

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

MINUTES

February 23, 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	
Richard Pense	Tonya Brown, Secretary	Erin Kincaid	
Mike Gilbert		Julia Bryant	
Charles Houk		Barbie Bayless	
Bobby Gladu		Paula Morris	
Dena Elder		Tim West	
Jesse Vaughn II		Tiffany West	
		Michelle Munn	

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:02 a.m., Ms. Elder called the meeting to order, and Mr. Pense gave the invocation.

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

Mr. Lott discussed the sales tax revenue for February 2017. In comparison to February 2016, sales tax revenue increased by 12.8%. For the year as a whole, sales tax revenue increased by 20.31%.

ACTION

1. Mr. Houk made a motion to approve January 2017 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 AND ACTION REGARDING MAINSTREET CAR SHOW SPONSORSHIP

Mr. Lott discussed the CDC's past sponsorship of \$50 as the first place trophy sponsor.

ACTION

1. Mr. Gladu made a motion to sponsor the Main Street Car Show as a \$100 t-shirt sponsor.
2. Mr. Pense seconded the motion.
3. The motion passed 7:0

E. PRESENTATION BY BARBIE BAYLESS REQUESTING AN INCENTIVE GRANT

Mrs. Bayless made a request for a partial reimbursement incentive in the amount of \$146,798.00 to assist with costs associated with flood plain issues, masonry, lighting, down payment for architect, landscaping, outside lighting, FEMA study, etc.

F. PRESENTATION BY TIM AND TIFFANY WEST REQUESTING AN INCENTIVE GRANT

Mr. and Mrs. West made a request for a partial reimbursement incentive in the amount of \$55,000.00 to assist with extension of a commercial water line and impact fees.

G. PRESENTATION BY ERIN KINCAID REQUESTING AN INCENTIVE GRANT

Mrs. Kincaid made a request for a reimbursement incentive in the amount of \$12,000.00 to assist in creating a Welcome Center/Chamber Office for the City of Royse and \$10,000.00 to offset personnel costs for an assistant to staff the Welcome Center/Chamber Office, for which the Chamber would provide marketing for the CDC/City of Royse City.

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H. RECESSED INTO CLOSED EXECUTIVE SESSION AT 8:08 A.M.

- Recessed into closed executive session in compliance with Texas Government to wit:
 - section 551.087; deliberation regarding economic development negotiation
 - 1. Barbie Bayless (Anytime Fitness)
 - 2. Tim and Tiffany West (1-10 Roofing & Construction and West Main Mercantile & Design)
 - 3. Roysse City Chamber

I. RECONVENED INTO REGULAR SESSION AT 8:54 A.M.

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

At 8:54 regular session reconvened.

ACTION

Regarding Section 551.087 – Economic Development

1. Anytime Fitness (Barbie Bayless)
 - (a) Mr. Vaughn made a motion to grant \$45,000.00 to assist with the FEMA study/flood plain issues, pending Performance Agreement.
 - (b) Mr. Ellis seconded the motion.
 - (c) The motion passed 7:0
2. Tim and Tiffany West (1-10 Roofing & Construction and West Main Mercantile)
 - (a) Mr. Houk made a motion to grant \$55,000.00 towards the the extension of a 12” water line from its current location at Hwy66 and Houston Street to the proposed business location (307 West Main Street.)
 - (b) Mr. Pense seconded the motion.
 - (c) The motion passed 7:0.
3. Roysse City Chamber
 - (a) Mr. Gladu made a motion to grant \$12,000.00 for the improvements/ start-up costs of a Welcome Center/Chamber Office and \$10,000.00 to assist with personnel costs.

Senior Apartment Complex

Bonner Carrington has contracts on two pieces of land. They have asked for Letter of Commitments from churches and civic organizations. They must go thru a state and federal approval process.

Ridge Park Subdivision

Ridge Park’s development agreement expired and council has decided not to renew as requested by the developers. Instead, they are asking that we renegotiate with the developers to gain higher quality homes. In a meeting with the developers, Mr. Lott, City Manager Carl Alsabrook and Council/CDC Member, Clay Ellis, proposed that a minimum of 2,000SF will be required for homes in this subdivision; the lots are required to be at least one acre.

Joint Council/ School Board Meeting

We recently held a joint council/ school board meeting. These meetings are very beneficial; we discuss growth and development and the challenges we face as a city. It also allows us to view the challenges that growth brings to our school district.

Hidden Creek Undeveloped Acreage

James Mabry owns 250-300 acres of the undeveloped land in Hidden Creek. He wants to build approximately 500-600 homes on that acreage under a Public Improvement District (PID). We continue to work with Mr. Mabry and his engineer on this project.

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John Marlin – Proposed Subdivision

John Marlin has a new proposed development based on the comprehensive plan. He is willing to donate and build 13 acres of park area, contingent upon receiving certain things from the city.

The Meadows update

Mr. Lott and Mr. Alsbrook had breakfast on Monday with the developer of The Meadows; they still plan to develop an entertainment center and multifamily housing in phase one of the development. Their plans still include some type of water feature/development.

Henry S. Miller Property acquisition

Land broker Henry S. Miller currently has two tracts of land along Elm Grove Rd. that they want to develop. They have come to the city to find out what we would like to have there.

Anderson Crossing Land Planner

This is the property where the ballpark is proposed to be built. We have a meeting with the property owner's land planners who will help us determine what the ballpark and surrounding area should look like.

[Mr. Pense asked about the progress of improvements on the property we purchased known as the pocket park.

- *Main Street Director Paula Morris answered; they are waiting on a design plan from start to finish of the entire project in phases. There is a timeline, but Mrs. Morris couldn't recall the date.*
- *Mr. Pense mentioned Magnolia Market in Waco, Texas as an example of use of space for the community to gather.]*

MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

1. New businesses that opened this month:
 - a. Anchored Bliss – they opened this month and been doing phenomenal. They are open from 4-7 p.m. and all day Friday and Saturday.
2. Businesses expected to open in March:
 - a. Thirsty Bros Brewing Co.: - Although they have been open for special events, they hadn't been officially open because of they weren't able to brew to full capacity.
3. Upcoming Events:
 - a. Old Town Block Party – March 4th from 11-4
 - b. Adopt a Light post project – In May, we are doing Adopt a Light Post as part of National Preservation Month. Nearly all 18 lamp posts have been adopted. We can supply everything to repaint the lamp posts, except ladders. The event will take place May 6 at 8 a.m.
 - c. 10th Annual Car Show – This event takes place Saturday, May 13, 2017. Sponsors are still needed.

I. Adjourn

- At 9:06 a.m., Mr. Houk made a motion to adjourn.
- Mr. Gladu seconded the motion.
- The motion passed 7:0.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert