

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

MINUTES

January 26, 2016

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Not Present:</u>
Clay Ellis	Larry Lott, CDC Director	Jim Hardin (RCHeraldBanner)	Bobby Gladu
Dena Elder (7:04)	Tonya Brown, Secretary	Paula Morris (Main Street Dir.)	
Mike Gilbert		Jeff Adamcik	
Jesse Vaughn II (7:04)			
Charles Houk			
Richard Pense			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:02 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 January 2016. In comparison to January 2015 sales tax revenue increased by 23.9%. For the year as a whole, sales tax revenue increased by 14.1%.

ACTION

1. At 7:04 A.M., Mr. Pense made a motion to approve minutes.
2. Mr. Houk 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.

- No citizens were present.

D. PRESENTATION OF INCENTIVE REQUEST FROM JEFF ADAMCIK

Mr. Adamcik made a presentation to the board regarding his request for a \$30,000 incentive to improve the building located at 105 E. Main where he plans to open a barbeque restaurant.

E. PRESENTATION OF INCENTIVE REQUEST FROM RC CHAMBER OF COMMERCE

Presentation tabled until more information becomes available.

F. RECESS INTO CLOSED EXECUTIVE SESSION

At 7:32 A.M., entered into closed executive session in compliance with section 551.087: Deliberation regarding economic development negotiation.

G. CLOSE EXECUTIVE SESSION

Close executive session at 7:42 A.M.

H. RECONVENE REGULAR SESSION

At 7:42 A. M., reconvene regular session and take any action necessary as a result of executive session deliberations.

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1. Mr. Houk made a motion to table any action until Mr. Adamcik has a contract on the building.
2. Mr. Ellis seconded the motion.
3. The motion passed 6:0.

I. DIRECTOR'S REPORT: LARRY LOTT

FM 2642 UPDATE

FM 2642 and I-30 Overpass contract will let in June 2016 and construction should start October 2016. TXDOT estimates it will take 18 months to complete. Once construction begins, service roads will become one-way to FM 1565. We are researching alternatives to avoid traffic from having to go to FM 1565, to turn around. One of the alternatives involves Shaw Drive. We are working on acquiring ROW from two pieces of land affected by this project.

PROVIDENT PHASE II

A mid-size retailer has signed a contract for approximately 3.76 acres of Phase II with Provident, developers of the Walmart site. The retailer wants to be open by September. Along with the 3.76 acres under contract, Phase II will include six pad sites.

THOROUGHFARE PLAN CHANGE & UPDATE OF PAD SITES NEXT TO CVS

A facility is interested in purchasing one and one-half to two pads sites, of the available five to six pad sites, directly north of CVS, also developed by Provident. Provident has asked if we would consider changing the thoroughfare plan, allowing them to exchange the currently planned ROW for ROW connecting to the north service road. As it stands, the planned ROW goes directly thru the pad sites needed for this facility. This issue will go before council the first meeting in February.

CLEAR SPRINGS UPDATE

We have a good chance of annexing this subdivision into the city and changing it from a MUD (Municipal Utility District) to a PID (Public Improvement District). Both are creative financing avenues for the developer, but a PID gives the city a little more control. A PID board would monitor and annexation will be good from a revenue standpoint. The developers anticipate a seven year build out which will include 1035-1135 homes. This subdivision will be located off Crenshaw Road and is being developed by the Huffines.

JOINT COUNCIL/ SCHOOL BOARD WORKSHOP

The City has a "unique relationship" with the school district; once a month the City Manager and the CDC Director have lunch with RCISD representatives in an effort to keep communication open and work together. We recently had a very productive joint meeting between the School Board and the City Council.

BONNER CARRINGTON APARTMENTS

The apartments west of Royse City have begun construction. We are still working on a couple of easements on the south side of I-30 due to some necessary changes.

COMP PLAN UPDATE

Council will hear preliminary CPAC findings regarding the city's Comprehensive Plan. The findings include keeping Royse City a "small town atmosphere", being unique, fixing roads, having a sports complex, working on infrastructure, having good schools, keeping downtown revitalized, and having parks and trails.

POCKET PARK

The piece of property between Domino's and Joe's Meat Market is under contract. We (CDC) are set to close February 17, 2016; this property will be used as a "pocket park."

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VISTA OAKS ESTATES

This proposed subdivision, on the far east side of Royse City, will be have 150, higher priced, upscale homes on larger lots with frontage on FM 2642. Some annexation will be necessary to get to the property. The developer plans to put in infrastructure from FM 2642 and I-30 to his piece of property, which will open up development opportunities enabling the city to provide water.

J. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

OLD TOWN BLOCK PARTY: Formerly Winter Wonderland, Old Town Block Party will be held Saturday February 6, 11A.M.- 4P.M. Streets will close at 8A.M. and should reopen by 5P.M. The event will include live entertainment, bungee jump, mini train, rock wall, inflatables, and 30+ vendors. A \$5 armband can be purchased to ride all the rides.

K. ADJOURNMENT

1. At 8:03 A.M., Mr. Ellis made a motion to adjourn the meeting.
2. Mr. Houk seconded the motion.
3. The motion passed 6:0

L. NEXT MEETING

The next CDC board meeting will be Tuesday, February 23, 2016 – 7 A.M. – City Hall – 305 N. Arch Street – Royse City, Texas - 75189

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert