

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

MINUTES

December 19, 2017

Members Present	Employees Present	Other:	Members Absent:
Charles Houk	Larry Lott, CDC Director	Julia Bryant (RC Chamber)	Mike Gilbert
Clay Ellis	Tonya Brown, Secretary	Vanessa Stahl (Chamber Assistant)	
Richard Pense			
Bobby Gladu			
Jesse Vaughn			
Dena Elder			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:18A.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 December 2017. In comparison to December 2016, sales tax revenue increased by 10.2%. For the year as a whole, sales tax revenue increased by 14.42%.

ACTION

1. Mr. Pense made a motion at 7:20 A.M. to approve November 28, 2017, minutes.
2. Mr. Houk seconded the motion.
3. The motion carried 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. Mrs. Bryant discussed that a new business owner had recently voiced concerns to her regarding the upcoming one-way access roads at I-30 and FM 2642 and the inconvenience it will cause the customers visiting businesses in that area.

D. DIRECTOR'S REPORT: LARRY LOTT

RIDGE PARK

City Council agreed to the final three items for Ridge Park. One of the items is that the subdivision will utilize septic systems for the homes instead of the traditional sewer system; as a result, they will not be required to pay sewer impact fees. The second and third items deal with the water line; 2) they will extend the waterline from the school to the south end of their property, the city will reimburse them for water impact fees. The waterline reimbursement will not exceed \$172,000; this amount was determined by multiplying 86 (homes) by the current cost of impact fees per home. 3) the city will pay the difference to upsize from their needed eight-inch waterline to our maximum sixteen-inch waterline which will help the city with future growth.

JOHN MARLIN SUBDIVISION UPDATE

This subdivision (105 acres) is located at Erby Campbell and Circle Drive. As the first subdivision to come in after the Comp Plan approval, Mr. Marlin is working hard to satisfy the Comp Plan requirements. We met with Mr. Marlin last Friday; he is requesting to do a PID for this subdivision. As such, we are requesting that he includes road work that will benefit the community as a whole, not just his subdivision. We have asked him to look into what it would cost to extend Erby Campbell to Elm Grove; we are waiting for him to present the numbers to us.

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VERANDAH ADDITION UPDATE

Verandah has asked for an additional 100 acres on FM 2642, south of the railroad tracks, just north of The Meadows. Council has given staff their approval to move forward to negotiate and finalize a deal. In the agreement, the developer has agreed to: give the city the ability to annex them in 10 years, 2) park space, 3) open space, 4) trails and 5) 2 amenity centers.

T-PLAN FINALIZATION

We sent the final thoroughfare plan edits two weeks ago. We hope to have the final results after the first of the year. The thoroughfare plan is important when discussing development with various developers.

QUINLAN EDC MEETING

Mr. Lott and City Manager Carl Alsbrook recently met with the Quinlan EDC; three board members and two council members. They are interested in becoming a “home-rule” city. Former Director of Public Works for Fate, Bobby Clay is now in that same role in Quinlan. Quinlan does not currently have an EDC Director; the responsibility of developments falls on their City Manager.

PHASE II ROLLING MEADOWS

Rolling Meadows, located just north of Ruth Cherry wants to begin development on Phase II. During Phase I development, they were supposed to build a masonry wall, but never did. The City is requiring them to build the wall before they will approve any further development. This will require them to take down the current fences and a build masonry fence across 20 different properties. One property owner refuses to give consent for the easement. The developer has already escrowed funding for the wall and for condemnation procedures if necessary. Council has agreed to approve the Phase II development conditioned on receiving final easement. The homeowners would be responsible for maintaining the masonry fence.

BARBERSHOP & SHAVE PARLOR INCENTIVE

After much discussion in the council meeting, the CDC incentive grant for 1885 Barbershop and Shave Parlor, was approved.

ARBY'S UPDATE & POPEYE'S UPDATE

Arby's and Popeye's has started having pre-con meetings. We expect Burger King near CVS, to begin with the next month.

Mr. Pense asked if there had been any other new developments.

- 1) Mr. Lott discussed that D.R. Horton's son came by to discuss where water and sewer are located relative to his 185-acre property. He wants to develop approximately 100-150 homes on that property.*
- 2) Mr. Lott was contacted by Bear Pen Creek developers, (the property that encircles the high school). In speaking with Jay Hawes of Provident Realty, Provident's engineers, and planners, Mr. Hawes indicated that they are ready to move forward with zoning this development. The property consists of 982 acres and could include as many as 2300+ lots. City staff is now charged with determining what they want the development to look like.*

L. ADJOURN

At 7:37 Mr. Houk made a motion to adjourned the meeting; Mr. Vaughn seconded, the motion passed 6:0.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert