

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – CITY HALL
305 N. ARCH STREET
ROYSE CITY, TEXAS 75189
MINUTES – MARCH 26, 2019

APPROVED 4-23-19 6:0

Members Present	Employees Present	Other:	Members Absent:
Charles Houk	Larry Lott, CDC Director	Bill Forbus	Clay Ellis
Richard Pense (7:40)	Tonya Brown, Secretary	Paula Morris (Main Street Director)	
Dena Elder		Julia Bryant (Chamber Director)	
Bobby Gladu		Larry Gilley	
Jesse Vaughn		Vanessa Stahl	
Mike Gilbert		Wendy Johnson	

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:03 A.M., Ms. Elder called the meeting to order; Mr. Vaughn gave the invocation.

B. DISCUSSION AND ACTION REGARDING MINUTES AND SALES TAX COMPARISON

Sales tax revenue for March 2019 in comparison to March 2018 increased by 16%. There was an overall increase of 16.8% over the last 12 months.

ACTION (7:05 A.M.)

1. Mr. Gilbert made a motion to approve the February 26, 2019 meeting minutes, the March 1, 2019 meeting minutes and the March 2019 financials.
2. Mr. Houk seconded the motion.
3. The motion carried 5:0.

C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED

There were no changes in March. We have over \$419K encumbered; since January 1, 2018, we have spent a little over \$226k.

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. CDC DIRECTOR’S REPORT: LARRY LOTT

GAMING FACILITY OPPORTUNITY

We were approached by business owners who have a game store in Commerce, Texas. The game store sells board games, and other types of games but also has a large area for gamers to play board games. They are interested in opening another facility like the one they have in Commerce. Mr. Lott showed them several pieces of property during their meeting. He has not heard from them since the initial meeting but plans to follow up with them soon.

HITTSOON DEVELOPMENT

This development is located south on FM 548, just north of Waterscape. We are facing two issues with this subdivision. The first is the rerouting of Crenshaw Road: We are trying to reroute Crenshaw Road to connect to a straight “T” at FM 548 and Elm Grove Road, taking it thru this subdivision. The second is the addition of a second water line to provide looping. As a safety measure, most of our subdivisions are required to have a looped water system. We spoke with Peloton, the planners for this subdivision about these two issues. They have agreed to help us with these two items if we will reimburse them from water, and roadway impact fees.

WILDWOOD DEVELOPMENT

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This subdivision is being developed by one of D.R. Horton’s son. It is located in our ETJ, east on 66 near FM 2642 on the north side. He wants to build homes on half-acre lots and use septic systems; the city requires one acre for septic systems. Although our engineers say the new septic system they plan to use in this subdivision is acceptable for use on half-acre lots, we are encouraging the developer to look at building on ¾-acre lots.

PARKSIDE VILLAGE DEVELOPMENT (PREVIOUSLY JOHN MARLIN DEVELOPMENT)

We needed two rights of way for a road extension and two easements for water. We have received the rights of way needed to extend Erby Campbell from where it is today, down across Parkside Village’s property and across another piece of property, south of Parkside Village, to Elm Grove Road. We have received one easement and hope to have the other signed on Friday.

LAWRENCE DEBERRY DEVELOPMENT

Wendy Johnson is the broker of this 94-acre property that will consist of 410 lots. We have been working with the developer on this project for approximately 6 months. The major hurdle at this location is sewer; our master plan shows the sewer going south and connecting to a line that currently, does not exist. The non-existent line is one that Bearpen Creek will put in when it develops. In order to move forward with this development, we have to deviate from the master sewer plan. The new plan requires us to go across five properties, meaning we need to acquire five easement agreements. Four property owners have already stated unequivocally that they will not sign an easement agreement. Regretfully, the only way this project can move forward is for council to begin condemnation proceedings.

KARI HARGRAVE PROPOSED BUILDING

Kari wants to build a 5,000SF lease building on her property located between her current building and Rest Haven. This building will be located in the downtown area which will require her to build to Historical District guidelines. We expect that she will request an incentive grant from the CDC in the near future to help meet these specific guidelines.

SMOKE SESSIONS BARBECUE

In a recent meeting with Smoke Sessions, we discussed their plans to build a new restaurant in a 5,000SF building. The restaurant would include indoor and outdoor seating as well as provide a place for outdoor entertainment. In addition, they plan to build a parking lot that will be open to the city for use as general parking. They have purchased .666 acres on Hwy 66 just past Houston Street. As part of an incentive, the CDC will reimburse Smoke Sessions up to \$50K to extend a water line from Houston Street to their property. We will also convey the adjacent property to them after 3 years of successful operation. The adjacent property is currently owned by the City who will soon exchange it with the CDC for Cookston Court. We believe Smoke Sessions Barbecue and what they plan to bring to Royse City will be a wonderful addition to our Main Street District.

ROCKWALL AREA CHAMBER

Mayor Nichol, City Manager Carl Alsabrook and Mr. Lott attended and gave a presentation at the Rockwall Area Chamber Luncheon entitled “Know Your Neighbor.” They were well received as they updated the community on the developments occurring within and around Royse City. Mr. Lott has received several calls expressing interest in Royse City as a result of the presentation.

F. MAIN STREET DIRECTOR REPORT: PAULA MORRIS

MUSIC ON MAIN AT COOKSTON COURT

Beginning in April and continuing thru August, we will have live music playing at Cookston Court on Friday nights from 7pm-9pm.

G. RECESSED INTO CLOSED EXECUTIVE SESSION AT 7:24 A.M.

The board recessed into closed executive session in compliance with the Texas Government code to it:

- i. Section 551.087 – Deliberation regarding economic development negotiations

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1. Discussion regarding possible amendments to the Performance Agreement with The Compound Royse City.
- ii. Section 551.074 – Personnel Matters
3. Discussion regarding the salary range for the new CDC Director.

H. CLOSED EXECUTIVE SESSION

At 8:05 A.M., President Elder closed the executive session.

I. RECONVENED REGULAR SESSION; ACTIONS STATED BELOW

At 8:06 A.M., regular session reconvened.

ACTION

1. Performance Agreement for The Compound RC
 - o Mr. Gladu made a motion to deny the proposed amendments to the Performance Agreement.
 - o Mr. Houk seconded the motion.
 - o The motion passed 6:0.
2. Salary range for the new CDC Director
 - o Mr. Pense made a motion to set the starting salary at \$90K based on experience.
 - o Mr. Vaughn seconded the motion.
 - o The motion passed 6:0.

J. DISCUSSION REGARDING POSITION PROFILE FOR NEW CDC EXECUTIVE DIRECTOR

Mr. Lott asked that the two individuals attending the meeting (Charles Houk and Bill Forbus) who intend to apply for the position, abstain from any input during this discussion. Mr. Gilley directed several questions to the board to help understand what we are looking for in our next CDC Director. It is preferred that the candidate applying for this position has a business background, bachelor's degree, EDC certification, and/or economic development experience.

The board indicated they want someone who:

- has a love for our community
- has a vested interest in our community
- has the ability to build and maintain relationships
- is confident in communicating with people
- works well with others
- is willing to volunteer their time to the community
- is equally responsive to all who contact our organization
- understands the art negotiating and can negotiate effectively
- has marketing experience and will market our community effectively

Mr. Gilley indicated that we should expect a draft of the brochure within two weeks. A discussion then took place regarding the hiring process. Six of the seven board members will head the interviews and determine who will go thru the final interview process.

L. ADJOURNMENT

- At 8:44 A.M., Mr. Houk made a motion to adjourn the meeting.

ATTEST:

TONYA BROWN
Secretary
Tonya Brown

MIKE GILBERT
President / Vice President
Dena Elder / Mike Gilbert