

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

MINUTES

March 28, 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	Charles Houk
Dena Elder	Tonya Brown, Secretary	Paula Morris	Richard Pense
Mike Gilbert (7:08 A.M.)		Julia Bryant	
Jesse Vaughn II			
Bobby Gladu			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:06 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

Mr. Lott discussed the sales tax revenue for March 2017. In comparison to March 2016, sales tax revenue increased by 10.6%. For the year as a whole, sales tax revenue increased by 17.9%.

ACTION

1. Mr. Gladu made a motion to approve February 23, 2017, minutes.
2. Mr. Ellis seconded the motion.
3. The motion carried 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. RECESS CDC MEETING AND OPEN PUBLIC HEARING

Recess CDC meeting at 7:07 A.M. and open public hearing.

- 1-10 Roofing and Construction: CDC board approved a \$55k incentive for extension of 12” water line from the current location at Houston Street & Hwy. 66 to 307 West Main Street.
- Anytime Fitness: CDC Board approved a \$45K incentive to assist with FEMA study/ flood plain issues.
- Royse City Chamber of Commerce: CDC Board approved a \$12K incentive for start-up costs of new Welcome Center and \$10K for a new employee to assist in marketing Royse City/CDC.

E. CLOSE PUBLIC HEARING AND TAKE ANY NECESSARY ACTION

At 7:15 A.M., public hearing closed. No action necessary.

F. DISCUSSION AND ACTION REGARDING CONFERENCE ROOM REMODEL

As a result of the Chamber of Commerce relocating and establishing a Welcome Center, the CDC building has a vacant office it wants to convert into a conference room. There will be some updates that will need to be done to the room such as spackling holes and cracks in the walls and repainting the room. We will also need to purchase furniture for the conference room. The CDC is requesting the board’s permission to pay the additional rent and fund the needed updates and furnishings.

ACTION

- Mr. Gladu made a motion to pay the additional rent, convert the vacant office into a conference room with remodel/ furnishing costs not to exceed \$5,000.
- Mr. Vaughn seconded the motion.

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- The motion carried, 4:0 (Mr. Ellis recused himself as he is part owner of the building)

G. DIRECTOR'S REPORT

Ridge Park Subdivision

Ridge Park's developers asked for an extension to the recently expired, development agreement. Council chose not to extend the agreement in its' s current form but instead directed Mr. Lott, Mr. Ellis, and City Manager Alsabrook to go back to the developers and ask for larger, higher quality homes in this subdivision. The developers showed Mr. Lott, Mr. Alsabrook, and Mr. Ellis homes built by Crescent Homes in High Point Lakes Subdivision. The developers plan to use Crescent Homes as the builders at Ridge Park. Everyone was impressed with the size of the homes and the quality. The builders stated the homes in Ridge Park would range from 2,800SF to 3,300SF with a starting price of \$350K. Director of Development Services Janet McPherson is currently reviewing the agreement and should have it back to the developers by the end of this week. The developers would bring a waterline from the high school to their property and the city would likely pay for the difference to upsize from an 8" waterline (what they need) to a 12" waterline (city maximum). This subdivision would use on-site aerobic septic systems instead of city sewer for the 1-acre lot homes.

Anderson Crossing Master Plan

This subdivision is on the 107 acres at the northwest corner of FM 2642, near the proposed baseball stadium. The property owners hired a master planning firm to work on this development. We are confident they will work with the city to help develop this acreage.

Vista Oaks

We are finalizing a development agreement with Vista Oaks. We still need an infrastructure agreement; the city will use impact fees to some degree to reimburse them for offsite infrastructure. They will pay to bring a waterline from FM 2642 to their property. The east side of this property borderlines FM 1565; they voluntarily annexed in to the city, this extends our ETJ a mile beyond their property.

Apartment- Troy Corman

We recently met with Realtor Troy Corman, the CEO of a development company who builds apartments, and his architect. Mr. Corman has a piece of property under contract just east of Floyd Rd. that the CEO is interested in developing into a mixed-use development with multi-family, retail, and walkability as suggested in our Comp Plan. We saw several examples of the work they've done in the Dallas/ Ft. Worth area. The complex would contain 170 units. We will bring this to council soon. The concern is how many apartment complexes we can support; the city has approved three apartment complexes (Cypress Creek, senior apartments, and The Meadows) to date. The retail aspect would be single story and apartment complex would be 3 stories. It would not be a stacked type building.

Strip Center on Erby Campbell Open

All but one business in the strip center has opened. The information we have received from those who are currently open is that business is doing well.

Plans for Panda Express being reviewed

Of the original 8 pad sites, Panda Express is the only one that has not been built. Plans for this facility are being reviewed. We don't have an exact timing on this, but they are being reviewed by an outside firm.

Plans for Medical facility being reviewed

Plans for the medical facility north of CVS are being reviewed as well. Again we don't have a date on this facility but they are ready to start as soon as the plans receive approval.

Union Square

This is the subdivision across from the high school. The walkthrough on phase one is complete. Final plat for phase one has received approval and will go to council on April 11. They already have a preliminary plat on phase two. D.R. Horton stated that the city may receive 30-50 new home permit requests per month.

Comp Plan

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Citizens like Julia Bryant have taken part in the city's Comp Plan. A public hearing is scheduled tonight regarding the Comp Plan and should receive approval by council on April 11.

Shopping Center – Walmart (N. Service Rd)

AT&T and Great Clips are now open. A doctor's office and nail salon are still to come.

Subdivision Maps

We typically update our aerial maps every two to three years. The actual flyover for our current map was done in 2013; we are in need of updated maps. Mr. Lott asked Mrs. Brown to take the lead in working with Aerial Focus to make the needed changes.

[Mr. Lott: The southwest corner of Erby Campbell and I-30 will contain 6 pad sites on its 9 acres; it is getting a lot of attention. We wanted to bring it to council tonight but due to some missing documents, it was pulled from the agenda.]

[Mr. Gladu asked if we had any swag to take to ICSC.]

- *Mr. Lott stated we would have a meeting in the next 30 days regarding assignments at Vegas and what we will take.]*

[Mr. Gladu asked if we have ever sponsored the Top Dog event put on by Education Foundation and if we would consider it.]

- *Mr. Lott stated that it would need to be voted on and could be put on our agenda for April.]*

[Mr. Gladu asked about the possibility of putting additional exits past FM 2642 bridge. Mr. Gladu spoke to TXDOT who said that an exit in that area is not off the table. Mr. Gladu wanted to know what the possibility of the CDC/city offering financial help to TXDOT to make it happen.]

- *Mr. Lott stated that we do not in any way want to make a change that will create a change-order. He also stated that he would speak to his contact at TXDOT and suggested that the board consider what they would be willing to contribute if asked by TXDOT, to add an exit.]*

MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

- **118 East Main:** Mr. Ron Olson received a façade grant from Main Street to redo a portion of the front of the building
- **114 East Main:** 2 Ready 4 Sports has relocated; 114 East main is available for lease.
- **Businesses opening soon:**
 - Treasures on Main, located where the karate school used to be, has received its C.O. and will be opening soon. The ribbon cutting will take place on April 8th at 12 p.m.
- **Upcoming Events:**
 - Main Street Car Show is in May. This will be our 10th annual event. We still need a few trophy sponsors and raffle items.

I. Adjourn

- At 7:57 a.m., Mr. Gladu made a motion to adjourn.
- Mr. Ellis seconded the motion.
- The motion carried 5:0.

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ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert