reappoint officers (president and vice president) for 2016. He informed the board that our charter sets the secretary's position and recommended that Mrs. Brown remain secretary; the board agreed.

ACTION

- Mr. Ellis made a motion to reappoint Dena Elder as President, contingent on her acceptance.
- Mr. Gladu seconded the motion.
- The motion passed 5:0
- Mr. Ellis made a motion to re-appoint Mike Gilbert as Vice President.
- Mr. Gladu seconded the motion.
- The motion passed 5:0

E. RECESS REGULAR MEETING AND OPEN PUBLIC HEARING

- CDC participation in Pocket Park
 - State law requires us to hold a public hearing on all incentive grants and spending of Community Development Corporation (CDC) funds.
 - The CDC has made an offer on a piece of property for use as a Pocket Park.
 - The CDC must wait 60 days from the date the public hearing notice is published.
 - February 17, 2016 is the estimated closing date.
 - No public was present.

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F. CLOSE PUBLIC HEARING AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE PUBLIC HEARING

- At 7:14 A.M., the public hearing closed and regular session reconvened.
- No action was necessary.

G. CDC DIRECTOR'S REPORT: LARRY LOTT

FM 2642

Recently at a briefing with TXDOT, Mr. Lott was informed that the funding has been approved for the 18-month project at FM 2642. They estimate beginning construction in the fall, 2016; letting will take place in June. First they will build the service roads; once complete, traffic will travel on the service roads until the main lanes are complete. Service roads will become one-way when construction commences. This will affect businesses east of FM 2642. TXDOT estimates completion in 2018.

- Mr. Gilbert asked how Buc-ee's time line will be affected by these dates.
 - Mr. Lott said that according to a Buc-ee's representative, construction should begin approximately one year before the completion of the FM 2642 Overpass.

DAIRY QUEEN

At a preconstruction meeting with Dairy Queen, we were informed that they do have a contract but they have not closed on the land yet. They have until February 19, 2016 to close. The franchisee is running behind on the completion of the Rowlett Dairy Queen due to weather and various other issues with that facility; this has caused a delay with construction of the Rockwall facility. Once construction begins, it should take roughly 90 days to complete. They must complete construction of the Royse City Dairy Queen by May 1, 2016 to qualify for the incentive grant approved by the CDC and council.

THE MEADOWS

Although we do not know when this project will begin, we do have some timeframes built into the development agreement approved by council. The development agreement becomes void if the Meadows does not meet the agreed upon timeframes. At this time, they are not asking for any incentives.

CVS PAD SITES

A medical facility is interested in opening a facility next to CVS, possibly on two of the five pad sites available. We will know more about this facility after the first of the year. We have also had other interest in these pad sites from various other retail/ commercial businesses.

CLEAR SPRINGS

Located south of town on FM 548, outside city limits, but within our ETJ, this subdivision was once known as Parker Creek. We believe this project will begin in the spring of 2016. The original agreement with the former Parker Creek, does not contain any timelines.

CLASSIS HOMES

Mr. Lott and City Manager Carl Alsbrook spent some time with Paul Renfro who is developing this subdivision. He plans to build 250-300 lots on the 188-acre property which is within our agreed upon boundary with Caddo Mills. Once again, water and sewer is an issue so we will be discussing options for these issues with Mr. Renfro.

Z'S QUICK STOP

We visited with a lawyer out of Rockwall who is interested in running a barbeque restaurant out of the former Quick Stop building. We think a barbeque restaurant would be a great fit for this location.

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UNDEVELOPED ACREAGE AT HIDDEN CREEK

James Mabry wants to develop the undeveloped acreage at Hidden Creek. There are infrastructures issues with this undeveloped acreage, which we are addressing with Mr. Mabry. These discussions include creative ways to add roads, which will relieve traffic on FM 1777.

VISTA OAKS ESTATES

We met with Dave Tucker who plans to build 2,400 SF homes on 1-2 acre lots. Prices on these homes will start at \$300k+. Mr. Tucker plans to run water and sewer to his property; this will open up future development in that area. We will meet with council today regarding annexation of this subdivision.

[Mr. Lott thanked the board for their service and asked if anyone had any questions]

- *Jesse Vaughn asked about the price range on the homes coming to the undeveloped acreage at Hidden Creek.*
 - *Mr. Lott stated that the developers would ultimately do a PID for the offsite infrastructure which will be distributed in the home values. Lots will be on average sized, but homes will be higher in value; prices will range from \$230K-\$240K+..*
- *Mr. Gladu asked about Murphy Oil.*
 - *Mr. Lott said Murphy Oil already has their permit for one of the pad sites next to Walmart.*
- *Mr. Ellis asked about Fuzzy's Tacos and Golden Chick*
 - *Mr. Lott said he thinks February 2016 is when we may see something from these two businesses.*
- *Mr. Gilbert asked about Charlie's*
 - *Mr. Lott said Charlie's is making progress.*
- *Mr. Ellis asked if there were any ordinances, similar to those regarding residential construction, requiring the excess concrete to be cleaned up.*
 - *Mr. Alsabrook said he would check into it but he was not certain if there was one since they are under construction.*
- *Mr. Vaughn asked if there has been any more interest from Joe's Seafood.*
 - *Mr. Lott said he was looking at a pad site in the Walmart area but it may have been too pricey.]*

N. ADJOURNMENT

1. At 7:59 A.M., Mr. Gladu made a motion to adjourn the meeting.
2. Mr. Ellis seconded the motion.
3. The motion passed 5:0

NEXT MEETING

The next CDC board meeting will be Tuesday, January 26, 2016 - 7 A.M. at City Hall – 305 Arch Street – Royse City, Texas - 75189.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert