



**MINUTES  
SPECIAL CALLED JOINT  
CITY COUNCIL  
PLANNING & ZONING  
COMMISSION AGENDA**

**Tuesday, January 13, 2015 – 6:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

\* Prior to the Special Called Joint City Council/Planning & Zoning Commission Meeting, at 5:30 pm a quorum of Council Members and/or Planning & Zoning Commission Members may or may not attend a pre-council joint meeting social gathering.  
\* No action of the City Council or the Planning & Zoning Commission will be taken at this gathering. Council Chambers will be open to the public. No action was taken at the social gathering.

**A. CALLED TO ORDER AT 65:05 PM**

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 Alsbrook  
City Secretary, Brenda Craft  
City Attorney, Jason Day  
Asst. City Secretary, Julie Riley  
Ex. Director of Development & Community Services, Janet McPherson  
Director of Finance, Shannon Raymond  
Ex. Director of Community Development Corp., Larry Lott  
Police Chief, Jeff Stapleton  
Director of Public Works: Dario Lopez

- P&Z  
Commission  
Members  
Chairman, Jeff Hays  
Vice-chairman, Dave Shivers  
Commissioner, Wendy Johnson  
Commissioner, Russell Flanigan  
Commissioner, Spencer Pattison  
Commissioner, Xavier Cortez  
Commissioner, Phillip Haggard

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Mayor Baley.

## **C. WORKSHOP**

1. Discussion concerning a possible bond proposition on the May 9, 2015 ballot for street improvements, water infrastructure improvements and sewer infrastructure improvements, and any matters related thereto.

**Mr. Alsabrook:** Possible bond election for road repairs and infrastructure if needed. Order of need provided by our engineers. Financing costs provided by Stephen Adams, Financial Advisor and Shannon Raymond, CFO. Question is will there be a tax increase? YES. 5% increase, could wait to sell bonds till 2017 due to increase a full fiscal year of increased sales tax due to Walmart. Would like to know the consensus of the council whether to plan for a bond election. Bond attorney will need to be contacted within the next couple of days to start the process. **Council Member Bell:** Put it on the agenda for a vote as to whether to proceed with a bond election. **Mayor Pro Tem Nichol:** we're about one year ahead of a bond election. **Council Member Branch:** I would be more for it now if we were going out for a bond election for a fire station, fire truck and sports complex. Where does our property tax rate stand in the county? HIGHEST. **Ms. Raymond:** 3-4 years out to know what the sale tax capacity will be. **Ms. McPherson:** Comp Plan will be coming to the council in a month that will provide more information to council. **Mr. Alsabrook:** Maybe we could do a budget amendment this year to do 2 streets from increase of sales tax, increase of building permits and a portion of road/water/sewer Impact Fees if any of the streets in question are in the Thoroughfare Plan. **Mr. Day:** There has not been a bond election in Royse City since 1976. Once we know where we stand financially from the commercial growth the city could go for a Certificate of Obligation Bond without the cost of an election.

Mayor Baley and Council Member Bell believes now is the time for a bond election.  
Consensus: No bond election at this time.

## **D. RECESS SPECIAL CALLED JOINT CITY COUNCIL/PLANNING AND ZONING COMMISSION MEETING AT 6:29 PM**

### **E. EXECUTIVE SESSION AT 6:29 PM**

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

Section 551.071. Private consultation with the City Attorney and Section 551.087 Discussion Economic Development Negotiations:

1. Discussion concerning legal issues and economic development negotiations regarding DR Horton proposed subdivision near FM 2642 and FM 35.

### **F. CLOSE EXECUTIVE SESSION AT 8:20 PM**

### **G. RECONVENE REGULAR COUNCIL MEETING AT 8:20 PM**

Action as a result of Executive Session: NONE

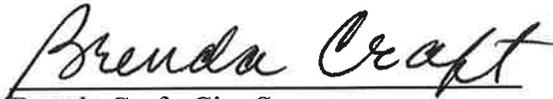
### **H. FUTURE AGENDA ITEMS - NONE**

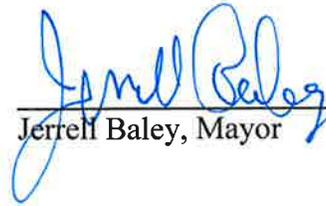
1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

**I. ADJOURNED AT 8:21 PM**

Motion was made by Council Member Branch, second by Council Member Ellis to adjourn at 8:21 pm. **Motion carried: 7 Ayes, 0 Nays and, 0 Abstentions.**

**ATTEST:**

  
Brenda Craft, City Secretary

  
Jerrell Baley, Mayor