

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

MINUTES – OCTOBER 23, 2018

APPROVED 11-27-18

<u>Members Present</u>	<u>Employees Present</u>	<u>Other:</u>	<u>Members Absent:</u>
Charles Houk	Larry Lott, CDC Director	Fire Marshall Tanner Dietz	Clay Ellis
Richard Pense	Tonya Brown, Secretary	Vanessa Stahl (Chamber Assistant)	
Dena Elder		Wendy Johnson (Realtor)	
Bobby Gladu		Julia Bryant (Chamber Director)	
Jesse Vaughn (7:06)		Mary Mitchell (RC Building Owner)	
Mike Gilbert		Brad Nguyen & Vivian Trejo (Potential New Downtown Business Owners)	
		Danny Cobb (Resident)	

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:00 A.M., Ms. Elder called the meeting to order; Mr. Pense gave the invocation.

**B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON**

Sales tax revenue for October 2018 in comparison to October 2017 increased by 15.4%. There was an overall increase of 13.37% over the last 12 months.

**ACTION**

1. At 7:01 A.M., Mr. Gladu made a motion to approve the September 25, 2018 meeting minutes and October 2018 financials.
2. Mr. Houk seconded the motion.
3. The motion carried 5:0.

**C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED**

For dates January 2017 through October 28, 2018, the CDC has spent \$145,901.73 in incentive dollars; \$692,985.54 is still encumbered. There was only a small change in these amounts from last month.

**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 REGARDING APPOINTMENT/REAPPOINTMENT FOR CLAY ELLIS, MIKE GILBERT, JESSE VAUGHN AND RICHARD PENSE**

The term for these board members are in effect for two years. Their current term expires December 31, 2018. We have asked them to consider whether or not they would like to continue to serve on the CDC Board and if so to return their completed board application by our next meeting scheduled for November 27, 2018.

**F. DISCUSSION AND ACTION REGARDING CHANGING STATUS OF ADMINISTRATIVE ASSISTANT POSITION FROM NON-EXEMPT TO EXEMPT**

Mr. Lott explained that Mrs. Brown who currently holds the position meets the three requirements as outlined under the Fair Labor Standards Act for an Exempt Administrative position.

**ACTION**

1. Mr. Pense made a motion to change the Administrative Assistant position status from non-exempt to exempt.
2. Mr. Gladu seconded the motion.
3. The motion passed 6:0

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**G. INCENTIVE REQUEST BY MARY MITCHELL, VIVIAN NUYGEN AND BRAD NUYGEN (JIMMY'S DONUT'S BLDG)**

Mary Mitchell, Mr. Nguyen, and Mrs. Trejo spoke about the plans for the building located on the corner of Main Street and Elm formerly known as Jimmy's Donuts. Ms. Mitchell is the building owner. Mr. Nguyen and Ms. Trejo are the prospective business owners. Ms. Trejo spoke of the nostalgic, mom-and-pop, donut/ice cream shop they plan to open. Mr. Nguyen and Ms. Trejo presented a proposal to the board detailing the renovations intended for the building along with the associated costs. They are asking the CDC to grant an incentive in the amount of \$17,000 to offset a portion of the expected \$23,000 interior renovation cost. Ms. Mitchell spoke of her commitment to the city and dedication to providing a quality business that would be a good fit for the community; she faithfully turned away lease applicants, awaiting the right type of business for our downtown area.

**H. RECESS REGULAR SESSION**

At 7:37 A.M. Regular session recessed in compliance with Texas Government Code to Wit:

- Section 551.087 – Deliberation regarding economic development negotiation
  - (Jimmy's Donuts Bldg.) Mary Mitchell, Vivian, and Brad Nguyen

**I. CLOSE EXECUTIVE SESSION**

At 8:10 A.M. executive session closed.

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

At 8:11 A.M. regular session reconvened

**ACTION**

- Mr. Vaughn made a motion to grant \$17,000 to assist with interior renovations of the Main Street building previously known as Jimmy's Donuts. (101 E. Main Street, Royse City, TX)
- Mr. Gladu seconded the motion
- The motion carried 5:0
- Ms. Elder recused herself due to client/realtor relationship

**K. DIRECTOR'S REPORT: LARRY LOTT**

*PELETON (HITTSON)*

Peleton is proposing a 381 lot subdivision on the property located North of Waterscape on FM 548. Of the 381 lots, 164 would be 50x120; the remaining 217 would be 60x120. A portion of this property (37.5AC) will be lost due to its location in the floodplains. The subdivision will contain a bike and hike trail. It will be located under the powerline that runs through the property. The subdivision will also provide a 1.62-acre amenity center. Both the Mayor and Mayor Pro Tem have reviewed and commented on the plans for this subdivision. We expect the plans to go before Planning & Zoning soon.

*JOE GAMPLER PROJECT*

This project was originally planned for development on 29 acres on Erby Campbell, just south of the railroad tracks. Mr. Gamppler has acquired some of the surrounding property and will now develop his project on 134 acres; the larger acreage will require changes to the original plans. Mr. Gamppler has asked John Marlin (Developer of Phase 3 Hidden Creek and Parkside Village) to be his partner; Mr. Marlin has expressed some interest in the partnership. They will plan to ask the property owner for a contract extension.

*BOBBY CROWELL DEVELOPMENT AGREEMENT*

Mr. Lott will present the Development Agreement to Council regarding a digital billboard sign Mr. Crowell wants in lieu of the dilapidated sign currently located on his property on the SW corner of Erby Campbell and I-30, (east of OMI Crane). This type of sign is currently prohibited and requires a development agreement with

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the city. The City is requiring Mr. Crowell to annex along Floyd Road property and give some Right-of-Way on Floyd Road (our next north-south rd.) and Shaw Drive. In addition the city is asking for water and wastewater easements along I-30 from FM35 to Buc-ee's.

*INDUSTRIAL OPPORTUNITY*

Mr. Lott met with a company in the oil and gas business who manufactures a product designed to remove the carcinogens found in the steam produced by the natural gas pipelines. He has outgrown his Garland facility and wants to build an industrial facility in Royse City. His facility will create 40 new jobs for Royse City.

*BALLPARK UPDATE*

Developer Mark Schuster has secured his outside financing for the ballpark. Mr. Lott has drafted a commitment letter for review from the city's legal department. We will send it to Mr. Schuster after all additional comments have been made.

*FINAL LAND USE PLAN*

We met with Matt Hickey last week to give him our final comments on the city's Future Land Use Plan. The plan establishes the city's future plans for all land use, property by property, in the city, over the next 10 years. They use this information to develop a water and sewer master plan. The water and sewer master plans are then used to determine the city's impact fees. The entire process takes a year to complete. We expect to have more information within the next 3-4 months.

*BOB SANDLIN PROJECT*

Mr. Sandlin has come to us with a development plan consisting of 102 townhomes, 302 apartments and some availability for commercial businesses. It is located on an adjoining property west of Cypress Creek Apartments, north of I-30. Mr. Sandlin is scheduled to go before Planning & Zoning (P&Z) on November 1 for a workshop to allow P&Z to discuss their thoughts on the development.

*JOSH BRAY PROJECT*

This project is slated for the 16-acre property located on South Erby Campbell where Bonner Carrington wanted to develop senior apartments. Mr. Bray has a contract on the property and wants to build duplexes. He has had two workshops with P&Z to discuss the project and is currently scheduled to go before P&Z for zoning on November 1.

*PARKSIDE VILLAGE UPDATE*

Mr. Marlin has sold this project to Greenbrick Investors (developers/builders) with a very good reputation.

*SIT-DOWN, FAMILY-STYLE RESTAURANT OPPORTUNITY*

Mr. Lott had lunch at a family-style restaurant whose owner is interested in building in Royse City. Next week Mayor Nichol and City Manager Carl Alsabrook will accompany him to the restaurant to meet the owner and schedule a visit to Royse City to view possible locations for the restaurant.

*JOINT COUNCIL/SCHOOL BOARD MEETING*

Once a year, City Manager Alsabrook and Mr. Lott present an update of residential growth and retail activity in the city. Superintendent Kevin Worthy presents an update regarding growth and plans for the school district. We look forward to continuing the outstanding, rewarding relationship the city has with the school.

*HEATHER BUEGELAR OPPORTUNITY*

Ms. Buegelar is considering the purchase of a 1,100SF home located on Elm Street to operate her insurance company and tax service out of. She plans to convert the home into an office building. Parking is an issue at this location but she is researching options that may require easements from neighboring businesses.

*DR. JONES MEDICAL OFFICE*

Dr. Jones' daughter Lauren plans to renovate the building previously used by Dr. Jones for his pain management practice located at Arch Street and Burton Street. Mr. Lott, Fire Marshall Tanner Dietz, Public Works Director Dario Lopez, Development Services Director Rob Cooper, and City Manager Carl Alsabrook are scheduled to meet with Lauren at 9 A.M. today to discuss her plans for the building and what the city will

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require. Lauren is a nurse and plans to run a pediatric practice out of the building with pediatric doctors, possibly on a temporary basis, meaning the building would not be staffed with doctors on a day to day basis. Fire Marshall Dietz will offer a courtesy walk through of the building to better advise Lauren of what will be required.

**L. ADJOURNMENT**

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- At 8:28 A.M., Mr. Gilbert made a motion to adjourn the meeting.
- Mr. Pense seconded the motion.

**ATTEST:**

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Secretary  
Tonya Brown

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President / Vice President  
Dena Elder / Mike Gilbert