

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

MINUTES

April 24, 2018

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

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:04 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 April 2018; in comparison to April 2017, sales tax revenue decreased by 1.6%. We still saw an increase of 11.29% over the last 12 months. No discussions were held regarding the March meeting minutes.

**ACTION**

1. Mr. Gladu made a motion at 7:04 A.M. to approve the March 24, 2018 minutes and April financials.
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.

- No citizen participation

**D. OPEN PUBLIC HEARING**

At 7:05 A.M., CDC regular meeting recessed to open public hearing regarding incentive grant for 1001 Bargains.

- Mr. Lott reviewed the incentive
- No citizens were present

**E. CLOSE PUBLIC HEARING**

At 7:05 A.M., public hearing closed.

**F. DIRECTOR'S REPORT WAS GIVEN TO INCLUDE**

***RIDGE PARK SUBDIVISION - UPDATE***

All of the offsite infrastructure has been put in and accepted by the city. They sent out a request for bids for interior utility work including roads. They have accepted a bid from the same contractor who performed offsite infrastructure. They are currently negotiating a contract and hope to start onsite work in early May.

***BAYLOR REHAB PERMIT***

Baylor's occupational therapy business will occupy 2,200SF of the 10,000SF strip center built by Elliot Gerstenhaber. Mr. Gerstenhaber has someone else interested in the other endcap. He needs one more tenant to fill the lease; once this center is substantially leased, he will begin work on the second strip center.

***BURGER KING UPDATE***

Burger King has gone vertical. The city is hopeful it will open in 30-60 days.

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***WATERSCAPE SUBDIVISION UPDATE***

Waterscape recently received approval of their final plat from council; they have submitted 38 building permits. Historymaker Homes, one of the builders in Waterscape, will hold an open house on Thursday.

***KWIK KAR UPDATE***

Kwik Kar is still under construction. They are scheduled to open in August.

***PARKSIDE VILLAGE UPDATE***

Parkside Village will be developed on the 107 acres at Erby Campbell and Circle Drive. Developer John Marlin, who started and sold Woodland Creek, is the developer of this subdivision. He has worked extensively with the Planning and Zoning Board. In exchange for the city allowing Mr. Marlin develop this subdivision as a PID; the city is requesting that he make improvements that will benefit the community as a whole, not just those in this subdivision. In response to this request, Mr. Marlin plans to extend Erby Campbell to Elm Grove and widen Elm Grove to a two-lane, hard surface road. In addition, he will dedicate 12 acres to the city for a city park. We can expect to see the city make these kinds of requests from developers that utilize special funding programs such as a PID for their projects. We are hopeful that Mr. Marlin will receive approval of his Planned Development sometime in May. The development will include lots that are 50ft, 60ft, & 70ft. It will also include some townhomes. This type of development is in line with the mixed-use concept identified in the new Comprehensive Plan.

***CHILD PSYCHOLOGIST***

We had a child psychologist approach us regarding moving her practice to our community. They want to build and will include additional space for lease.

***PAPPY'S EXPRESS CARWASH UPDATE***

Pappy's has been permitted; the permit is good for 90 days, so we are hopeful they will begin within that time frame. If they do not begin construction within that timeframe, they will have to go through the process again.

***VERANDAH AGREEMENT UPDATE***

Verandah's original acreage was approximately 682 acres. They currently have 3 additions to the original acreage. They want to add an additional 100 acres. If approved, they will have approximately 1,000 acres.

***SMOKE SESSIONS BBQ UPDATE***

Smoke Sessions is trying to buy .45 acres on FM 66. The adjacent property, which they need to make their project work, is owned by the city; it was donated or dedicated to the city by the Masons in 1993. The city cannot give away property, but they can dedicate it to the CDC; the CDC can use the property as part of an incentive package for Smoke Sessions. We are working diligently on the legalities surrounding the property and its possible transfer. Neither the city nor the Masons can find documentation regarding the dedication/donation of the property to the city. If it was dedicated for a park, it can only be used as a park.

***MICHAEL BRASHEAR PROPOSED PROJECT***

South on Erby Campbell is two 8-acre tracts. Mr. Brashear owns the north 8 acres and is interested in purchasing the south 8 acres. This is the property that Bonner Carrington wanted to build senior apartments on. Mr. Brashear is ready to develop but doesn't feel that a commercial/retail business or single family living makes sense at this location. He feels that some sort of multifamily housing such as garden homes, fourplexes or something similar will be necessary since the cost of infrastructure will have to be shared amongst those living there. We should be meeting sometime this week.

***VERANDA LIFT STATION IMPROVEMENT UPDATE***

As part of the Buc-ee's incentive agreement, the CDC board agreed to put in a third pump at the Verandah lift station. We have contracted with the city's engineering firm, Birkhoff, Hendricks, & Carter. The city has approved a set of plans being submitted to a contractor for review and bid. The estimated cost of the pump and installation is \$155,000. The engineering cost is projected to be \$47,680. This brings the total to \$202,680; we had allocated

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\$250,000. Bids are to be received by May 22. Bid reviews take a couple of weeks; we hope to get started on the third pump by early June.

***ANDERSON CROSSING TIRZ***

Anderson Crossing is the 107 acres on the northwest corner of FM 2642 and I-30. It will be established as a Tax Increment Reinvestment Zone (TIRZ), meaning a geographic area will be delineated and that a portion of any sales tax or property tax the city will receive from this delineated area can be reimbursed to the developers to pay off TIRZ bonds. In return for allowing the developers to use this creative funding mechanism, the city is requesting that they create a hard surfaced, north and south road to the Hunt County portion of CR1031, and add a looping water and sewer system to CR1031. The funding for these additional items will be included in their TIRZ capitalizations. The city and the CDC have allocated funds for the Collin County portion of CR1031.

***WAYNE HUNTER PROPOSED PROJECT***

Wayne Hunter wants to develop approximately 322 acres south of Waterscape off FM 548. Mr. Hunter presented the city with a concept plan; the city was not in favor of some of their ideas. The property is not within our city limits nor is it in our ETJ; it is in Rockwall's ETJ. It will be a very long time before Rockwall is able to get water and sewer to the property so Mr. Hunter is trying to get Rockwall to release the property so that it can be annexed into Royse City since Royse City's water and sewer are much more accessible.

***VET CLINIC***

A vet clinic has purchased a piece of property from the Baptist Church and is in the permitting process with the city. The property is located next to Holiday Inn Express. It will not contain outdoor kennels.

***EMERGENCY CENTER***

The Emergency Center has received their permit. They differ from Urgent Care in that they will have the ability to keep patients overnight. It will be owned by a group of doctors and not affiliated with any hospital.

*The board members asked questions regarding an update to:*

1. The Compound Royse City: We will begin working on Performance Agreement. We have not heard from Mr. Jorif in some time. We feel it is important to put a timeline in the agreement so that the funds allocated for the project are not sitting dormant indefinitely. The board felt a year was adequate time to start the project.
2. FM 2642 Overpass: The overpass will be substantially completed by January 2019. The traffic studies done by TxDOT Paris and TxDOT Mesquite at FM 2453 & FM 35 do not warrant a traffic light. A traffic study was also performed between the interstate at FM 2642 and FM 35; they added the two studies but were still not able to justify a traffic light.
3. Next meeting will be held on Wednesday, May 30<sup>th</sup>; CDC employees will be at ICSC RECon.

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**L. ADJOURNMENT**

- At 8:02 a.m., Mr. Gilbert made a motion adjourn the meeting.
- Mr. Gladu seconded the motion.

**ATTEST:**

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Secretary  
Tonya Brown

**APPROVED 5-30-18**

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President / Vice President  
Dena Elder / Mike Gilbert