

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

MINUTES

December 20, 2016

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Clay Ellis	Larry Lott, CDC Director	Jim Hardin-RC Herald Banner	
Richard Pense	Tonya Brown, Secretary	JoNell Melody	
Mike Gilbert		Michelle Munn	
Charles Houk		Crystal Clements	
Bobby Gladu		Stacy Bockemehl	
Dena Elder		Julia Bryant	
Jesse Vaughn II			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:10 a.m., Ms. Elder called the meeting to order and Mr. Ellis gave the invocation.

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

Mr. Lott discussed the sales tax revenue for December 2016. In comparison to December 2015, sales tax revenue increased by 10%. For the year as a whole, sales tax revenue increased by 21.5%.

Mr. Pense asked if we (CDC) had any expended any funds for the waterline.

Mr. Lott explained that we have paid the engineering fees and materials but have not received a bill from the contractor. The city will pay half of the bill from the contractor.

ACTION

1. Mr. Houk made a motion to approve November 2016 minutes.
2. Mr. Ellis 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.

1. Citizens present did not wish to participate.

D. DISCUSSION REGARDING COMP PLAN/MOBILITY PLAN

Mrs. Brown emailed a link for the Comp Plan/Mobility Plan to all board members. Mr. Lott asked that all members go over the plan and provide feedback, especially on the mobility plan.

F. DIRECTOR'S REPORT: LARRY LOTT

Tractor Supply Update

Tractor Supply is operating under a temporary Certificate of Occupancy (C.O.) while they wait on their permanent C.O., which is pending completion of the cross access road. Currently, shoppers have to go in to Fate once they leave Tractor Supply to get back to Royse City. The cross access road would alleviate that issue. The developer (Provident) says it is Tractor Supply's responsibility and Tractor Supply says it is Provident's responsibility. We believe the developer is going to take responsibility for the road. The detention pond also needs work before they can receive a permanent C.O.

Masterplan for Crawford's 107 Acres

We have been working with the owners of the 107-acre development, to master plan it. This development will house the ballpark. We want to make sure we (the city) develop the property to meet the city's needs.

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Whataburger Ribbon Cutting

Whataburger's Ribbon Cutting Ceremony was very impressive. There were several corporate employees to help celebrate. Our (Royse City) Whataburger has been one of the most successful stores and has broken records in Texas. We need to continue to support them.

Senior Apartment Proposal

Bonner Carrington representatives have met with the city in a workshop scenario to figure out if counsel would support senior apartments. Council seemed to be very supportive during Bonner Carrington's proposal last Tuesday. Bonner Carrington will come back to the January 10th council meeting to ask for a letter of support. A letter of support is imperative in the selection process required for this development. They will likely put a contract on two pieces of land. If selected in September/ October 2017, they would begin construction in early 2018. They have done a great job with Cypress Creek and we believe they will do the same with the senior apartments.

Pad Sites between Walmart and TSC

There are six pad sites between Walmart and Tractor Supply; the pad sites have not been platted yet but three are spoken for. We expect to have a contract on those three pad sites by this time next month.

Pad Sites on SE corner Erby Campbell & I-30

Across the street from Walmart on a 9-acre tract of land will be 7 pad sites. There is a strong possibility that 5 of them are already spoken for; the 5 possibilities are fast food restaurants.

Water Scape Update

This subdivision is located south on 548, Water Scape has started moving dirt; we anticipate they will have lots available late in the first quarter. There will be a total of 1,035 lots.

Residential Proposal on Elm Grove

South on Elm Grove Road sits roughly 100 acres that have a prospective buyer; the property sits adjacent to USA Machines. A development group is interested in building homes there.

Anytime Fitness

Ms. Elder and Mr. Lott have been working with Barbie Bayless for quite some time to bring Anytime Fitness to Royse City. Flood plain issues are a problem for the property she purchased and planned to build on.

Ms. Elder stated that Ms. Bayless has been diligently pursuing opportunities to bring Anytime Fitness to the community and would really like to see her succeed in doing so.

Mr. Gladu asked for a timeline regarding the FM2642 Overpass.

Mr. Lott said the eighteen-month project was supposed to start in December or January, so at this point, it will hopefully be January.

Mr. Gladu asked if it is possible to add an exit at that intersection. Mr. Lott explained that TXDOT doesn't have any plans for an additional exit ramp passed FM 2642, but that if sometime in the future the need became necessary and we had the capability to help fund it, it would be a conversation we could have with TXDOT.

L. PRESENTATION BY THE SHOP SALON & SPA

Crystal Clements and Stacy Bockemehl made a presentation to the board requesting an incentive in the amount of \$10,970.00 to update the building and help realize their vision for the building. She plans to promote downtown Royse City, hire more employees and increase sales tax revenue for the city.

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M. RECESS EXECUTIVE SESSION

At 7:55 a.m.,

- 1) Recessed regular session and entered into closed executive session compliance with Texas Government Code to wit:
 - a) Section 551.087 – Deliberation regarding economic development negotiations:
 - (1) Incentive request for \$10,970.00 from The Shop Salon and Spa

N. CLOSE EXECUTIVE SESSION AT 8:09 a. m.

O. RECONVENE REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS

At 8:09 a.m., regular session reconvened.

ACTION

Regarding Section 551.087 - Economic Development:

- 1) Incentive request for \$10,970.00 from The Shop Salon and Spa
 - a) Mr. Ellis made a motion to table the decision until The Shop Salon and Spa has visited with Royse City Main Street regarding façade grant.
 - b) Mr. Gladu seconded the motion.
 - c) The motion passed 7:0

P. Adjourn

At 8:11 a.m., Mr. Gladu made a motion to adjourn. Mr. Houk seconded the motion. The motion passed 7:0.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert