

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

MINUTES

April 25, 2017

Members Present	Employees Present	Other:	Members Absent:
Dena Elder	Larry Lott, CDC Director	Jim Hardin-RC Herald Banner	Clay Ellis
Charles Houk	Tonya Brown, Secretary	Paula Morris	Mike Gilbert
Bobby Gladu		Julia Bryant	
Richard Pense		Johnathon Pense	
Jesse Vaughn II		Amy Becknell	
		JoNell Mellody	
		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

Mr. Lott discussed the sales tax revenue for April 2017. In comparison to April 2016, sales tax revenue increased by 21.4%. For the year as a whole, sales tax revenue increased by 17.9%.

ACTION

1. Mr. Pense made a motion to approve March 28, 2017, minutes.
2. Mr. Gladu seconded the motion.
3. The motion carried 5:0.

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 CHANGING MAY 23, 2017 CDC BOARD MEETING DATE

Our next CDC meeting would have fallen on May 23, 2017. Since Mr. Lott, Mr. Gladu, and Mrs. Brown will be at ICSC on that date, it will be necessary to change the date.

ACTION

- Mr. Houk made a motion change the next CDC board meeting to May 30, 2017. Time and place will remain the same.
- Mr. Gladu seconded the motion.
- The motion carried 5:0.

E. DISCUSSION AND ACTION REGARDING SPONSORSHIP OF EDUCATION FOUNDATION'S TOP DOG EVENT

Mr. Gladu, who had previously attended the event, spoke in favor of sponsoring the event. Mrs. Mellody who previously worked for the school district also gave some information regarding the event. Top Dog is an event to sponsor the top students and top teachers. The event takes place on Thursday, May 18, 2017, at 6:30 A.M.

ACTION

- Mr. Pense made a motion to sponsor a table for \$300.
- Mr. Houk seconded the motion.
- The motion carried 5:0

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F. REGULAR SESSION RECESSED INTO CLOSED EXECUTIVE SESSION at 7:10 A.M.

Recessed into closed executive session in compliance with the Texas Government Code:

- Section 551.087: deliberation regarding economic development negotiation:
 - 1) Old Jail Park

G. CLOSED EXECUTIVE SESSION at 7:45 A.M.

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

Regular session reconvened at 7:46 A.M.

ACTION

Regarding Texas Government Code, Section 551.087: Economic Development -

- Mr. Pense made a motion to table the discussion until a later date.
- Mr. Houk seconded the motion.
- The motion carried 5:0

I. 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 water line 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.

Kwik Kar

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 water line from FM 2642 to their property. The east side of this property borderlines FM 1565; they voluntarily annexed into the city, this extends our ETJ a mile beyond their property.

Apartment- Troy Corman

The city has been approached regarding apartments on Floyd Rd. Council is not interested, at this time, in building any additional apartments; they want to be certain we are able to fill the apartments currently being built.

Building Material Sales

John Knight, who owns property off FM 2642, has requested a specific use permit for a stone-yard-type facility. His SUP will go before P&Z May 4, 2017.

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John Marlin – Proposed Subdivision

Mr. Marlin is proposing a subdivision on his 109-acre lot, located at Erby Cambell and Circle Dr. We sent his proposal to our outside consultant to assure it is in line with the requirements of our comprehensive plan. We are currently reviewing the comments made by the outside consultant and will pass that information along to Mr. Marlin.

Senior Apartment Complex

Bonner Carrington held a town hall type meeting at Scott Elementary to discuss the senior apartment complex they want to put the 16-acres lot located on Erby Campbell near the school. The 200 unit apartment complex would house those 55years and over. The theme among the residents who attended was that they didn't want it next to their home. It will go before P&Z May 4, 2017.

Union Square

The city has had approximately 40-50 new residential permit requests. Due to certain legal issues, there has been a delay. Those issues have now been resolved and the subdivision should progress quickly.

Comp Plan

Council approved the comprehensive plan two weeks ago. It will be used to develop the city going forward. We should all be familiar with the plans laid out in the plan.

Development behind Soulman's

The Crowell family owns property behind Soulman's which is currently zoned multi-family. They have approached the city to request a zoning change to single family. After discussion regarding rezoning, they decided to come back at a later date with a multi-family development plan. The new thoroughfare plans include FM 35 extending north to SH66, through this property. We have notified them of this.

J. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS

- **Leslie's Hair Care:** This business, located at 126 East Main, recently closed. It was occupied by the same tenant for 20 years. It will require updates to bring it up to code. Mrs. Morris, Fire Chief Ricky Bell, and City Inspector David Alkins have inspected the building to some degree to create a list of improvements that will be required for any new tenants to bring it up to code.
- **Businesses opening soon:**
 - **Anchor Bliss:** This business will relocate to 114 East Main and plans to re-open by mid-May.
- **Upcoming Events**
 - Adopt a Light Pole: Takes place May 6. All the light poles have been adopted and the majority of the supplies were sponsored.
 - 10th Annual Car Show: This event takes place on Saturday, May 13, 2017. We still need a few volunteers to help with barricades and to help sell raffle tickets and t-shirts.
 -

[Mr. Lott mentioned that we may receive an incentive request from the building owner of Leslie's Hair and the business owner of Anchor Bliss, as he has recently had discussions with them regarding CDC incentives.]

K. ADJOURN

- At 8:01 A.M., Mr. Houk made a motion to adjourn.
- Mr. Gladu seconded the motion.
- The motion carried 5:0.

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ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert