



City Council of Royse City, Texas

MINUTES-REGULAR COUNCIL MEETING

Tuesday, August 26, 2014 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALLED TO ORDER AT 7:01 PM BY MAYOR BALEY

Announced the presence of a quorum.

Members Present: Mayor, Jerrell Baley
Council Member Place 1, Janet Nichol, Mayor Pro Tem
Council Member Place 2, Clay Ellis
Council Member Place 3, Bill Bell
Council Member Place 4, Matt Wheatley
Council Member Place 5, James Branch
Council Member, Place 6, Tom Crowley

Staff Present: City Manager, Carl Alsabrook
City Secretary, Brenda Craft
City Attorney, Jason Day
Asst. City Secretary, Julie Riley
Ex. Director of Development & Community Services, Janet McPherson
Ex. Director of Community Development Corp., Larry Lott
Sr. Project Coordinator, Thomas Fry
Fire Chief, Richard Bell
Police Chief, Jeff Stapleton
Main St. Manager, Paula Morris
HR Director, Tauna Ratliff
Public Works Director, Dario Lopez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Mayor Baley.

C. CITIZENS PARTICIPATION

This Period is reserved for citizens to discuss items not listed on the listed Agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items.

Susan Craig: Lives on the east side of FM 35 annexed in 2006. Concerning citizen survey she is surprised there is no Animal Shelter on survey but there is a Sports Complex mentioned. She still has no city water but is fine with BHP water. First emergency call, Rockwall, Hunt County and Royse City all showed up. Union Valley Fire Department showed up for a fire call. With growth and with Wal-Mart coming more crime. Why isn't the Police Department growing? Police Department and Fire Department have been doing a great job. Take care of citizens that are already here.

Russ Flanigan: Could Solicitors information be placed on the water bill next month? There are too many solicitors in the neighborhoods without permits. There seems to be some type of real estate solicitation going door to door. It may be legal but very unethical. They are in the neighborhood of Sunrise Meadows without a permit.

D. CONSENT AGENDA (needed if items are moved to Consent) - NONE

All items under Consent Agenda Minutes are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

E. BUSINESS

1. Discussion concerning financials of August 2014 Cash Flow/Debt Service and July 2014 Budget Variance Report/Expenditures/Revenue and Cash Analysis, and any matters related thereto.

Mr. Alsabrook: Property Tax Collected at 98.39%, fourth straight year we are financially sound. Sales Tax -9% for month could be a correction.

2. Consider and act concerning Medical, Dental and Vision insurance policies for October 1, 2014 through September 30, 2015, and any matters related thereto.

Ms. Ratliff: BCBS bid was a 15% increase. By eliminating agency to process the insurance bids we saved \$30,000 plus by using Texas Municipal League Employee Benefits Pool we saved an additional \$50,000. Staff recommends approving Texas Municipal League Employee Benefits Pool for our medical insurance for the next fiscal year plus to continue with the same companies for Dental and Vision.

Motion was made by Council Member Branch, second by Council Member Bell to approve Texas Municipal League Employee Benefits Pool for Medical Insurance from October 1, 2014 through September 30, 2015 with Dental and Vision insurance policies staying with current company. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions**

3. Consider and act concerning a request by Arthur J. Anderson, on behalf of D.R. Horton Texas Ltd., for a Final Plat of 34.931 acres out of the Richard Mead Survey, Abstract No. 1226, Verandah municipal Utility District, Royse City extraterritorial jurisdiction, Hunt County Texas (establishing Union Square, Phase 1), and any matters related thereto.

Mr. Day: Property - 60% Hunt County and 40% Rockwall County in our extraterritorial jurisdiction. Phase 1 of a 5 phase project. Planning and Zoning Commission recommended a denial. We received a full analysis from our City Engineer. Applicant, Art Anderson withdrew the application this date. Planning and Zoning Commission, Staff and City Engineer's recommendation is to deny. Will re-negotiate project.

Motion was made by Council Member Wheatley, second by Mayor Pro Tem Nichol to deny a request by Arthur J. Anderson, on behalf of D.R. Horton Texas Ltd., for a Final Plat of 34.931 acres out of the Richard Mead Survey, Abstract No. 1226, Verandah municipal Utility District, Royse City extraterritorial jurisdiction, Hunt

County Texas (establishing Union Square, Phase 1. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions**

4. Consider and act concerning amending the Kerala 2006 Chapter 212 Texas Local Government Code Development Agreement, Exhibit "C" and Kerala 2012 Subdivision Improvement Agreement for Water and Wastewater Main Extensions, Exhibit "C", and any matters related thereto.

Mr. Day: Changes in the agreements are: Garage set back flush and roof pitch 10/12 side and 6/12 in front and rear. Agreeing to increase minimum square footage to 1,900 sq. ft. with offset roofs, mixed masonry with windows having different designs. Before middle of the next phase, within 24 months, guard house and amenities to be complete. 38 lots Phase 1A, building permits within 14 months. Developer Kevin Moore in attendance.

Motion was made by Council Member Branch, second by Council Member Bell to approve amending the Kerala 2006 Chapter 212 Texas Local Government Code Development Agreement, Exhibit "C" and Kerala 2012 Subdivision Improvement Agreement for Water and Wastewater Main Extensions, Exhibit "C" by agreeing to increase minimum square footage to 1,900 sq. ft. with offset roofs, garage set back flush and roof pitch 10/12 side and 6/12 in front and rear, mixed masonry with windows having different designs. Before middle of the next phase, within 24 months, guard house and amenities to be complete. 38 lots Phase 1A, building permits within 14 months; authorizing the Mayor to sign all documents. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions**

5. Consider and act concerning continuation with the Royse City Herald Banner or possible bid on the official newspaper, and any matters related thereto.

Mr. Day: Once a year select an official newspaper.

Motion was made by Council Member Bell, second by Mayor Pro Tem Nichol to continue with Royse City Herald Banner as the official newspaper of the city of Royse City. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions**

6. Discussions concerning City Manager Carl Alsbrook update: Development, Charlie's Old Fashion Hamburgers, pricing on properties for a Sports Complex, dates for Workshop regarding possible bond election, Back 2 School Bash, Boys and Girls Club, any matters related thereto.

Development: Lots of interest in The Meadows. Pond Branch Sewer Trunk line completed October 3rd. Wal-Mart late fall construction bids

Charlie's Old Fashion Hamburgers: Back on track

Pricing on properties for a Sports Complex: FM 2642 or IH30?

Dates for Workshop regarding possible bond election: October 2014

Back 2 School Bash: Great success.

Boys and Girls Club: Misty Potter here on September 9, 2014

F. RECESS REGULAR COUNCIL MEETING 7:38 PM

G. EXECUTIVE SESSION 7:38 PM

Recess into Closed Session in compliance with Section 551.001 etseq. Texas Government Code, to wit:

1. Section 551.074, Personnel - deliberate concerning evaluation of the City Manager, City Attorney and City Secretary.

Council Member Bell left the meeting at 8:28 pm.

H. CLOSE EXECUTIVE SESSION AT 9:25 PM

I. RECONVENE REGULAR COUNCIL MEETING AT 9:25 PM

Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

Motion was made by Mayor Pro Tem Nichol, second by Council Member Crowley to amend the proposed 2014-2015 Budget adding the raises discussed, amending all employment contracts and authorizing the Mayor to sign all documents. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

J. FUTURE AGENDA ITEMS

1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

Update on IH-30 Overpass Project

Update on The Meadows Project

Update on the money owed to us from Wal-Mart

K. ADJOURNED AT 9:33 PM

Motion was made by Council Member Bell, second by Council Member Branch to adjourn the meeting at 9:33 pm. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

ATTEST:



Brenda Craft, City Secretary



Jerrell Baley, Mayor