

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

MINUTES

JULY 24, 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)	
Dena Elder		Wendy Johnson (Realtor)	
Bobby Gladu		Paula Morris (Main Street Director)	
Jesse Vaughn		Fire Chief Richard Bell	
Mike Gilbert		Fire Marshall Tanner Dietz	
Richard Pense (left @7:51)		Barbie Bayless	

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:02A.M., Dena Elder called the meeting to order, and Mr. Ellis gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

Sales tax revenue for July 2018, in comparison to July 2017 increased by 19.7%. There was an overall increase of 12.16% over the last 12 months. No discussions were held regarding the June meeting minutes.

ACTION

1. Mr. Gladu made a motion to approve the June 26, 2018 meeting minutes and June financials.
2. The motion carried 7:0.

C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED

Since January 2017, the CDC has spent \$126,295.05 in incentive dollars; \$700,595.22 is still encumbered.

D. 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

E. DISCUSSION AND ACTION REGARDING FUNFEST SPONSORSHIP

In the past, the CDC has sponsored Funfest, an event held by the RC Chamber of Commerce, at the \$500 level. Last year the Chamber created a new sponsorship opportunity, the Golf Cart Sponsor.

ACTION

1. Mr. Ellis made a motion to be the Golf Cart Sponsor for Funfest
2. Mr. Pense seconded the motion
3. The motion passed 7:0

F. INCENTIVE REQUEST TO PARTICIPATE IN FUNDING ISO STUDY

Fire Marshall Tanner Dietz explained the need for an ISO Study. We recently went from an ISO rating of 5 to an ISO rating of 3. The new goal is to move to an ISO rating of 2. The Fire Department is asking for assistance in funding a new ISO Study. A lower ISO rating translates into decreased insurance rates for Royse City residents and businesses.

G. REQUEST BY ANYTIME FITNESS (BARBIE BAYLESS) TO EXTEND PERFORMANCE AGREEMENT DEADLINES

Ms. Bayless' Performance Agreement states that she must provide a CLOMR from FEMA to the CDC by July 6, 2018, one year past the date the agreement was signed. Ms. Bayless explained the complications and issues, out of her control, that have occurred surrounding her property. She is asking that we extend the deadlines on her Performance Agreement by one year.

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H. RECESS INTO CLOSED EXECUTIVE SESSION

At 7:35 A.M., regular meeting recessed into closed executive session in compliance with Texas Government Code to Wit:

- Section 551.087: Deliberation regarding economic development negotiation.
 1. ISO Study
 2. Anytime Fitness – Barbie Bayless

I. CLOSED EXECUTIVE SESSION

Executive session closed at 7:49 A.M.

J. RECONVENE REGULAR SESSION

At 7:50 A.M., regular session reconvened and any action necessary as a result of executive session deliberations was taken.

ACTION

- Section 551.087: Deliberation regarding economic development negotiation.
 1. ISO Study
 - Mr. Ellis made a motion to grant \$12,000 for the ISO Study contingent on city council approving payment of the remaining \$12,000.
 - Mr. Vaughn seconded the motion
 - The motion passed 7:0
 2. Anytime Fitness – Barbie Bayless
 - Mr. Ellis made a motion to extend deadlines for the CLOMR and CO by one year each
 - Mr. Houk seconded the motion
 - The motion passed 7:0

K. DIRECTOR'S REPORT WAS GIVEN TO INCLUDE

CYPRESS CREEK GRAND OPENING

Cypress Creek is having a joint Chamber open house on August 23 from 11:30-1:30 and will be serving barbeque as well as speakers such as State Rep. Dan Flynn and Mayor Nichol.

ELLIS INSURANCE BLDG - UPDATE

Mr. Ellis announced that they and Wendy Johnson have moved in, however, the building is not 100% complete.

BURGER KING - UPDATE

Burger King has opened and has invited several groups from the community to eat during their friends and family soft opening phase.

WATERSCAPE SUBDIVISION - UPDATE

Located south on FM 548. This subdivision has approximately 60 permits and bringing more in every day.

MEADOWS AT MORGAN CREEK

Meadows at Morgan Creek has requested 10 building permits.

PELTON

Peloton is a planner/developer who is looking at two pieces of property, one is just north of County Line Rd. with a potential of 275 lots and the other is south of town near Waterscape with a potential for 324 lots.

COBBLESTONE and other HOTEL INTEREST

As a result of ICSC, we have had a lot of interest from hotels. We have a meeting scheduled with Cobblestone on July 31st. Most hotels have franchisees. The hotels we have talked to are interested in the FM2642 & I-30 intersection. We are asking that the hotels consider a larger hotel that will provide a convention type center. We met with a franchisee who represents both Hampton Inn and Fairfield Inn. His interest was on Buc-ee's

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side of I-30. Hampton Inn and Fairfield in concept consists of 102 rooms, La Quinta had 82 rooms. Three acres should be sufficient to build a hotel.

ANDERSON CROSSING

We are trying to get a professional service agreement signed with Anderson Crossing who is getting a lot of interest in their development, mainly because of the ballpark.

BEARPEN CREEK

Bearpen Creek is the 982-acre subdivision located east of town that has been dormant for some time. Provident Realty, who owns this property, recently sat down with us to discuss moving forward with this subdivision.

CAMDEN HOMES

Camden Homes wants to build on 322 acres south of Waterscape on FM 548. City Manager Carl Alsabrook, Director of Public Works Dario Lopez and Mr. Lott visited Forney to look at a subdivision they built there. The property in question is in Rockwall's ETJ; the owner of Camden Homes wants us to make a deal with Rockwall to bring this property into our ETJ because water and sewer are closer for us than Rockwall.

SONOMA RIDGE & KERALA

These two subdivisions have already been entitled, meaning the plat has been approved. Sonoma Ridge is 603 acres, Kerala is 350 acres. Both subdivisions are currently for sale and we have recently had a lot of interest in both.

UTD REPORT

Council will hear the results of the study tonight. This report reemphasizes what we already know; the city needs to upgrade in a lot of areas.

PERMITS ISSUED IN JULY

Three years ago we issued 102 new home permits for the year. Two years ago we issued 127 permits for the year. Between July 1-July 11, we issued 60 new home permits. We are well over 200 new home permits thru the month of July.

{Mr. Houk asked about the progress of Parkside Village: Mr. Lott said the lawyers on both sides are in negotiations regarding the PID. Developer John Marlin is having to pay each time he extends the contract.}

I. MAINSTREET DIRECTOR'S REPORT: PAULA MORRIS

- 1001 BARGAINS: They have started their remodel.
- STUFF FOR SALE: They opened and immediately closed.
- COOKSTON COURT: Grand opening will be August 4 from 6pm to 9pm. We will have a ribbon cutting, history on the Cookston Hotel and music.

J. ADJOURNMENT

- At 8:20 a.m., Mr. Ellis made a motion to adjourn the meeting.
- Mr. Gladu seconded the motion.

ATTEST:

Secretary
Tonya Brown

APPROVED 8/28/18

President / Vice President
Dena Elder / Mike Gilbert