

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

MINUTES

June 28, 2016

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Clay Ellis	Larry Lott, CDC Director	Jim Hardin (RCHeraldBanner)	Jesse Vaughn
Dena Elder	Tonya Brown, Secretary	Paula Morris	Richard Pense
Mike Gilbert			
Bobby Gladu			
Charles Houk			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:01 A.M., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

B. DISCUSS AND ACT ON MINUTES AND SALES TAX COMPARISON OVERVIEW

Mr. Lott discussed the sales tax revenue for June 2016. In comparison to June 2015 sales tax revenue increased by 34%. For the year as a whole, sales tax revenue increased by 21%.

ACTION

1. At 7:05 A.M., Mr. Ellis made a motion to approve minutes.
2. Mr. Houk 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.

- No citizens were present.

D. DISCUSSION AND ACTION REGARDING FUNFEST SPONSORSHIP

The board discussed sponsoring FunFest at the same level as the previous year.

ACTION

- Mr. Ellis made a motion to sponsor FunFest at the \$500.00 level.
- Mr. Gladu seconded the motion.
- The motion passed 5:0.

E. RECESS INTO CLOSED EXECUTIVE SESSION

Recessed into closed executive session at 7:04 A.M.in compliance with Texas Government Code to wit:

1. Section 551.087 – Deliberation regarding economic development negotiation:
 - a. Entertainment facility
 - b. Main Street Boutique (Madi’s Closet/ Shannon Zais)

F. CLOSE EXECUTIVE SESSION AT 7:49 A.M.

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

Reconvene regular session at 7:49 A.M.

ACTION

No action taken

H. CDC DIRECTOR'S REPORT: LARRY LOTT

Tractor Supply

They have completed their onsite infrastructure and should be starting offsite construction this week. They will run a sewer line to the Bonner Carrington Apartments. The contractor will turn the facility over to Tractor Supply in September; they plan to open in October.

Charlie's Old Fashioned Hamburgers

We are hopeful that Charlies will open next week.

The Meadows

Mr. Lott and City Manager Carl Alsbrook met with Michael Jenkins, CEO of Leisure & Recreation Concepts. Mr. Jenkins is entering into a joint venture with The Meadows "to see what they can do, recreation wise." In addition, a contractor who works on multi-family units is entering into a joint venture with The Meadows as well. The individual we spoke to regarding an entertainment facility at The Meadows believes they will have a \$16M-\$22M entertainment facility open by the spring of 2018. An entertainment facility has always been important to the city.

- Mr. Gladu asked if anyone had said anything about if or how we will be affected by the bayside.
 - Mr. Lott said but both The Meadows and the individual with the entertainment facility do not feel discussed that issue, but they did not feel it would affect their project.

Waterscape

This project has 1,035, and was previously known as Parker Creek. It is owned by the Huffines brothers, located south on FM 548 and Crenshaw Rd. Council recently approved their site plan; we believe they will be moving dirt sometime this year.

Bonner Carrington

Bonner Carrington is interested in building senior apartments. Mayor Janet Nichol, Mr. Alsbrook, and Mr. Lott visited a six to eight month old facility recently built in Burleson by Bonner Carrington; the facility was very nice. However, in a later phone call from Bonner Carrington, they were informed that it would be difficult to get senior apartments approved in Royse City this next year. They would like to build another facility like the Cypress Creek Apartments they are currently working on in Royse City. We have decided to wait and access the need after Cypress Creek opens. As of the date of the visit to the Burleson facility, there were already 64 applicants signed up for the Cypress Creek.

Jeff Adamcik

Sandy Sue's BBQ is on hold for now due to some contamination issues. TCEQ (Texas Commission on Environmental Equality) found Benzene, which is the product of a gasoline and hydrocarbon process. They found asbestos in the building. At this point, the owner of the building is not willing to fix the issues, so TCEQ cannot release the property and Mr. Adamcik will not close on the property.

- Mr. Houk suggested the city step in, although in what manner, he could not say.
- Ms. Elder suggested looking at another property.
 - Mr. Lott said they would contact Mr. Adamcik to discuss the possibility.

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- Other suggestions were made, like remediation or reducing the price of the property by the amount it takes to fix the problem.

Union Square

DR Horton believes they will have lots available by the end of the year on this subdivision, which is located across from the high school. They are working on onsite infrastructure, like cutting roads and putting in water and sewer. The city needs more available lots; we only had 5 new home permits for the month of May.

Fuzzy's Taco Shop and Golden Chick

Fuzzy's and Golden Chick should begin hiring and training their new staff within the next week. Based on the current schedule, we believe they will open sometime in July.

PID Administrator

A PID (Public Utility District) Administrator works on behalf of the city with outside help to access the amount of money accessed to each lot and keeps track of it as it is paid. A PID Administrator is needed for both Union Square and Waterscape. We are getting close to making a decision on who we might hire for the PID administrator.

ICSC

Mrs. Brown did a good job of getting responses out to the ICSC contacts made in Las Vegas. Without mentioning any specific names, we have had a few, better than usual, responses. Two fast food chains have a significant interest, a woman's dress store who is working with one of the strip center at the Walmart pad sites, and a large, well-known grocery chain. We have pursued this grocer for some time. They do not have plans to build in Royse City at this time but they say they will continue to monitor our growth and have asked that we send information regarding future growth and future subdivisions.

I. MAINSTREET DIRECTOR'S REPORT: PAULA MORRIS

133 East Main Street,

The building formerly known as Beverly's Flowers, has sold. They are going to repair the leaking roof and add an awning. They are not ready to lease it yet but are open to ideas as to what types of business to lease to and they have not decided on a lease price, yet.

Back to School Bash

This event will take place on Friday, August 19, 2016 6:30 PM to 8:30 PM. We still need people who want to set up, sponsor the event, and volunteer to work it.

Celebrating Freedom

This event opens this Friday, July 1, 2016 at 6:30, Kid's Zone stays open until 9:30, Tracy Lawrence comes on at 7:00 and there will be fireworks. Its first come, first serve, so come early and bring a lawn chair. It is in the parking lot of the high school football stadium; the band is not allowed on the football field.

[Mr. Lott asked that Mrs. Elder take part in the calls to Mr. Adamcik (Sandy Sue's BBQ) and Shannon Zais and her mom (Main Street Boutique).]

J. ADJOURNMENT

At 8:10 A.M., Mr. Ellis made a motion to adjourn.

Mr. Gladu seconded the motion.

The motion passed 5:0.

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ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert