

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

MINUTES

July 26, 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	Charles Houk
Mike Gilbert		Michelle Munn	
Bobby Gladu		Sarah Boykin	
Richard Pense (7:06)		Julia Bryant	
		JoNell Mellody	

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:03 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 July 2016. In comparison to July 2015 sales tax revenue increased by 29%. For the year as a whole, sales tax revenue increased by 21.6%.

**ACTION**

1. At 7:04 A.M., Mr. Gilbert made a motion to approve minutes.
2. Mr. Gladu seconded the motion.
3. The motion passed 4:0.

**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.

1. No citizens present desired to participate.

**D. RECESS INTO CLOSED EXECUTIVE SESSION**

Recessed into closed executive session at 7:05 A.M.in compliance with Texas Government Code to wit:

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

**F. CLOSE EXECUTIVE SESSION AT 7:34 A.M.**

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

Reconvene regular session at 7:34 A.M.

**ACTION**

1. Mr. Gladu made a motion to request a prorated refund amount of \$3k from the incentive provided to Main Street Boutique
2. Mr. Pense seconded the motion.
3. The motion passed 5:0.

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**H. CDC DIRECTOR'S REPORT: LARRY LOTT**

*Charlie's Old Fashioned Hamburgers*

Mr. Lott announced that Charlie's Old Fashioned Burgers is now open, very busy and operating under a reservation only basis for the first week.

*Tractor Supply*

They have completed their onsite infrastructure, should be completing the offsite construction soon and going vertical with the facility soon. The contractor is working with Oncor to get electricity to the facility. They plan to turn the building over to Tractor Supply in October; Tractor Supply plans to open in early November.

*Ridge Park*

This subdivision, located on Hwy 35, has come to us with a plan which includes 1 acre lots if we allow them to use septic systems, due to the expense of offsite utilities. The 1-acre lots will have 3,600SF minimum homes. Sheldon Homes, a premier builder in the North Texas area, has shown an interest in building at this subdivision.

*Mark Johnson Project*

Located on FM 548 south, before Crenshaw Rd., the approximate 80 homes will be on a smaller number acres. Mr. Johnson has expressed a willingness to work with the city to while they decide what they want at that site.

*Water Scape*

This subdivision is south on FM548 which will be developed by the Huffines Group that borders Crenshaw Rd. We just finalized an agreement which will allow for 1035 lots. We believe they will begin construction by the end of the year.

*Bonner Carrington Apartments*

Bonner Carrington has gone vertical and still believes they will have residents living in the apartments by the end of the year.

*Collin County Roads*

Mr. Lott and Mr. Alsbrook talked with the Collin County Commissioner Williams. Collin county realizes they will soon experience exponential growth. As a result, they feel they need to start planning roads to support that growth. We discussed the route for the outer loop; the decision for the route in our area is still inconclusive. We think it's going to come down CR 1138 and utilize that right of way. We also discussed hard surfacing Birch, which is currently a rock road. Commissioner Williams is going to research the cost of Royse City purchasing the materials and Collin County using their labor and equipment to do the work

*Weldon Irby Property*

Mr. Irby owns the property on Erby Campbell which has the cell towers on it. It is going to be difficult to develop that property, but he would like to put some professional office buildings around the towers and on the acreage.

*Jaime Valdez Project*

Mr. Valdez would like to sell hot dogs and burgers in a unique outdoor dining area. He will include some indoor dining as well.

*Whataburger*

Whataburger has started the dirt work and will be going vertical soon.

*Fuzzy's Taco Shop and Golden Chick*

Fuzzy's Taco Shop and Golden Chick are now open.

*RV Park*

Mr. Lott, Mr. Alsbrook and Mayor Pro-tem Clay Ellis visited some RV Parks in Houston, built the group that would like to build some here.

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*Plan to upgrade downtown*

Both the CDC Board Members and Council have at some point, discussed the need to upgrade downtown. We will meet with some people from the Main Street Austin offices later this month regarding those needs.

*Potential new subdivisions*

We have close to 2,000 potential lots total. Ridge Park, located on Hwy 35, will contain 100 lots. Water Scape, located south on FM 548, will potentially contain 1035 lots. Vista Oaks, located on FM 1565, will contain 195 lots. Union Square, by D.R. Horton, across from high school, will contain 500 lots. Mark Johnson, who purchased approximately 60-80 acres south on FM 548 from Mr. Whiteside, will contain roughly 150 lots. That brings our total to potentially 1,980 lots for growth and new development in Royse City.

*[Mr. Lott was asked about Buc-ee's update. He responded by saying that the FM 2642 overpass is still looking at October-November start date with two years to complete construction. Buc-ee's is 95% percent complete on their design. Buc-ee's will begin construction approximately one year prior to completion of overpass.]*

*[Mr. Lott was also asked about the city's comp plan. Mr. Lott explained that the Comp Plan Committee had their first draft review and it will take approximately 90 days to complete.]*

**J. ADJOURNMENT**

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At 7:57 A.M., Mr. Gladu made a motion to adjourn.  
Mr. Ellis seconded the motion.  
The motion passed 5:0.

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert