

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – DENNY’S
201 W. HWY. I-30
ROYSE CITY, TEXAS 75189
MINUTES – DECEMBER 17, 2019
APPROVED 1-28-20 6:0

Members Present	Employees Present	Other:	Members Absent:
Dena Elder	Charles Houk, CDC Director	Tanner Dietz	
Bobby Gladu	Tonya Brown, Secretary	Russell Ratterree	
Richard Pense			
Lee Loveless			
Michael Holder			
Clay Ellis			
Jesse Vaughn			

A. CALL TO ORDER

Announce the presence of a quorum.

At 7:04 A.M., Ms. 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 December 2019 (\$87,520) increased by 22% over December 2018; the change for the rolling 12 month period is a 16.2% increase.

ACTION (7:06 A.M.)

- Mr. Gladu made a motion to approve the November 27, 2019 meeting minutes and the December financials;
- Mr. Vaughn seconded the motion;
- The motion passed 7:0.

C. DISCUSSION REGARDING INCENTIVE DOLLARS SPENT AND ENCUMBERED

All Performance Agreements have been signed. The new encumbered amount is \$330,984.00; the total amount spent since January 1, 2018 thru December 13, 2019 is \$255,010.86.

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 THE 2020 WINTER CONFERENCE IN CONFERNECE IN COLLEGE STATION ON FEBRUARY 19-21

A brief discussion took place regarding the Winter EDC conference in College Station; Mr. Houk asked the CDC board members to notify us regarding any interest in attending the event.

F. DISCUSSION AND ACTION REGARDING DEMOLISHING, PAVING AND STRIPING THE LUMBER YARD SITE ON ELM STREET JUST SOUTH OF THE RAILROAD

A brief discussion took place regarding the need to demolish the lumber yard which will then be paved and striped to accommodate more parking spaces in downtown Royse City.

ACTION

- At 7:20 A.M., Mr. Ellis made a motion to pay for the costs to demolish lumber yard, then pave and strip it for parking use;
- Mr. Holder seconded the motion;
- The motion passed 7:0

G. DISCUSSION AND ACTION REGARDING RETROFITTING THE FIRE STATON WITH A FIRE SUPRESSION SYSTEM TO MEET CURRENT BUILDING FIRE CODE

Mr. Houk discussed the need to install a fire suppression system at the former fire station building to meet current fire code. As the soon-to-be owners of that building, Mr. Houk recommended that the CDC pay for the cost of doing so. The

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

**REGULAR MEETING
7:00 A.M. – DENNY’S
201 W. HWY. I-30
ROYSE CITY, TEXAS 75189
MINUTES – DECEMBER 17, 2019
APPROVED 1-28-20 6:0**

board discussed at the length: 1) whose financial burden it should be, 2) possible tenants for the building, and 3) the various costs associated with installing the new fire suppression system.

ACTION (7:51 A.M.)

- Mr. Gladu made a motion to pay up to \$21,600 for the underground work to install a fire suppression system to meet current building fire code at the former fire station building in downtown Royse City (new location of Thirsty Bro Brewing Co.);
- Mr. Ellis seconded the motion;
- As the Bank Manager with whom the current tenant (Thirsty Bro) has a loan for this project, Mr. Loveless recused himself;
- The motion passed 6:0.

H. DIRECTOR'S REPORT: CHARLES HOUK

FM 2642 EXPANSION PROJECT:

- Hunt County is utilizing their portion of the Rainy-Day Fund money to pay for the costs of this project;
- Utility relocation should begin in early 2020; letting should be early in the summer of 2020;
- Should be complete in 2021.

YMCA:

- Council approved entering into a Memorandum of Understanding (MOU) with the YMCA beginning January 1, 2020;
- The first phase includes taking over the youth sporting programs;
- As the first step of building a relationship with the City and YMCA and the YMCA with the community, the city relinquished its exclusive rights to Walker Hawk Park over to YMCA;
- Once relationships have been established, the YMCA will begin a funding campaign to build its building.

SERVICE ROAD RESTAURANT PROSPECT:

- Mr. Houk is meeting with an individual regarding an opportunity for a soul-food restaurant to be located at Mike Gilbert’s old building located off the north service road of I-30, near the tire shop.

INDUSTRIAL PROSPECT:

- Mr. Houk and City Manager Carl Alsbrook met with an industrial company interested in a location near the railroad;
- They are looking at properties both in Royse City and Greenville;
- They will employ 10-15 people.

CITY ENGINEER:

- Lacey Rodgers was recently hired as the new City Engineer;
- She is a design engineer at the Texas Department of Transportation;
- Due to the 800+ projects she is currently working on for TXDOT, she will not begin her employment with RC until March 2020.

CONSULTANT PROPOSALS:

- Mr. Houk is vetting retail consultants to assist in developing relationships with retail developers;
- We will look to the board for assistance in choosing one.

RESIDENTIAL DEVELOPMENT UPDATE:

- Park Side Village is building stone columns around the perimeter of the property;
- Frost Farms has begun installing lines to start paving streets;
- Council approved the capitol approval agreement.

I. ADJOURNMENT

- At 8:04 A.M., Mr. Ellis made a motion to adjourn the meeting.
- Mr. Pense seconded the motion
- The motion passed 7:0

ATTEST:

ROYSE CITY COMMUNITY DEVELOPMENT CORPORATION

REGULAR MEETING
7:00 A.M. – DENNY'S
201 W. HWY. I-30
ROYSE CITY, TEXAS 75189
MINUTES – DECEMBER 17, 2019
APPROVED 1-28-20 6:0

Secretary
Tonya Brown

President		Vice President
Dena Elder		Bobby Gladu