

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

MINUTES

March 22, 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)	
Dena Elder	Tonya Brown, Secretary	Paula Morris (Main Street Dir.)	
Mike Gilbert			
Bobby Gladu			
Charles Houk			
Richard Pense			
Jesse Vaughn II			

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 March 2016. In comparison to March 2015 sales tax revenue increased by 39%. For the year as a whole, sales tax revenue increased by 18.3%.

ACTION

1. At 7:05 A.M., Mr. Houk made a motion to approve minutes.
2. Mr. Gladu seconded the motion.
3. The motion passed 7:0.

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. RECESS CDC MEETING AND OPEN PUBLIC HEARING

At 7:05 A.M., Mr. Lott discussed an incentive for ThirstyBro Brewing Co.

- An incentive in the amount of \$25K was previously approved by the CDC Board and City Council.
- Funds will be released May 15, 2016

E. CLOSE PUBLIC HEARING AND TAKE NECCESARY ACTION

At 7:06 A.M., public hearing closed and regular session reconvened.

- No action taken

F. REQUEST FROM DAIRY QUEEN TO EXTEND OPENING DATE OF ROYSE CITY FACILITY IN REGARDS TO INCENTIVE PREVIOUSLY APPROVED ON JULY 1, 2015

Mr. Lott discussed the \$25k incentive previously approved by the board. Due to some delays he had in building the Rowlett facility, franchisee Bobby Glass has requested an extension from May 2016 to September 2016.

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

MINUTES

March 22, 2016

G. RECESS INTO CLOSED EXECUTIVE SESSION

At 7:08 A.M., entered into closed executive session in compliance with section 551.087: Deliberation regarding economic development negotiation.

- Dairy Queen incentive extension

H. CLOSE EXECUTIVE SESSION

Closed executive session at 7:18 A.M.

I. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY REGARDING EXECUTIVE SESSION DELIBERATION

At 7:18 A.M., reconvene regular session and take any action necessary as a result of executive session deliberations.

ACTION

- No action taken

DISCUSS AND TAKE ACTION REGARDING CONTRIBUTION FOR THE CAR SHOW

Mr. Lott asked Main Street Director Paula Morris to discuss needs for car show. She notified the board of all the sponsorships still available.

ACTION

1. Mr. Houk made a motion to sponsor the car show at \$50.
2. Mr. Ellis seconded the motion
3. The motion passed 7:0

DIRECTOR'S REPORT: LARRY LOTT

TRACTOR SUPPLY

All easements are in place. Council will act on site plans, elevation and I-30 overlay district issues previously approve by Planning and Zoning. Tractor Supply will be ready to move forward once it receives approval from council and would like to be open by October. This development will contain seven additional pad sites with approximately 27 acres between the Walmart development and Tractor supply development. Provident is reserving frontage road pad sites for restaurants and retail.

FM 2642 OVERPASS

We met with TXDOT who plans to let the project in May or June and start construction in October. Once construction begins, north and south service roads will become one-way. To keep drivers from having to travel to FM 1565 to turn around, Shaw drive will be reworked and allow drivers to get onto FM 2642. The city will pay the nearly \$1M for the reworking and updating of Shaw Dr. The existing FM 2642 exit will be moved back 400 ft.; the entrance ramp for FM 2642 will be moved up. On the other side of the highway the exit ramp will be moved back to lengthen it, the entrance ramp near Four Brother will remain as is. As it stands today, TXDOT has not added any additional exits. Based on the information we get from TXDOT, the overpass should be complete in 18-24 months (approximately October 2018); we believe Buc-ee's will begin in October 2017 to be complete by October 2018.

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

MINUTES

March 22, 2016

HIDDEN CREEK

We have been working with the developer of the undeveloped property in Hidden Creek. We are going to have to build a offsite sewer line that runs parallel to the existing sewer line. The developer has approached the city with a Public Improvement District (PID) concept, which would allow him to incur the cost of putting the offsite infrastructure in and recoup the costs thru a PID assesment paid by the homeowners within the development. We hope to have a deal worked out within the next 30 days.

[Mr. Gladu asked about the development currently underway behind Buc-ee's (across from RCHS).

Mr. Lott said it is phase one of three, which includes the extension of Shaw drive and Buc-ee's will extend it even further to their property line. This subdivision will contain 500 lots. D.R. Horton hopes to have all 500 homes built within the next 3-5 years.]

BONNER CARRINGTON

Bonner Carrington has begun dirt work and has some roughed in plumbing. We are still lacking one easement for offsite infrastructure. They are currently taking applications by phone and will take on-site applications in July. The complex must be complete by the end of this year because some of their financing is contingent upon that deadline.

RESIDENTIAL SUBDIVISION PROSPECT

A developer is looking at the approximate 100 acre-tract behind Quail Ridge. Mr. Lott has met with the developer to discuss water and sewer relative to the property and activity within the community. We have had a lot of interest in subdivisions in Royse City because the housing market is very strong right now. We are in discussion with five potential subdivisions at this time.

JEFF ADAMCIK

City Manager Carl Alsabrook and Mr. Lott met with Mr. Adamcik and his potential lender. Mr. Adamcik said he had an agreement in principle with the owner of the property. Mr. Adamcik was certain he would have a contract within two weeks.

FUZZY TACOS AND GOLDEN CHICK

These restaurants are moving forward. There will be quite a bit of reconfiguring needed to incorporate both restaurants into Tiger Mart. Golden Chick will be where Kentucky Fried Chicken was. We are looking at what we have to do to overcome the "private club membership" to sell alcohol; Mike Tatari has worked diligently to with Fuzzy's to find a solution since Fuzzy's Tacos regularly sells alcohol at its restaurants. Fuzzy's will include a patio.

[Mr. Gladu asked whose responsibility it is to get a city to allow on-premise consumption.

Mr. Lott explained that there has to be an election. Mr. Lott stated it is a two-phase process, which begins by getting a certain percentage of voters to sign a petition to get it on the ballot. Once on the ballot, it has to be voted on by the voters. It is important that the city address this issue soon so we are not overlooked by businesses that require on-premise consumption as part of their operation.]

[Mr. Pense asked how soon the issue could be addressed.

Mr. Lott stated the next election is in November.]

[Mr. Lott stated we are at a disadvantage because the cities that surround Royse City allow on-premise consumption. Having on-premise consumption will not change our current ability to serve alcohol, which some downtown restaurants have, but simply make the cumbersome, time consuming, costly process easier on the businesses interested in building in Royse City as well as the businesses that already serve alcohol.]

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

MINUTES

March 22, 2016

VISTA OAKS ESTATES

Vista Oaks is a subdivision, approximately 150 acres which borders FM 1565 on the west side. It is out of the city limits and is voluntarily being annexed into the city. The developer plans to build 150 homes. Houses should be a minimum of 22k-23k sq ft. custom homes by multiple builders on one-acre lots. A billboard near Four Brothers announces the subdivision will be coming soon. Developer, Dave Tucker will hold a grand opening on April 9, 2016 at the high school, for anyone who wants to look at the plans for the subdivision or to purchase a lot.

[Mrs. Morris had questions regarding the use of the cooler in regards to the temperature.]

[Some informational items: (1) we are updating our Retail Market Profile for the year. This contains all the demographic information we use on a daily basis and at ICSC. (2) Beverly's Flowers will be leaving soon and informed us that Main Street Grill might want to purchase the cooler she was using, which the CDC purchased as part of the incentive grant to Frosted Whimsy. (3) Lot 9 on the service road at the Walmart facility has submitted plans and will be moving forward soon. The 9500 square foot strip center will contain an AT&T store, Great Clips, a dentist, and a nail salon. Based on the progress of where there are with city as far as submitting plans and the like, Mr. Lott believes O'Reilly's will be next to start, then Dairy Queen, the strip center that fronts the service road, Whataburger and lastly, the strip center on Erby Campbell]

I. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

BEVERLY'S FLOWER SHOP

Beverly's is closing at the end of the month. The building is for sale, but owner, Gina Dennis, is willing to lease.

CAR SHOW

Car show takes place Saturday, May 14, 2016 from 10-2:30. A rain out date is set for May 21, 2016 if we have inclement weather. We still need stuff for goody bags and volunteers.

J. ADJOURNMENT

1. At 8:01 A.M., Mr. Gladu made a motion to adjourn the meeting.
2. Mr. Ellis seconded the motion.
3. The motion passed 7:0

NEXT MEETING

The next CDC board meeting will be Tuesday, April 26, 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