

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

MINUTES

February 27, 2018

Members Present	Employees Present	Other:	Members Absent:
Charles Houk	Larry Lott, CDC Director	Julia Bryant (RC Chamber)	
Clay Ellis	Tonya Brown, Secretary	Vanessa Stahl (Chamber Assistant)	
Richard Pense		Wendy Johnson	
Mike Gilbert (7:10)		Hojun Choi	
Jesse Vaughn		Paula Morris	
Dena Elder			
Bobby Gladu			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:04A.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 February 2018; in comparison to January 2017, sales tax revenue increased by 12.1%, an increase of 12.5% over the last 12 months.

ACTION

1. Mr. Ellis made a motion at 7:05 A.M. to approve January 23, 2017, minutes.
2. Mr. Gladu 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. No citizen participation

D. DISCUSSION AND ACTION REGARDING ELECTING NEW OFFICERS

Officer positions (President, Vice President, and Treasurer) for the CDC board were up for reelection. All board members wished to keep their current position.

ACTION

- Mr. Ellis made a motion to continue with board members' current positions: Dena Elder as President, Mike Gilbert as Vice President, and Charles as Treasurer.
- Mr. Pense seconded the motion
- The motion carried 6:0

G. CDC DIRECTOR'S REPORT: LARRY LOTT

RIDGE PARK

Ridge Park is the subdivision on FM35. We now have a capital improvement agreement in place. Developers began offsite infrastructure in February but completion has been set back by inclement weather. The city paid to upsize the water line to accommodate buildout along FM35 down to our current city limits. We know that Crescent Builders will be one of the builders in this subdivision. Phase I and Phase II will each consist of 43 lots.

ARBY'S

Arby's construction has come to a halt because the parapet was too short to cover the air conditioner on the roof; the city's ordinance requires that nothing on the roof be visible.

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POPEYES

We anticipate that Popeye's will open in May.

BAYLOR REHAB FACILITY

Baylor Rehab Facility is under construction. It will be inside the strip center at 608 west I-30 which is a 10,000 SF building; Baylor Occupational Therapy will occupy 2,000Sf. The rehab facility's build-out plans have been approved the city.

FIREWHEEL BUILDING

This building is located at FM 35 and FM 2453. They are pre-leasing the 10,000SF building which is expected to open in June. Ellis Insurance will occupy 2,000SF, leaving 8,000SF available for lease. Any interested in leasing space in this building can contact Clay Ellis with Ellis Insurance.

BURGER KING

Burger King, located east of CVS, has been delayed by the inclement weather. We expect them to open late summer to early fall.

EMERGENCY CENTER

The emergency center, an 8,000SF building, located north of CVS, will be similar to the Baylor Emergency Center off I-30 in Rockwall. It will be owned by a group of doctors and will not be affiliated with any particular hospital. They are currently awaiting impact fee numbers from the city which they should receive soon.

KWIK KAR

Kwik Kar has now gone vertical. They expect to open in 60 days.

THE COMPOUND ROYSE CITY

Clarence Jorif, the owner of The Compound, has had to push back his opening because of financing. He hopes to start turning dirt in April or May. In light of the recent school shootings, Mr. Jorif has partnered with several different organizations to create an awareness program that can be taught to school administrators, teachers, and students.

BASEBALL FACILITY

Mr. Schuster maintains that the league will begin in April or May of 2019. Royse City, Waco, and Joplin Missouri have all made commitments to the league. Fort Worth is close to signing an agreement. Mr. Schuster is also speaking to Kyle and Lubbock about participating in the league. Royse City and Bellmead are the only two towns that do not have an existing stadium. The city is still negotiating a development agreement with Mr. Schuster. The stadium property is still under contract; they have not closed.

PAPPY'S CARWASH

Pappy's is due north of CVS on Erby Campbell. They recently received their I-30 overlay district approval from Planning and Zoning (P&Z). Next, they will submit building plans. If P&Z approves them, they will go to council for approval. If approved by council, they will receive their building permit. Current elevations indicate this structure will vary from the 80% masonry ordinance; the structure will primarily be constructed from glass.

SMOKE SESSIONS

We drove Chad Sessions and his real estate agent around Royse City in search of property to relocate his business. They need at least an acre to accommodate a5k-6k SF building, an outside eating area, and sufficient parking. They have a unique plan for the barbeque restaurant.

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MASTER PLAN/IMPACT FEE STUDY

We've recently completed a Comp Plan and Thoroughfare Plan with Birkhoff, Hendricks. Council will decide tonight whether or not to approve the contract. Our impact fees will also need to be updated.

ANDERSON CROSSING

This is the 107-acre tract of land where the baseball field will be located at FM243 & I-30. We had a conference call with them and their attorneys regarding a Tax Increment Reinvestment Zone (TIRZ). We told them they needed to rework the agreement to define caps and timing for the TIRZ.

NEW FIRE ORDINANCE

A new fire ordinance was brought to council two meetings ago; it was tabled due to the uncertainty among council members as to what it all meant. Mr. Lott worked with Deputy Fire Marshall Tanner Dietz to create a detailed explanation of the new fire ordinance which, if approved, will apply to new businesses. It will increase our current fee structure by \$295. Mr. Dietz will present the new fire ordinance to council tonight. If approved, it will provide consistency for the city's fees.

JOINT MEETING W/SCHOOL BOARD & COUNCIL

At this meeting, the school board presented the \$60M bond they want to pass. If approved, the bond will allow the district to build new schools to manage future growth.

MATT MUELLER MEETING

Mr. Lott and Development Services Director Rob Cooper met with Matt Mueller. Mr. Mueller wants to purchase the 43-acre lot and the adjoining 96-acre lot north of Rustic Meadows to develop a new subdivision.

ANDREA CRAFTS MEETING

Mr. Lott and Mrs. Brown met with Andrea Crafts; she wants to open a gourmet hot dog restaurant in the building which was once Jimmy's Donuts and Rhinestone Collar. We asked the city's development team (director & inspector), fire chief and fire marshal to meet with us and Mrs. Crafts on Thursday to discuss her plans for the building and to review building and fire code requirements.

H. MAIN STREET REPORT: PAULA MORRIS

OLD TOWN BLOCK PARTY

Old Town Block Party will take place this Saturday (March 3). We will close Main Street at 8 and will reopen around 5:30 or 6.

1885 BARBERSHOP AND SHAVE PARLOR

The remodel is nearly complete. They plan to open on Saturday (March 3).

ALUMNI SPORTS

The remodel is moving along. They plan to open March 17.

122 EAST MAIN

A permit has been pulled to begin reconstruction of the wall. It will be a brick wall similar to the one at 1885. At 7:38 Mr. Gilbert made a motion to adjourn the meeting; Mr. Ellis seconded, the motion passed 6:0.

I. ADJOURN

At 7:50, Mr. Gladu made a motion adjourn the meeting; Mr. Ellis seconded the motion. The motion passed 7:0.

ATTEST:

Secretary
Tonya Brown

President / Vice President
Dena Elder / Mike Gilbert