

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

MINUTES

February 25, 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)	Jesse Vaughn II
Dena Elder	Tonya Brown, Secretary	Paula Morris (Main Street Dir.)	
Mike Gilbert			
Bobby Gladu			
Charles Houk			
Richard Pense			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:02 A.M., Ms. 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 February 2016. In comparison to February 2015 sales tax revenue increased by 29%. For the year as a whole, sales tax revenue increased by 14.2%.

ACTION

1. At 7:02 A.M., Mr. Pense made a motion to approve minutes.
2. Mr. Ellis 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 THIRSTY BROS. BREWING CO.

Mr. Lott made the presentation for Thirsty Bros. Brewing Co. owner, Terry Gordon, who was unable to attend the meeting. Mr. Gordon is making substantial upgrades to the building and is asking for \$50k to help with those renovations.

E. RECESS INTO CLOSED EXECUTIVE SESSION

At 7:07 A.M., entered into closed executive session in compliance with section 551.087: Deliberation regarding economic development negotiation.

F. CLOSE EXECUTIVE SESSION

Closed executive session at 7:38 A.M.

G. RECONVENE REGULAR SESSION

At 7:38 A. M., reconvene regular session and take any action necessary as a result of executive session deliberations.

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

MINUTES

February 25, 2016

ACTION

1. Mr. Gladu made a motion to grant an incentive, not to exceed \$25K, to Thirsty Bros. Brewing Co. for aesthetic improvements to the exterior of the building, including signage.
2. Mr. Ellis seconded the motion.
3. The motion passed 6:0.

H. DIRECTOR'S REPORT: LARRY LOTT

TRACTOR SUPPLY

Tractor supply will build on 3.59 acres west of Walmart, on Phase II of the development. Phase II will contain seven additional pad sites on the frontage rd. Tractor Supply construction will take approximately five months to complete. They hope to be open by October 2016 and will be open for business 7 days a week. The hiring of 25 employees will take place 90 days prior to opening. The Tractor Supply building will be 21,900 SF plus an additional 17,500SF of fenced-in area.

- Mr. Gladu asked about the development of the property to the north of Walmart.
 - Mr. Lott said that property is not owned by Provident (who developed the Walmart site) but owned by a different developer out of California. A broker from the California development group says they will start marketing the 18 acres north of Walmart. Half of the property is zoned Commercial 1 and the other half is Commercial 2.

FM 2642 OVERPASS

Originally, the City's contribution to the overpass was to acquire the two rights of way (ROW) necessary for the project. As it stands today, TXDOT will acquire the ROWs and the city will upgrade Shaw Drive to help alleviate the issue of traffic, from businesses on the service road, which would otherwise have to travel to FM 1565 to turn around, once construction begins and service roads become one-way. As of today, no other exits are planned between FM 2642 and FM 1565.

- Mr. Gladu asked if the city's contribution could be an additional exit between the two points.
 - Since that is a question for TXDOT and the City, Mr. Lott was not able to give an answer.

TXDOT has acquired two and a half acres from Buc-ee's to widen the lanes from two lanes to four lanes.

THOROUGHFARE PLAN CHANGE & UPDATE OF PAD SITES NEXT TO CVS

A small thoroughfare plan change was made regarding Old Greenville road circulation; instead of Old Greenville intersecting Erby Campbell, it will go south to the North Service Road. This was due to the fact that an entity wanting to open a business at Erby Campbell near CVS needed more than one pad site. Thirty-two and a half feet of additional right of way was given back to the developer instead of being used for the Old Greenville Connection.

PAD SITE NEAR CVS

An entity, involved in the medical profession, is interested in building on one and half pad sites near CVS.

CLEAR SPRINGS

We are working with Clear Spring Subdivision to bring them into the city limits and create a Public Improvement District (PID). The developers have submitted their plat so we should have more information soon. The subdivision will contain 1,035 homes.

HIDDEN CREEK

Approximately 150 acres of the development is still undeveloped. We have been meeting with a developer who is ready to develop that property. The new development will add 672 new homes, continuing north. Development will take place in six phases, developing approximately 100 homes per phase.

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

MINUTES

February 25, 2016

BONNER CARRINGTON

Most of the onsite infrastructure is in place and concrete should be poured within the next thirty days. Offsite infrastructure for water and sewer should begin soon. They have already bored underneath I-30 for the sewer line and will take it to the regional sewer plant. The waterline will come along the north side of I-30 from Walmart to their facility.

DAIRY QUEEN

Franchisee, Bobby Glass has asked for an extension on the timeline we gave him for the CDC incentive. He is financing thru an SBA loan, which only allows two interim financings at one time. Due to construction delays in Rowlett, they were delayed in construction of the Rockwall facility as well. Since we have never been asked for an extension before, we are unfamiliar with the process; we will seek advice from City Attorney Jason Day. Mr. Glass says he will close on the property on March 17, and will start construction on May 1 and projects opening in September.

POCKET PARK

We have closed on the pocket park. Main Street Director, Paula Morris will discuss it further in her report.

VISTA OAKS ESTATES

This subdivision owned by developer Dave Tucker, fronts on FM 1565. The property is in our ETJ but not in our city limits. Mr. Tucker wants to annex into the city. Annexation requires the property being annexed to be contiguous with the city limits. Since Mr. Tucker's property is not contiguous with the city limits, we will have to annex other property as well. The annexation process has begun; some of the annexations are voluntary and others are not.

Rockwall County Days

Mayor Nichol, City Manager Carl Alsabrook, and Mr. Lott attended Rockwall Days in Austin. They had discussions regarding roads and budgeting and attended a working breakfast with State Comptroller Glenn Hagar. We met with several Rockwall County Representatives, attended a social dinner on Monday night. Mayor Nichol had an opportunity to speak about what is going on in Royse City; we found that we had more going in our community than most other communities.

I. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

CAR SHOW

The car show will take place May 14 on Main Street. The rain out date is May 21, 2016. Please mark it on your calendar

POCKET PARK

We are working on putting together a committee to begin work on the development phase of the Pocket Park.

J. ADJOURNMENT

1. At 8:05 A.M., Mr. Pense made a motion to adjourn the meeting.
2. Mr. Ellis seconded the motion.
3. The motion passed 6:0

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

MINUTES

February 25, 2016

NEXT MEETING

The next CDC board meeting will be Tuesday, March 22, 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