



**AGENDA-REGULAR
COUNCIL MEETING**

Tuesday, April 28, 2015 – 7:00 pm

Police and Courts Building, 100 West Main Street
Royse City, Texas

- Jerrell Baley.....Mayor
- Charles Houk.....Place 1
- Clay Ellis..... Mayor Pro Tem, Place 2
- Bill Bell.....Place 3
- Matt Wheatley.....Place 4
- James Branch.....Place 5
- Tom CrowleyPlace 6

- Carl Alsabrook..... City Manager
- Jason Day..... City Attorney
- Brenda Craft..... City Secretary

The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

Texas Government Code Section

- §551.071 – Private consultation with the attorney for the City of Royse City*
- §551.072 – Discussing purchase, exchange, lease or value of real property*
- §551.074 – Discussing personnel matters*
- §551.073 – Discussing gifts and donations*
- §551.087 – Discussing economic development negotiations*

The Mayor and Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Chambers to respond to a page or to conduct a phone conversation.

A. CALL TO ORDER

Announce the presence of a quorum.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. RECESS REGULAR COUNCIL MEETING

D. EXECUTIVE SESSION

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 §551.087 – Discussing economic development negotiations

1. Discussion concerning legal issues with Development Agreement with DR Horton Homes regarding Union Station subdivision.

E. CLOSE EXECUTIVE SESSION

F. RECONVENE REGULAR COUNCIL MEETING

Action as a result of Executive Session.

1. Consider and act concerning acceptance of DR Horton petition for the creation of a public improvement district, and any matters related thereto.
2. Consider and act concerning Certificate of Convenience and Necessity (CCN) issue with DR Horton, and any matters related thereto.
3. Consider and act concerning authorization of a Development Agreement with DR Horton concerning approximately 117 acres, with joinder by the Verandah Municipal Utility District of Hunt County for the limited purposes set forth in such Development Agreement, and any matters related thereto.
4. Consider and act concerning acceptance of a Petition for Consent to the Addition of Lands in Verandah Municipal Utility District of Hunt County, made by 165 Howe, L.P. and CTMGT Verandah 138, LLC, for the addition of approximately 69.052 acres of land and 138.183 acres of land, respectively, to the boundaries of the District, and any matters related thereto.

G. 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.

H. CONSENT AGENDA

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.

1. City Council Minutes: March 10, 2015 Sp Called 6pm Council and P&Z Commission; March 17, 2015 Sp Called 7pm Council and CDC Board; and March 24, 2015 Regular Meeting

I. BUSINESS

1. Consideration and act concerning an Ordinance on a preliminary plat application by owner representative: Buc-ee's #38 Subdivision Preliminary Plat (a 42.70 acre tract of land situated in the Richard Mead Survey, Abstract #141, Rockwall County and Abstract #1226, Hunt County, Royse City, Texas, and any matters related thereto.
2. Consider and act concerning a Community Development Corporation Board request for a substantial upgrade to Collin Co. Rd. 1031 not to exceed \$22,984.00 (City responsible for the half \$22,984.00, total construction \$45,968.00), and any matters related thereto.

3. Discussion concerning monthly revenue and expenditure report for March 2015, and any matters related thereto.
4. Discussion concerning information received from the Public Utility Commission (PUC) that the Municipal Utility District (MUD) application was approved, and any matters related thereto.
5. Discussions concerning City Manager Carl Alsabrook update: Development, Main St. Car Show May 9th, KidFish at City Lake Park May 30th, Main St. Board clean-up day on Main St. May 3rd, any matters related thereto.

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.

K. ADJOURN

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:
Posted April 24, 2015 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Brenda Craft, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.

NOTE: The City of Royse City, Texas meets regularly on the second and fourth Tuesday night of each month at 7:00 pm. The Council follows a printed Agenda for official action. ***Any individual desiring official action should submit his/her request to the office of the City Manager not later than fifteen (15) days prior to the Council Meeting.***

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the outside bulletin board in the front of City Hall on the _____ day of _____ 2015. Signature/Title _____