

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

MINUTES

January 24, 2017

<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	Jesse Vaughn II
Richard Pense	Tonya Brown, Secretary	JoNell Mellody	
Mike Gilbert		Julia Bryant	
Charles Houk		Erin Kincaid	
Bobby Gladu		Paula Morris	
Dena Elder		Julia Bryant	
		Johnathon Pense	

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. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON OVERVIEW

Mr. Lott discussed the sales tax revenue for January 2017. In comparison to January 2016, sales tax revenue increased by 27.9%. For the year as a whole, sales tax revenue increased by 21.9%.

ACTION

1. Mr. Houk made a motion to approve December 2016 minutes.
2. Mr. Ellis seconded the motion.
3. The motion passed 6:0.

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 ELECTING NEW OFFICERS (PRESIDENT, VICE PRESIDENT, AND TREASURER) FOR 2017

Mr. Lott announced that it was time to elect/ re-elect officers. Dena Elder stated that she wishes to continue as President; Mike Gilbert announced that he would like to remain Vice President, and Charles Houk announced that we would like to continue as Treasurer.

ACTION

1. President
 - Mr. Ellis made a motion to re-elect Dena Elder as President.
 - Mr. Gladu seconded the motion.
 - The motion passed 6:0
2. Vice President
 - Mr. Ellis made a motion to re-elect Mike Gilbert as Vice President.
 - Mr. Gladu seconded the motion.
 - The motion passed 6:0
3. Treasurer
 - Mr. Ellis made a motion to re-elect Charles Houk as Treasurer
 - Mr. Pense seconded the motion.
 - The motion passed 6:0.

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E. DISCUSSION AND ACTION REGARDING A REQUEST FOR EXTENSION OF THE MOU FROM MARK SCHUSTER (BALLPARK)

The Ballpark project has been dormant due to family health issues. Mr. Schuster is asking for a six month extension on the MOU. His goal is to close on the 17 acres once the SBA loan is approved. Extending the MOU doesn't commit us to anything; it is simply a list of the proposed development. Mr. Schuster claims the project is still on track to begin playing ball in April of next year. He will start with a 4 team league in the first year and increase to a 6 team league the second year. He has sent an initial contract to us which we along with outside council will review.

ACTION

- Mr. Ellis made a motion to extend the MOU
- Mr. Houk seconded the motion
- The motion passed 6:0

F. DISCUSSION AND ACTION REGARDING ICSC PARTICIPATION

Mr. Lott discussed that seniority dictated who would attend the yearly event. This year board member Jesse Vaughn was scheduled to attend, but due to personal matters, Mr. Vaughn chose to forgo this year. Bobby Gladu is the next board member in line to go. Mr. Gladu said he is interested and would check his availability for the dates of the event.

ACTION

- Mr. Ellis made a motion to have Mr. Gladu attend this year's ICSC in Las Vegas
- Mr. Pense seconded the motion
- The motion passed 6:0

G. DISSUSION OF PROPOSED MOU WITH THE ROYSE CITY CHAMBER OF COMMERCE – PRESENTATION BY ERIN KINCAID AND JONELL MELLODY OF THE CHAMBER EXECUTIVE BOARD

Mrs. Mellody opened the discussion and Mrs. Kincaid explained how the two entities, CDC and Chamber could work together to increase economic development and business retention to the City of Royse City. She discussed the Chamber's monetary needs, the need for a "Welcome Center" and the marketing strategies they would employ to market the city for growth.

Mr. Lott explained to Chamber Director Julia Bryant and Executive Board Members the process; we will revisit and take action at our next meeting. If the board votes to grant the incentive, it will go before City Council for validation. Assuming they approve it, a public notice will be issued in the paper and funds may be released 60 days later. The Chamber would be required to use its own funds for the work and the CDC would reimburse those approved incurred costs.

H. DIRECTOR'S REPORT: LARRY LOTT

Erby Campbell Strip Center Update

The Strip Center at Erby Campbell has been approved and has a Certificate of Occupancy (CO). Sport Clips has it's CO and is open. In the next two to four weeks the remaining three business, Palio's Pizza, Dentist Tree, and Oasis Nail Salon should have their CO.

Panda Express

Panda Express bought the last Walmart Pad Site, between Whataburger and Dairy Queen. They brought their plans in for approval last month. They should begin construction within the next 30 days.

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SE Corner Erby Campbell/I-30

The developers have submitted a preliminary plat with subdivided property. Two pieces of property are platted for specific commercial properties that cannot be discussed at this point. The other is platted as one piece of property. There is a lot of interest in this corner.

Senior Apartments Commitment Letter

At their last meeting, City Council voted in favor of Bonner Carrington going forward with a senior living facility in Royse City. We should know in September 2017 if they were approved.

Vista Oaks

Dave Tucker has submitted a final plat and is looking at infrastructure. He has 201 acres and plans to build 165 1-acre lots. The higher priced homes will start at around \$250k and go up to \$400k. This subdivision will be very important to us as the infrastructure Mr. Tucker puts in place will open up development in that area for us.

Road between TSC and Walmart

All the concrete has been poured but it is not passable yet because it needs to be tied in on the Walmart end and the Tractor Supply end and then it needs to be flared out. Weather permitting; we should have a road soon between the two businesses. Six additional pad sites will be located along the circulation road; Provident has four they feel they have commitments on.

Verandah Development Agreement

Verandah, the largest growing subdivision in our area, is in the process of trying to add an additional 345 acres. If this happens, they will be contiguous from I-30 to Hwy 66. As part of the development agreement, we are discussing some annexation east of Verandah that would allow us to grow to the east.

Water Scape Update

South on FM 548, this subdivision has started their onsite infrastructure in earnest. Phase-one lots may be available as soon as March or April of this year. This subdivision is a Public Improvement District (PID); the city has hired a PID Administrator to work with the developer and the city.

Ridge Park Development

This subdivision sits on roughly 100 acres off FM 35 and will consist of approximately 300 lots. They have a developer who is ready to move but offsite water and sewer is an issue because of the distance to connect existing facilities.

Residential Proposal on Elm Grove – John Marlin

At Elm Grove and Erby Campbell, sits a 102-acre tract of land. A developer, John Marlin, who initially developed Woodland Creek, has shown interest in this property. We will be meeting with him later to further discuss.

Z's Quick Stop Opportunity

When the workers poured the parking lot, they broke the sewer line, but instead of repairing the break they continued to pour. When the city went to open the main sewer line and the building, we got water and sand. They have now dug up the parking lot to repair the sewer line and should re-pour the concrete when weather allows. We have spoken with someone who is interested in the building. We are not positive but believe he is interested in having an office building there. The building has not yet received environmental clearance by TCEQ or EPA because one well is still slightly above the tolerance level for hydrocarbons. The realtor believes it will only be a short period of time before it is clear.

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FM 2642 Overpass Project

We will attend a preconstruction meeting today at 1:00 p.m. in Greenville where we will learn the construction schedule for this project. We believe the construction will begin in a week to 10 days. Shaw Drive and the north service road should be the first things worked on, next will be the south service road. Both service roads will become one-way roads. This should take approximately one year. Once those are complete, they will tear down the bridge and begin it's reconstruction. This too should take one year to complete. The entire project is estimated to take two years to complete. This will present a real issue for the school district in addition to the 500 homes being built across from the high school.

Athletic Facility

We have had preliminary discussions in regard to a privately owned athletic facility which could be leased out for practice and games. It would be located off Hwy 66.

Joint Council/School Board Meeting

Once a year, we have a joint meeting between the city and the school board. City Manager Carl Alsabrook and Mr. Lott will present on behalf of the city from a commercial/retail and residential standpoint and the school board will present from the schools perspective. This year's meeting will be hosted by the school board beginning at 7 p.m.

I. Adjourn

- At 8:08 a.m., Mr. Pense made a motion to adjourn.
- Mr. Houk seconded the motion.
- The motion passed 6:0.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert