

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

MINUTES

May 30, 2017

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Dena Elder	Larry Lott, CDC Director	Jim Hardin-RC Herald Banner	
Charles Houk	Tonya Brown, Secretary	Paula Morris	
Bobby Gladu		Erin Kincaid	
Richard Pense		Leslie Wilson	
Jesse Vaughn II		Amy Becknell	
Clay Ellis			
Mike Gilbert			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:00 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 May 2017. In comparison to May 2016, sales tax revenue increased by 14.5%. For the year as a whole, sales tax revenue increased by 18.41%.

**ACTION**

1. Mr. Ellis made a motion to approve April 25, 2017, minutes.
2. Mr. Gladu seconded the motion.
3. The motion carried 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 AD IN RC CHAMBER DIRECTORY**

Mr. Lott notified the board that the cost of the ½ page ad was lowered but would still be slightly higher than two years ago. Board members discussed whether or not it was possible to track the benefit of advertising in the chamber directory; everyone agreed it was important to continue to support the chamber.

**ACTION**

- Mr. Gladu made a motion to place a ½ page ad in the Royse City Chamber directory for \$595.00
- Mr. Ellis seconded the motion.
- The motion carried 7:0.

**E. DISCUSSION REGARDING ICSC**

Mr. Lott opened the discussion by giving his account of the event. Mr. Gladu and Mrs. Brown followed by giving their account. Overall, it was a positive event. Many retailers who had previously never heard of Royse City are very familiar with who we are and what we have going on. There are still some retailers waiting for our population to grow in order to meet their population requirements.

**F. PRESENTATION BY ROYSE CITY CHAMBER MEMBER ERIN KINCAID REGARDING OLD JAIL PARK**

Mrs. Kincaid made a presentation regarding the importance of repairing the jail and the possible economic effect repairing it might have on our Downtown.

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

MINUTES

May 30, 2017

---

**G. RECESSED REGULAR SESSION TO ENTER INTO CLOSED EXECUTIVE SESSION AT 7:27 A.M.**

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

- Section 551.087: Deliberation regarding economic development negotiations:
  1. Old Jail Park
  2. Downtown incentives
  3. Pauline Taylor building

---

**H. CLOSED EXECUTIVE SESSION AT 8:07 A.M.**

---

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

Regular session reconvened at 8:08 A.M.

**ACTION**

---

Regarding Texas Government Code, Section 551.087: Economic Development –

1. Old Jail Park
  - No action
2. Downtown incentives
  - No action
3. Pauline Taylor building
  - No action

---

**J. DIRECTOR'S REPORT**

*Ridge Park Subdivision*

Council has now approved zoning on the 85 lots for this subdivision located off FM35. We are still waiting on one water line easement. Council has given the city permission to move forward with condemnation proceedings if the landowner doesn't sign the easement in a timely manner. The 2800+ square foot homes will be built on 1-acre lots.

*Bearpen Creek*

This subdivision, adjacent to the high school, seated on 962 acres is looking for alternatives to off-site utilities as it will require a large amount of water and especially sewer, to make this development work.

*Anderson Crossing*

Mr. Lott and Mayor Nichol met with the landowner at ICSC. The landowner feels confident that the land for the ballpark will close soon and the ballpark could start as early as August. He is working with planners to develop the additional acreage surrounding the ballpark.

*Subdivision Maps*

CDC Assistant Tonya Brown has been working diligently on the subdivision maps; we should have them soon.

*Anytime Fitness Performance Agreement*

After reading the Performance Agreement, Anytime Fitness franchisee Barbie Bayless has found an issue regarding one of the timelines set forth in the agreement. She cannot agree to the 18-month deadline specified for receiving a permanent Certificate of Occupancy. She felt it was too aggressive and asked if we would be willing to remove it. After a brief discussion with the board, it was agreed that the timeline should remain but be extended to 24 months.

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

MINUTES

May 30, 2017

*Rockwall County Proclamation*

Mayor Janet Nichol, City Manager Carl Alsbrook, and CDC Director Larry Lott were invited to attend the Rockwall County Proclamation as they recognized the City of Royse City and the City of Rockwall for their development efforts over the past three years.

*Pad Sites in CVS area*

We recently had discussions with the developer regarding the CVS pad sites; they lack a signed re-plat. They have two additional businesses, which cannot be discussed at this point but should be an “interesting” addition to our community.

*Weldon Irby – Antenna*

Mr. Irby wants to replace the antenna on his 19 acres. It is currently used by four large cellular companies. He plans to replace it with a smaller, stronger antenna that does not require guide wires so that he can develop the additional property. The city wants him to move the antenna to the back of the property. Due to the difficulty and costs associated with moving the antenna and additional equipment that would need to be moved, Mr. Irby has declined. Mr. Lott asked Mr. Irby to reconsider the city’s request and suspects that while Mr. Irby has not asked for any assistance, may do so in the future if he decides to honor the city’s request. Moving the antenna to the back of the property would open it up for retail and commercial growth.

*Volleyball/Recreational Facility*

We met with two women who are interested in building or leasing a facility strictly for volleyball. We discussed the possibility of the ballpark area with the women and presented it to the landowners.

*Bonner Carrington Senior Apartments*

Bonner Carrington held a town hall to discuss the senior apartments; it was met with a lot of resistance from citizens in the area. They were concerned with increased traffic, increased crime and privacy. As a result of some of these concerns, Bonner Carrington has reworked the plans so that the 2-3 story apartments would not overlook any homes.

*Downtown Ice Cream Shop Opportunity*

We had a meeting with a couple who is interested in opening an ice cream shop on the far west end of downtown. They had an impressive business plan that includes more than just ice cream.

*Thoroughfare Plan Update*

Half & Associates put together a proposal to redo our thoroughfare plan and associated roadway impact fees. There has been some recent legislation regarding annexation that would affect our community. Although it did not pass, City Attorney Jason Day feels it is still a concern and that the bill will be presented again. As such, the city has decided to move forward with its annexation efforts and the thoroughfare plan is on hold until the annexation is complete.

*Urgent Care*

Urgent Care has provided interior finish out plans for their facility. It’s the last existing building in front of Walmart’s Phase I. It faces Interstate 30.

*Panda Express*

We had a pre-construction meeting with Panda Express last week. They will occupy the pad site between Whataburger and Dairy Queen. They should begin construction within the next two weeks.

*[The emergency center, by CVS, is having its plans reviewed and looks to move forward soon.]*

*[Mr. Lott announced that he would be out of town for two weeks and asked the board if they would prefer to cancel the June meeting, have Mrs. Brown present the information, or have two meetings in July.]*

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

MINUTES

---

May 30, 2017

- *The board recommended a meeting the first week of July and the last week. The meetings will be held on Thursday, July 6th and Tuesday, July 25th.]*

**K. ADJOURN**

---

- At 8:32 A.M., Mr. Houk made a motion to adjourn.
- Mr. Ellis seconded the motion.
- The motion carried 7:0.

**ATTEST:**

---

Secretary  
Tonya Brown

---

President / Vice President  
Dena Elder / Mike Gilbert