

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

MINUTES

April 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)	
Dena Elder	Tonya Brown, Secretary	Paula Morris (Main Street Dir.)	
Mike Gilbert		Dr. Michelle Munn	
Bobby Gladu		Rhonda Munn	
Charles Houk		Jeff Adamcik	
Richard Pense		Maureen Adamcik	
Jesse Vaughn II			

A. CALL TO ORDER

Announce the presence of a Quorum.

At 7:01 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 April 2016. In comparison to April 2015 sales tax revenue increased by 23%. For the year as a whole, sales tax revenue increased by 19.5%.

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.

[Mr. Adamcik had not arrived at the time the board was preparing to begin the Presentation for Incentive Request. The board agreed to defer the Presentation for Incentive Request and Executive Session to allow Mr. Adamcik time to arrive. The meeting continued with the Director's Report.]

[Mr. Lott introduced the guests in attendance, Dr. Michelle Munn of Eye Car of Royse City, and her business partner, Rhonda Munn. Shortly after, Jeff Adamcik and his wife Maureen Adamcik, arrived.]

H. CDC DIRECTOR REPORT: LARRY LOTT

Tractor Supply

They are in the final stages of getting their permit. Their plat will be presented for approval at the next P&Z meeting. They still need to set up an escrow account sufficient to cover infrastructure costs, but they seem to be on schedule for the planned October opening.

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FM 2642

The overpass project is a little behind schedule. TXDOT has submitted their preliminary design and is waiting for cost estimates. There are two ROW's they have not received; one from Dr. Rhonda Black and one from the Schattner property. They still plan to let in July and begin construction in October.

Walmart Pad Sites

Mr. Lott drew a diagram for the members demonstrating the location of the businesses, around Walmart. Beginning from the right side of Walmart (on Erby Campbell) and coming around the front to the service road the businesses are as follows:

- O'Reilly's, who plans to open in July
- Murphy Oil Express, who has had issues with getting electricity from ONCOR but hopes to open sometime in May
- A Strip Center which will contain approximately 4 different businesses
- Dairy Queen, who has closed on the property and has discussed possibly opening in September of this year
- Vacant
- Whataburger, who is still working with the city for an acceptable design
- A Strip Center, containing possibly 4 businesses
- A Dr. Office.

Shaw Drive Update

Shaw Drive runs north of the high school and south of the service road. The city plans to repair it so that customers of business along the service and will not have to travel to FM 1565 to turn around. This project will be bid as part of the FM 2642 overpass; the city has allocated close to \$1M for it. TXDOT requires a contribution from cities toward projects of this magnitude (\$20M); Shaw Drive is the city's contribution for the overpass project.

- Mr. Gladu asked if this was why Dr. Phillips had not given ROW
 - Mr. Lott explained that Dr. Phillips is doing her due diligence to assure she is compensated for the costs she will incur as a result of providing additional ROW.

Previously known as Parker Creek, this subdivision was initially a Municipal Utility District (MUD) outside the city limits, but inside the ETJ. Because of this, there have been several questions regarding whose rules apply to the subdivision. Just this morning they sent over an agreement, pertaining to converting from an out-of-city MUD to a Public Improvement District (PID), but as of the meeting, Mr. Lott had not had the opportunity to read it. Converting this subdivision to a PID benefits the city in a few ways. It will contain approximately 1,035 lots.

Bonner Carrington

Bonner Carrington is making good progress; they have the majority of the plumbing roughed in and should begin pouring concrete soon. They plan on being complete by the end of this calendar year. This project has required a great deal of off-site infrastructure, which will provide more opportunities for development along the north and south side of the interstate. This project will contain 220 units.

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Medical Facility next to CVS

The group we have been working with regarding easement, has a preliminary contract but neither party has signed.

Tom Paredes Opportunities

Mr. Paredes contacted Mr. Lott regarding three national fast food chain stores that are interested in Royse City near the Buc-ee's location. In speaking with Buc-ee's, we were notified that they will not sell pad sites to fast food restaurants however, sit down restaurants will be allowed.

Mike James- 300 Acre Tract of Land

Mr. James has come to us regarding a 300-acre tract, south of Water Scape, which is partially in Rockwall's ETJ and partially in Royse City's ETJ. He is working with Rockwall to get them to release the portion in Rockwall's ETJ so that Royse City can service it.

Fuzzy's Taco Shop and Golden Chick

Based on an email we recently received, we feel we have the design completed that will work both from the standpoint of design and ability to serve alcohol.

Comp Plan

We are getting closer to wrapping up the Comp Plan, which will include plans to set aside property for open spaces, roads, parks, business, downtown, etc.

Vista Oaks

The subdivision, which was located outside our city limit, has been voluntarily annexed and contains slightly over 200 acres. It is located on FM 1565, south of I-30. On April 9, they had an open house where they sold 20 lots. According to plans we have seen, this subdivision will contain upscale homes on 1(+) acre lots.

Post Office

Our post office, originally constructed for four rural routes, currently serves fourteen rural routes. The postmaster came to see Mr. Lott to request any information he could provide regarding the growth of Royse City. Post office personnel routinely ask for updated demographic information.

Land Use Conference – Austin

City Manager Carl Alsabrook, City Attorney Jason Day, and Mr. Lott will attend a Land Use Conference on Thursday and Friday to learn more about the legal side of the creative financing options cities use for development.

[Mr. Gladu asked if Mr. Lott had any updates on The Meadows.

- Mr. Lott stated that the investor, Gaurav Biswas from Dubai, who was in town to speak to potential developers, asked to have lunch with Mr. Lott to discuss The Meadows, however Mr. Lott will be in Austin for the conference on that day.]

[Mr. Pense asked if there was any information regarding Charlie's Old Fashioned Burgers.

- Mr. Lott stated that Charlie's has indicated they will be open in June of this year]

[Mr. Pense asked if there was any information on the digital sign (intended for the Charlie's location)]

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- *Mr. Lott stated that he had not heard anything from the developers, Al Rajabi or Gene Liguori.]*

MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

Car Show

The Car show will take place May 14 from 10 a.m.- 2:30 p.m. and the streets will close that morning at 8 a.m.

Scavenger Hunt

May is National Preservation Month. Several things will be taking place. We will hold a scavenger hunt downtown. It will run from May 1 – May 30. The grand prize will be \$100 gift card to the businesses downtown. Pictures and directions are posted on the city's website and facebook.

Clean Up Day

The second annual Clean-Up Day will take place May 7, 8a.m. Anyone interested in participating can contact Mrs. Morris.

F. REQUEST FROM JEFF ADAMCIK FOR AN INCENTIVE GRANT

Mr. Adamcik, accompanied by his wife Maureen, gave a presentation requesting \$30K for improvements to the exterior of the building located at 105 E. Main, where Mr. Adamcik plans to open Sally Sue's BBQ. Mr. Adamcik states the property has been under contract for approximately a month but should be closing in a couple of weeks. Mr. Adamcik plans to open a family-friendly, sit-down, bbq restaurant that will be draw to Down Town Main Street.

G. RECESS INTO CLOSED EXECUTIVE SESSION

Entered into closed executive session at 7:52 A.M., in compliance with section 551.087: Deliberation regarding economic development negotiation.

- Jeff Adamcik incentive request

H. CLOSE EXECUTIVE SESSION

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

At 8:03 A.M., reconvene regular session and take any action necessary as a result of executive session deliberations.

ACTION

- Mr. Gladu made a motion to grant \$25k for signage and aesthetic improvements to the exterior of the building.
- Mr. Ellis seconded the motion
- The motion passed 7:0

[Mr. Adamcik expressed his concern regarding the amount awarded and a discussion began.]

Mr. Pense made a motion to rescind the original motion.

Mr. Lott notified him that only the person who made the original motion could rescind the motion.

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At 8:08 the meeting recessed into closed executive session in compliance with section 551.087: Deliberation regarding economic development negotiation.

Close executive session.

At 8:21 regular session reconvened.

- Mr. Gladu made a motion to rescind the original motion and grant Mr. Adamcik a \$30K incentive tied to permanent improvements to the building and a grease trap at the building located at 105 E. Main Street.
- Mr. Ellis seconded the motion.
- The motion passed 7:0

J. ADJOURNMENT

1. At 8:22 A.M., the meeting was adjourned.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert