

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

MINUTES

November 22, 2016

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

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**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:04A.M., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

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**B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON OVERVIEW**

Mr. Lott discussed the sales tax revenue for November 2016. In comparison to November 2015, sales tax revenue increased by 22.5%. For the year as a whole, sales tax revenue increased by 23.4%. No discussion took place regarding minutes.

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**ACTION**

1. Mr. Ellis made a motion to approve minutes.
2. Mr. Gladu seconded the motion.
3. The motion passed 7:0.

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**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.

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**D. DISCUSSION AND ACTION REGARDING SPONSORSHIP OF MAIN STREET CHRISTMAS LUNCHEON**

This year's Christmas Luncheon will take place on December 7, 2016 at 11:30 A.M. at First Baptist Church located at 900 Pullen Street, Royse City, TX.

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**ACTION**

- Mr. Pense made a motion to sponsor the luncheon at \$250.
- Mr. Gilbert seconded the motion
- The motion passed 7:0

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**E. DISCUSSION AND ACTION REGARDING DECEMBER BOARD MEETING LOCATION**

As we have done in the previous years, we would like to hold this December's meeting at Denny's in Royse City. Our next meeting will be held December 20, 2016.

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**ACTION**

- Mr. Gilbert made a motion to keep the December meeting at Denny's
- Mr. Vaughn seconded the motion.
- The motion passed 7:0.

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**F. DIRECTOR'S REPORT: LARRY LOTT**

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*Tractor Supply Update*

Tractor Supply had their Grand Opening on November 5<sup>th</sup>. They are operating under a temporary Certificate of Occupancy (C.O.) while they wait on their permanent C.O., which is pending the cross access road completion.

*Masterplan for Crawford's 107 Acres*

Brad and Johnathon Crawford own the 107-acre property located on the northwest corner of I-30 and FM 2642. We have asked the Crawford's to work with us and the city to make it what we'd like it to be: an entertainment oriented project. This is the property that will contain the baseball field. The Crawford's brought a team (planner, architect, developer) with them to the workshop with Kevin Shephard (Verdunity) and Jason Claunch (Catalyst), the City, CDC, and Mark Schuster (Southwest League). Mr. Lott stated that he had not, as of the date of this meeting, received the report from Mr. Shephard yielding the results from that workshop.

*PID Administrator Interviews*

Mr. Lott and Chief Financial Officer Shannon Raymond held a day's worth of interviews for a PID (Public Improvement District) Administrator. The PID Administrator has been hired. Public Improvement financing is a financial mechanism that allows a developer to recoup most of the costs for development. The homeowners purchasing a home in a PID will incur the cost as an upfront cost or added in their mortgage. There are two types of PIDs; one is a reimbursement PID to the developer, the other allows the developer to issue bonds. There are currently two active PIDs in our area; D.R. Horton is a reimbursement PID, Water Scape (south on FM 548) is a bond sell. A PID Administrator makes sure all the assessments are levied against the property owners and makes sure they get paid, along with all other administrative duties regarding the bond.

*Bond Counsel Interviews*

An individual has been hired to work with the city issuing bonds in association with the Water Scape project.

*Mobility Plan Review*

The Thoroughfare Plan is changing due to the Comprehensive Plan. It will now be known as the Mobility Plan. Mrs. Brown and Mr. Lott will send out a copy of the proposed Mobility Plan to the board to review and give feedback at our December 20, 2016 meeting. The Mobility Plan will be part of the Comp Plan which will go to council for approval in January.

*National Chain Hardware Store*

A National Chain Hardware store has narrowed down two sites in Royse City they are interested in. We will continue to follow up and hope to have more information at our next meeting.

*Bonner Carrington Apartments*

Bonner Carrington will open in phases. The first four buildings of the 220 multi-family project located on the north access road of I-30, will open in January. Bonner Carrington expects the complex to be fully occupied by the end of March 2017; they have over 317 applicants on their waiting list. According to the landscaping plans, owner Stewart Shaw shared with Mr. Lott, Mayor Nichol and City Manager Alsabrook, the apartment complex will be beautifully landscaped.

*Boozer Property Discussion*

This property is located off Collin Co. Rd. 1031 and has frontage on FM 2642. Tom Boozer, his sister and mother visited with Mr. Lott regarding the development of their property. They want to work with the city to develop the 82 acres according to the needs identified in the Comp Plan. The CDC Board voted to give an incentive to Collin County for the improvement of Collin Co. Rd. 1031. It will eventually need to be extended to FM 2642 as it is currently un-drivable in wet weather.

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*Anytime Fitness*

We have been working with Barbie Bayless, franchisee for the Royse City area, for several years. She purchased a piece of property on HWY 66 behind the charter school. This property has some flood plain issues. Her engineers have been working with the city's engineers to try to work out those issues.

*Water line Project*

The required 90 waiting period has passed and we are awaiting the final bill form the contractors for the new 8" water line behind the businesses on Main Street.

*Training*

Mr. Lott and Mrs. Brown attended a conference that covered several topics including marketing and performance agreements. Regarding performance agreements, Mrs. Brown discussed how a particular city was able to learn from their mistakes and take a different and creative approach to structuring their performance agreements to minimize loss or financial burden to all parties. Mr. Lott discussed some of the retail marketing groups that attended and expanded on the performance agreement case Mrs. Brown spoke of earlier. Overall it was a good conference and certainly well attended.

*CVS/Provident Easement Issues*

North of the CVS site is where Urgent Care would like to purchase property. Provident was having difficulty finding cross access or easement rights. Recently they found documentation, they believe, gives them access to roads and easement.

*Update Subdivision Maps*

It's been about two years since our subdivision maps have been updated. We use these maps throughout the year: at ICSC, hand out to developers, real estate agents, etc.... Aerial Focus is who we use for these maps and they have recently flown over our area and taken photos. We have had a lot of changes over the past two years and need to update the maps to reflect those changes. The maps, which are costly, not only contain an aerial map, but demographic information, thoroughfare plan map, contact information and other important information. We will revisit this topic at our December meeting after we have received a quote from Karen Smith at Aerial Focus. Approximate cost in the past was over \$6000.

*[Mr. Lott notified the board that Thirsty Bro plans to open their facility by the end of the year. They have ordered three phase power from Oncor; Oncor has to set a pole and bring in a new power source, which they say will take 6-8 weeks. Because of this they may have to open on a smaller power source under a temporary C.O.]*

*[Mr. Gladu asked if the Sandy Sue's BBQ was no longer going to open in Royse City. Mr. Lott stated that was correct. He explained that Mr. Adamcik (Sandy Sue's) would not close on the property until TCEQ said it clear from contamination. The investment group would no longer give him an extension on the loan so he had to make the decision to move on even though he had spent \$10,000 of his own money. Mr. Lott stated that TCEQ has drilled monitoring wells and will continue to monitor them and notify us when it is no longer contaminated.]*

*[Mr. Gladu asked if the Comp Plan has been completed. Mr. Lott stated that to his understanding it would go before council in January and reiterated that he would like to have the CDC board look at it, in particular, the mobility plan which deals with supporting businesses.]*

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**K. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS**

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*Tree Lighting*

The Tree Lighting will take place next Tuesday from 5:30PM-7:30. Council is invited and will be introduced. Santa has been pushed back slightly because 3 choirs from the school will perform. We will have cookies and hot chocolate for those attending.

*Christmas Luncheon*

The luncheon will be held at First Baptist in Royse City at 11:30 on December 7.

*Christmas Parade*

The Christmas Parade will begin at 6:30 on Saturday, December 10. Council is invited to be in the Parade. Entry forms can be found in Mrs. Morris's office at City Hall, at the water department, on the city's website or Main Street Facebook page. Lineup will begin at 4:30 between the Middle School and Ruth Cherry.

*[Serenity Creations at 133 E. Main Street is complete and open. She does embroidery and silk screens and misc. gifts.]*

*[Mr. Lott notified the board that the lot 10 pad, a 6,000SF pad site at the Walmart site, had been poured. Half will be used by Urgent Care; we are not sure who will have the other half. It's important for us to get the cross access road because there will be six pad sites between Walmart and Tractor Supply. Two of those pad sites are close to having a contract; however they have not been platted yet. Across the street on the SE corner of Erby Campbell and I-30, are two possible projects we think you'll be very excited about; we hope to be able to discuss them at our next meeting.]*

*[Mr. Gladu expressed he felt an additional exit was needed on I-30 at FM2642 due to the upcoming growth. At this point TXDOT's plans include moving the exit but do not include adding an additional one. Mr. Lott said they are having discussions with TXDOT. Mr. Lott expressed that as that area develops, we could approach TXDOT for an additional exit.]*

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**L. ADJOURNMENT**

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- At 7:44 A.M., Mr. Ellis made a motion to adjourn.
- Mr. Pense seconded the motion.
- The motion passed 7:0.

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert