

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

REGULAR MEETING  
7:00 A.M. – CITY HALL  
305 N. ARCH STREET  
ROYSE CITY, TEXAS 75189  
MINUTES – JUNE 25, 2019

Approved 7-23-19, 6:0

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Charles Houk	Larry Lott, CDC Director	Bill Forbus	Richard Pense
Clay Ellis	Tonya Brown, Secretary	Tanner Dietz (Fire Marshall)	
Dena Elder		Ashlee Burke ( Chamber of Commerce)	
Bobby Gladu		Wendy Johnson	
Jesse Vaughn (7:08)		Steward a& Amy Bridges	
		Gary Sanders	
		Tanner Dietz	

**A. CALL TO ORDER**

Announce the presence of a quorum.

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

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

In a month by month comparison, sales tax revenue for June 2019, generated by April sales, increased by 11.3%. Over the last 12 months, there was an increase of 16.2%. There was no discussion regarding minutes.

**ACTION (7:02 A.M.)**

1. Mr. Vaughn made a motion to approve the May 28, 2019 meeting minutes and June 2019 financials.
2. Mr. Gladu seconded the motion.
3. The motion carried 5:0.

**C. INCENTIVE UPDATE**

Main Street Emporium recently received their incentive of \$17,000 which reduced our encumbered incentives to \$67,984.00; this does not include the 4 incentives lacking a signed agreement. The total amount spent on incentives since January 1, 2018, is \$255,010.86.

**D. CITIZENS PARTICIPATION**

This period is reserved for citizens to discuss items not listed on the agenda. Citizens 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. RECESSED REGULAR MEETING AT 7:04 A.M. TO OPEN PUBLIC HEARING**

Regular session recessed to open a public hearing. Mr. Lott reviewed the details of the incentive approved by the board on April 23, 2019; a \$45,000 incentive was granted to Hair Junkie to offset a portion of the costs for a parking lot at their new facility to be located in downtown Royse City at 213 and 217 Elm Street.

**F. PUBLIC HEARING CLOSED AT 7:05 A.M. – NO ACTION TAKEN**

**G. INCENTIVE REQUEST BY DR. GARY SANDERS FOR NATIVE STATION BEER GARDEN AND CAFÉ**

Dr. Sanders is requesting \$200,000 to help offset the costs of building a new restaurant in downtown Royse City at 105 Main Street (formerly known as Z’s Quick Stop) and 117 South Elm Street (the vacant lot adjacent to “Z’s Quick Stop). The new restaurant, to be named Native Station Beer Garden Café, will be a family friendly, sit-down restaurant with inside seating, covered outdoor seating and a playground area. The look and feel of Native Station will mimic Krause’s Biergarten in New Braunfels.

**H. RECESSED REGULAR SESSION AND ENTERED IN TO CLOSED EXECUTIVE SESSION AT 7:34 A.M.**

In compliance with Texas Government Code to Wit:

- Section 551.087 – Deliberation regarding economic development
  - Incentive request by Dr. Gary Sanders - Native Station Beer Garden

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**I. EXECUTIVE SESSION ADJOURNED AT 7:56 A.M.**

**J. REGULAR SESSION RECONVENED AT 7:57 A.M. – ANY ACTIONS AS A RESULT OF EXECUTIVE SESSION DELIBERATIONS ARE STATED BELOW**

- Mr. Gladu made a motion to 1) grant \$125,000 to Native Station for improvements to the property and tipping fees, 2) to allow Mr. Lott to negotiate the agreement with Native Station and 3) to allow Ms. Elder to sign all related documents.
- Mr. Vaughn seconded the motions.
- The motions passed 5:0

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

*WYNNE JACKSON SUBDIVISION*

This property is located west of Buc-ee's, between FM 35 and I-30. The developer will soon present a concept plan to City Council to include 650-750 lots. He will also extend Shaw Drive to FM 35 to connect to FM 2453. The developer is very cooperative in working with the city to make necessary changes at the city's request. They will conduct a workshop before planning and zoning in early July.

*HINES DEVELOPMENT UPDATE*

This subdivision will be built on 93 acres located off FM 35, across the street from Park Ridge; it will consist of 1100-1400 lots. Hines Development may be the nation's largest developers; we are working with them to get approval on a concept plan and write a development agreement. There is a tremendous amount of offsite water and sewer infrastructure necessary for this development, as a result, they will need to establish a Public Improvement District. We expect to receive a revised concept plan from them in early or mid-July to take to council.

*YMCA*

Irene Johnson is the YMCA representative responsible for the YMCA Royse City capital raise. She has made numerous visits to Royse City recently including speaking at a Rotary Meeting and attending the Buc-ee's Grand Opening on June 17. We have discussed the possibility of providing an office for her at City Hall. Her goal is to connect with the community to determine their needs and begin the capital raise.

*BUC-EE'S*

Buc-ee's opened on Monday morning, June 17 at 6 A.M. It has received a great response from the community and we are pleased with its success.

*RESIDENTIAL STRATEGIES PRESENTATION*

Recently, Residential Strategies came to speak to Council and Planning and Zoning, jointly. The goal was to help both groups understand the current housing market which is larger homes on smaller lots. We are hopeful that the information obtained in that meeting will help Council and P&Z with future residential development.

*DEBERRY ESTATES*

This is the 93-acre project off FM 35; Wendy Johnson is the broker. The concept plan has been approved and we are now in the process of annexation; Council will be setting annexation hearings in July. They could be moving dirt on this project within the next 30-60 days.

*JOHN MARLIN PROPOSED SUBDIVISION*

John Marlin is interested in piecing together 3-4 parcels behind Walmart, south of the railroad track. Our Comp. Plan calls for mixed use in that area (residential and commercial). Development is somewhat restrictive due to the commercial development on Erby Campbell and the railroad track. Mr. Marlin has come up with a plan and has presented to city staff; City staff has made some recommendations/changes. We expect Mr. Marlin to return in late July to address those recommendations.

*CELEBRATE FREEDOM*

Celebrate Freedom is on June 28, there will be live entertainment and a fireworks show. Celebrate Freedom is always a great event. We encourage everyone to attend.

**M. ADJOURNMENT**

- At 8:23 A.M., Mr. Ellis made a motion to adjourn the meeting.
- Mr. Houk seconded the motion.
- The motion passed 5:0

**ATTEST:**

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TONYA BROWN/ SECRETARY

DENA ELDER/ PRESIDENT