

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

MINUTES

October 25, 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)	Bobby Gladu
Richard Pense	Tonya Brown, Secretary	Paula Morris	Jesse Vaughn II
Mike Gilbert		Michelle Munn	Dena Elder
Charles Houk		JoNell Mellody	

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:00A.M., Mr. Gilbert 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 October 2016. In comparison to October 2015 sales tax revenue increased by 12%. For the year as a whole, sales tax revenue increased by 20.3%. No discussion required regarding minutes.

ACTION

1. Mr. Pense made a motion to approve minutes.
2. Mr. Ellis 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. Citizens present did not wish to participate.

D. DISCUSSION AND ACTION REGARDING BOARD APPOINTMENT/REAPPOINTMENT

Four member's board appointments will expire in December: Clay Ellis, Mike Gilbert, Richard Pense, and Jesse Vaughn. Mr. Ellis, Mr. Pense and Mr. Gilbert all announced that they would like to continue serving on the CDC Board. Mr. Vaughn, who was not present at the meeting, notified CDC Secretary Tonya Brown that he would like to continue serving on the board as well.

ACTION

- Mr. Houk made a motion to reappoint all four existing members.
- Mr. Ellis seconded the motion
- The motion passed 4:0

E. DISCUSSION AND ACTION REGARDING NOVEMBER CDC BOARD MEETING DATE

Since the November meeting will fall in the same weekend as Thanksgiving, Mr. Lott asked if any board member wanted to change the date. Mr. Lott also asked about the December meeting since it falls during the week of Christmas.

ACTION

- Mr. Ellis made a motion to keep the November date as scheduled (November 22, 2016) but change the December meeting date to December 20, 2016.
- Mr. Houk seconded the motion.
- The motion passed 4:0.

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F. DIRECTOR'S REPORT: LARRY LOTT

Tractor Supply, Whataburger, Dairy Queen, O'Reilly's

- Tractor supply is scheduled to open November 5, 2016. We want to have the cross access road in before they are issued their Certificate of Occupancy (CO). They will open the store under a temporary CO while some issues are being worked out. We have been spending a lot of time in conflict resolution mode with Tractor Supply, because the general contractor walked off the job without paying all the subcontractors.
- Whataburger is now open and very busy. A manager said they surpassed the record for the entire chain of 19 stores. The previous record for total sales in a 24 hour period was 1300; our Whataburger beat that record by 1000.
- Dairy Queen opened on the 24th. They are getting a lot of business.
- O'Reilly's hasn't given us an opening date but it should be soon.

Alejandro's Grill and Cantina

Alejandro's is located in a strip center in Rowlett on Dalrock and I-30. They are interested in opening a location in Royse City.

Doe Belly's

Currently located in Forney, is looking at opening a second location here in Royse City. We have been searching places for the restaurant; however no more pad sites are available at Walmart. An Urgent Care facility will be located in 3000 S.F. of one of the strip centers.; we do not know yet what will be in the other 3000 S.F., but it is spoken for. We hope the 6 pad sites between Walmart and Tractor Supply will be developed soon.

Hidden Creek Undeveloped Acreage

Phase one and two are nearly built out; the next phase will require an offsite sewer line improvement. The offsite infrastructure will cost in excess of \$1M. They are looking into using a PID to recover the cost of the offsite infrastructure thru property tax reimbursement. However, he doesn't have enough acreage in Hidden Creek to make it work; he is looking into acquiring some or all of the adjoining property from the previously proposed development called Sonoma Ridge which went back to the lenders in 2008-2009. Doing this would allow us to get Erby Campbell extended from where it is now up to FM 940 in Collin County, which would be good for our community as it would open that area for development.

Multi-Family (2 SRS)

Two groups approached us for senior apartments. Council wants to be careful not to get too many apartments too quickly. They want to be certain we have the need. We will wait until after Bonner Carrington opens and see what the absorption rate is like there before we make any decisions on any further apartments.

National Chain Hardware Store

Mr. Lott had a meeting with an individual who represents a national chain hardware store. He helped them identify three unnamed locations that might be of interest to them.

Thirsty Bros Issues

We have had several issues with this building, including an outside wall structure and electrical work performed by the owner, who is not a licensed electrician. The owner had a structural engineer come out who stated that while the wall does need work, it is structurally sound. Our inspector is inspecting the electrical work not previously inspected.

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Workshop for Crawford Property

Tomorrow we will have an all day workshop to discuss the baseball field and the remaining surrounding acreage. Jason Claunch, economic development expert, with Catalyst Consulting and Kevin Shephard with Verdunity will lead the workshop. It will be a five phase meeting; the first phase will consist of those two individuals meeting with Mr. Lott, Janet McPherson, Jason Day, Mayor Nichol, Carl Alsabrook, and Shannon Raymond to determine their plans for the project, the second phase will include meeting with the league organizer Mark Schuster, the third will consist of land owner and his representatives, the fourth will consist of Mr. Claunch, Mr. Shephard and an engineer who will try to come up with one plan to best satisfy everyone's vision for the project and the fifth phase will involve discussing that plan with everyone and trying to find a way to implement it.

Walmart Pad Site 10 (strip)

The last pad site to be developed around Walmart will consist of an Urgent Care facility. This project is underway.

Water Line Project

The CDC in conjunction with the city agreed to pay for an 8" water line to support businesses on the south side of Main Street. The current 2" line cannot support our growth. This project is underway and we hope it will be complete by the end of the month.

Church RC/Mark Johnson Drainage Issues

The Church RC has property on FM548. There is a piece of property below them being developed by Mark Johnson. Mark has brought us plans for townhomes and single family homes he wants to build on the property, however there are drainage issues. Once The Church RC develops, the drainage will be greater on this property. We are trying to work with both parties to find a solution. One solution involves putting in a dirt flume; the other solution would be a concrete flume.

CVS/Provident Easement Issues

When Provident sold to CVS, Provident erroneously failed to get utility easements. The man who actually owns the CVS property, passed away; his son is now in charge of the property. We have been helping moderate the situation. We are trying to get them to re-plat the property in a way that will allow easement access to the two pad sites to the north of CVS.

Water Scape, Vista Oaks, Meadows at Morgan Creek, D.R. Horton

We have four subdivisions that have made some progress.

- Water Scape: We believe their PID has been approved and they will begin building in the spring. There are still some easement access issues on the 1035 lots.
- Vista Oaks: This property located off FM 1565 will be developed by Dave Tucker. Mr. Tucker has had to annex a large amount of property to get the city limits to him. He had a large event to sell lots recently. We believe he will begin development soon.
- Meadows at Morgan Creek: This will be developed and built by Russell Phillips. He has had everything approved by the city and should begin within the next 90 days. These subdivisions are critical to us because we are running out of lots.
- D.R. Horton: Located across from high school. We anticipate seeing construction of new homes on these lots by the first quarter of 2017.

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K. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

133 East Main

They are upgrading the facade at this location in line with the rendering from the state. They should be finished this week. The improvements have sparked interest from other business owners on Main Street. We are excited that other business owners may want to do the same to their building. Serenity Creations is a screen printing business that will open at this location.

Pumpkin Patch

Pumpkin Patch is still going on. It is run 100% by volunteers, so we always need help. Money raised from Pumpkin Patch goes toward downtown beautification and help fund events.

Trick or Treat on Main Street

This event takes place tomorrow night from 6-8 p.m. We will close the streets around 5 p.m.

Mr. Lott discussed the success of Fun Fest and thanked anyone that helped with the event.

L. ADJOURNMENT

At 7:39 A.M., Mr. Pense made a motion to adjourn.

Mr. Ellis seconded the motion.

The motion passed 4:0.

ATTEST:

Secretary

President / Vice President

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Tonya Brown

Dena Elder / Mike Gilbert