

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

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

MINUTES – NOVEMBER 27, 2018

**12/20/2018 APPROVED 7:0 - Amended to reflect correct date 1/22/2019**

<b>Members Present</b>	<b>Employees Present</b>	<b>Other:</b>	<b>Members Absent:</b>
Charles Houk (7:04)	Larry Lott, CDC Director	Tanner Dietz (Fire Marshall)	
Richard Pense	Tonya Brown, Secretary	Vanessa Stahl (Chamber Assistant)	
Dena Elder		Wendy Johnson (Realtor)	
Bobby Gladu		Julia Bryant (Chamber Director)	
Jesse Vaughn (7:04)		Nikki Knutson (Wendy Johnson Group)	
Mike Gilbert		Paula Morris (Main Street Director)	
Clay Ellis			

**A. CALL TO ORDER**

Announce the presence of a quorum.

At 7:02 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 November 2018 in comparison to November 2017 increased by 16.4%. There was an overall increase of 14.11% over the last 12 months.

**ACTION**

1. At 7:01 A.M., Mr. Gladu made a motion to approve the October 23, 2018 meeting minutes and November 2018 financials.
2. Mr. Pense seconded the motion.
3. The motion carried 5:0.

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

The culmination of CDC incentive dollars spent from January 2017 through November 26, 2018, is \$146,790.33.

The amount encumbered is \$692,985.54 ; a small change from the previous 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. RECESSED REGULAR MEETING at 7:04 A. M. TO OPEN PUBLIC HEARING**

On October 23, 2018, the CDC Board approved a \$17,000.00 incentive request from Main Street Emporium to offset a portion of certain remodeling costs to the building located at 101 E. Main Street, Royse City, Texas; the building was previously occupied by Jimmy’s Donuts.

**F. PUBLIC HEARING CLOSED AT 7:06 A.M. – REGULAR MEETING RECONVENED – NO ACTION TAKEN**

**G. DISCUSSION AND ACTION REGARDING BOARD APPOINTMENT/REAPPOINTMENT FOR CLAY ELLIS, MIKE GILBERT, RICHARD PENSE, AND JESSE VAUGHN**

Each of the four board members has submitted a board application to continue serving on the CDC board. If the board approves the members request to continue to serve, applications will go before council in December for approval.

**ACTION**

No action was taken.

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

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

MINUTES – NOVEMBER 27, 2018

**12/20/2018 APPROVED 7:0 - Amended to reflect correct date 1/22/2019**

**H. DISCUSSION AND ACTION REGARDING DECEMBER MEETING DATE AND LOCATION**

This year's CDC regularly scheduled meeting will fall on Christmas Day. Mr. Lott discussed having the meeting on December 20<sup>th</sup> possibly at Charlie's Old Fashioned Burgers, but Charlie's no longer serves breakfast.

**ACTION**

- Mr. Houk made a motion to move the meeting to December 20, 2018.
- Mr. Pense seconded the motion
- The motion carried 7:0

**I. DISCUSS LOST PINES ECONOMIC DEVELOPMENT CONFERENCE: DENA ELDER, CHARLES HOUK, JESSE VAUGHN, BOBBY GLADU, AND TONYA BROWN**

Each member gave an account of their experience at the conference. Everyone shared different strategies utilized by various communities to establish their varied goals. They discussed how we might be able to apply some of the same strategies in our community to achieve our goals. The discussion included improving declining neighborhoods, successful, organic growth (vertical growth first and then horizontal growth), the use of Chapter 380 Agreements to fund projects, emphasizing quality-of-life to attract new businesses, the need for a workforce training facility, slow growth, staggered growth, utilizing clawbacks to recoup incentive dollars if a business is unable to satisfy its requirements, utilizing various types of incentives such as tax abatements to fund projects, partnering with businesses and schools to supply an adept workforce, assisting with relocation of smaller business to piece together property for larger businesses, purchasing property, and improving walkability. Overall, everyone was impressed with the conference and feel it is worth attending in the future.

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

*ANDERSON CROSSING*

We have been working on a TIRZ with Anderson Crossing. We are at the stage where we will discuss what they want the city to contribute to the project and what the city is willing to contribute. We have a meeting on Thursday to discuss these issues. [The board voiced their concerns surrounding the baseball stadium and posed the question: if the baseball stadium is the driving force for the TIRZ for the entire development (Anderson Crossing), at what point do we as a community step in to assure the baseball stadium or similar facility happens?]

*THIRSTY BRO*

Owner of Thirsty Bro, Terry Gordon discussed with Mr. Lott the need for a new facility to brew his beer. He has outgrown his facility from a brewing capacity standpoint.

*PAPPY'S CARWASH*

Ken Eckenroth, owner of Pappy's Carwash, has run into an issue with the building. He recently discovered he is required to run power lines to Pappy's Carwash underground, not overhead as he had planned; this is an additional and hefty expense he isn't prepared for. We are awaiting specifications from Encore to get a bid. The City and the CDC will not commit to helping with the expense without knowing the cost. Encore will have to bore under Erby Campbell to bring power from the transformer at Murphy's Oil to Pappy's Carwash.

*BEARPEN CREEK CHARETTE*

Bearpen Creek, which is being developed by Provident Realty held a 3-day Charrette. The charrette was attended by Provident Realty's engineers, architects, and planners in one room with the Planning and Zoning representative and City's staff. The first day the city discussed their ideas on what the subdivision should look like and the developers' planners come up with a plan based on that discussion. On day two they present 3

---

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

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

MINUTES – NOVEMBER 27, 2018

**12/20/2018 APPROVED 7:0 - Amended to reflect correct date 1/22/2019**

options to the city; the city reacts to those options. On day three, the planners fine-tune the options. This process simplifies the planning stage.

***CRISWELL COLLEGE PROJECT***

Hines, one of the largest developers in the US, is involved in this project. This 200-acre project is located on the north side of Hwy 66, before FM 2642. They are proponents of open space developments; they are dedicating 40 acres to open space and 15 acres to a school site. Forty-five percent of the lot sizes will be 40ft. fronts, forty-five percent of the lots will be 50' fronts and ten percent of the lots will have 60ft. fronts. These will be higher value homes on smaller lots. They project will consist of 1,000 homes in the subdivision and will require a Public Improvement District to fund the development of offsite utilities as they currently do not have water or sewer to the site. The property is currently under a 212 Agreement and will require annexation if they want assistance from the city. Three builders interested in this project are Highlands, Beazer, and Meritage. There's no name for the subdivision at this time.

***Z's Quick Stop***

The owner of this building has begun the process to bring sewer lines to the facility. A local citizen is interested in completely remodeling the building and building an outdoor seating area. It will be a beer-garden type facility that will have beer and food.

***FM 548 STUDY***

A study is underway to discuss how to straighten out the dangerous curve on FM 548 near Waterscape and Crenshaw Road and how to connect Crenshaw Road to Elm Grove Road and FM 548. FM 548 is a TXDOT road. They have to agree that something needs to be done then figure out how to do it. We are working with them to figure this out and to figure out how to finance it all. Waterscape is committed to building Crenshaw Road into a two-lane, concrete road. They are ready to start on Phase Two - this is driving force behind the need for these changes. The issue is further complicated because the developers of Waterscape do not own the land north of Crenshaw; the Hittson family does and they are in the process of selling 200 acres to a developer for another subdivision.

***JOSH BRAY PROJECT***

Josh Bray plans to build duplexes on the 16 acres located at Erby Campbell and Circle Drive. On-site management and maintenance of the facility and grounds will be provided meaning renters will not have to worry about these issues.

***BOB SANDLIN PROJECT***

Mr. Sandlin failed to get his information into planning and zoning in time to be on the agenda, as a result, Mr. Lott was not able to provide information to the board regarding this project.

**K. MAIN STREET DIRECTOR'S REPORT: PAULA MORRIS**

---

***MAIN STREET ARCHITECT***

City staff and a couple of business owners will be discussing a couple of our downtown projects with the Main Street Architects who will be visiting our community on Thursday.

***MAIN STREET CHRISTMAS TREE LIGHTING***

Christmas tree lighting will take place in front of City Hall on Thursday night. This year we will have Santa on December 8 at Cookston Court from 10-8.

***CHRISTMAS PARADE***

The Christmas Parade will also take place on December 8 at approximately 6:30 P.M.

**L. ADJOURNMENT**

- At 8:13 A.M., Mr. Ellis made a motion to adjourn the meeting.

**ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION**

---

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

MINUTES – NOVEMBER 27, 2018

**12/20/2018 APPROVED 7:0 - Amended to reflect correct date 1/22/2019**

**ATTEST:**

---

Secretary  
Tonya Brown

---

President / Vice President  
Dena Elder / Mike Gilbert