City Council of Royse City, Texas

MINUTES SPECIAL JOINT COUNCIL MEETING WITH RCISD

Monday, February 6, 2017 – 6:00 pm
Royse City ISD Ernest Epps Education Service Center
810 Old Greenville Road
Royse City, Texas

A. CALL TO ORDER 6:30 PM BY MAYOR NICHOL

Announce the presence of a quorum.

City Council	
Members Present:	Mayor, Janet Nichol Mayor Pro Tem, Council Member Place 2, Clay Ellis Council Member Place 3, Bruce Bradley Council Member Place 4, Matt Wheatley Council Member Place 5, James Branch Council Member, Place 6, Tom Crowley
Members Absent:	Council Member Place 1, Charles Houk
Staff Present:	City Manager, Carl Alsabrook City Secretary, Deborah Sorensen Executive Director of Community Development Corp., Larry Lott
RCISD	
Members Present:	President, Julie Stutts Vice President, Scott Muckensturm Secretary, Christina Carrion Board Member, Mike Anderson Board Member, Bobby Summers Board Member, Brian Zator
Members Absent:	Board Member, Eric Fort
Staff Present:	Superintendent, Kevin Worthy Assoc. Superintendent, Jeff Webb Asst. Superintendent, Julia Robinson Asst. Superintendent, Kenny Kaye Hudson Chief Financial Officer, David Carter Chief Technology Officer, Stuart Burt Chief Communications Officer, Adi Bryant Admin. Asst., Lisa Cook

B. WELCOME MESSAGE FROM MAYOR JANET NICHOL AND SCHOOL BOARD PRESIDENT JULIE STUTTS

C. INTRODUCTIONS OF CITY COUNCIL AND STAFF AND SCHOOL DISTRICT BOARD OF TRUSTEES

D. INVOCATION

Superintendent Kevin Worthy gave invocation.

E. PLEDGE OF ALLEGIANCE

President Stutts lead the Pledge of Alliance.

F. DISCUSSION ITEMS

1. Discussion items from Royse City ISD:

   a. Royse City ISD Strategic Plan 2.0
   Presenter: Superintendent Kevin Worthy

   Kevin Worthy gave an update on RCISD's Strategic Plan 2.0. This is a partnership with parents and the community. The Vision is "Empowering Students – Shaping the Future". The mission is to provide meaningful and innovative educational experiences that cultivate a passion for learning. A new category of Community Engagement was added. We hope to create partnerships with companies and have the ability for students to intern. Marketing and Communication is critical. We are always working on perception. We want people to come here because of the schools.

   The Action Plans are due March 10, 2017. The 40 member original group, which has three board members, will have a Strategic One Day Retreat on March 30, 2017. The three board members will then present the Strategic Plan 2.0 to the rest of the Board.

   b. Heading in the Future, What's in store for Growth and Facilities
   Presenter: Chief Financial Officer David Carter

   David Carter will try to communicate what financial challenges are from prospective and what plans are. We cannot build any new facilities for a while. The debt challenge is that the current I&S rate is capped at $0.50, which is where the district is at. The only way to increase is to increase the value of homes due to the cap of $0.50. We need to raise $115,000 a year for the next five years to keep up. The district is working on repurposing existing areas to try to increase space.

2. Discussion items from Royse City, City Council:

   a. Infrastructure Update

   Carl Alsabrook stated the FM 2642 Overpass Project has already started. There will be a new off ramp to the west of FM 2642. It will be 2018 before anything happens to the bridge.

   There are a lot of water and sewer lines and we are doing the best we can for those. Streets are a high priority. Old Greenville Road was resurfaced and are currently working on Lamar Street.

   b. Residential Development

   Carl Alsabrook gave updates on residential development. The following subdivisions will be built within the next three to five years:

Rolling Meadows	100 homes
Stone River	200 homes
Waterscape	1,035 homes
DR Horton	500 homes

Vista Oaks	165 homes
Meadows at Morgan Creek	200 homes

The following subdivisions will be built in the future:

Bear Pen	2,800 homes
Verandah	3,000 homes
Hidden Creek 3,4,5	650 homes
Highlands of McKamy	120 homes
Kerala	620 homes
Ridge Park	300 homes

The entry level price point is $240,000 to $260,000. The high level is $360,000 to $400,000. The goal is to demand higher especially since the school district needs a price point of $170,000 just to break even.

The Comprehensive Plan should be coming out sometime this spring. We are able now to be selective and not be forced to take whatever comes our way.

c. Commercial Development

Larry Lott gave an update on commercial development. On Erby Campbell by Wal-Mart, O'Reily's and Murphy's has been open a year. The strip center has four of six occupants now open. Dairy Queen has been open since October and Panda Express will be starting in about 30 days. Whataburger has been open since October as well. There are two retail buildings side by side in front of Wal-Mart. One has two occupants open and the second building will have an urgent care facility. It will be owned by the same doctors that own Rockwall Urgent Care. Wal-Mart is Phase One and Tractor Supply is Phase Two. There are six proposed sites. They almost have five of the six sites under contract. There is 50 acres of land between Wal-Mart and Tractor Supply. It will probably take about three to five years to develop.

The northeast corner of Erby Campbell and I-30, just north of CVS, there is a single one acre tract. Most likely it will be a fast food location. Next to that will be an emergency room facility. All of these face Erby Campbell.

On the southeast corner of Erby Campbell and I-30 there is a nine acre tract of land. They have platted it for four pad sites and one large pad site in the back. Hopefully within 30 days we will be able to make announcements.

The 12 month ending January 2017, we have had a 21.9% increase in sales tax. Things are going well.

Buc-ee's has 43 acres but is only using 18 acres. They will have seven to ten pad sites around Buc-ee's. When the FM 2642 Overpass Project is about a year to being completed, Buc-ee's will start the construction process. It takes 10 months to a year to build Buc-ee's.

The northwest side of that intersection is 107 acres available. There is a contract for 17 acres for the baseball facility. We want to make the remainder of the 107 acres to be entertainment oriented. The baseball facility still plans to close on the land in March and first game in April 2018. There will be 2,500 seats and a berm area for another 2,500 seats. It will be for more than baseball, looking for concerts and other events.

Downtown is staying filled up and is very robust. Three businesses have opened in the last three months.

G. ADJOURN AT 8:11 PM

Mayor Nichol adjourned the meeting.

Janet Nichol, Mayor

ATTEST:

Deborah Sorensen, TRMC, City Secretary

CITY OF ROYSE CITY SEAL TEXAS