



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, June 23, 2015 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

- Janet Nichol.....Mayor
Charles Houk.....Place 1
Clay Ellis..... Mayor Pro Tem, Place 2
Bruce BradleyPlace 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. CITIZENS PARTICIPATION

This Period is reserved for citizens to bring forward to council items of interest, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items. Council may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.

- D. RECESS REGULAR COUNCIL MEETING

E. PUBLIC HEARING

1. Take testimony concerning a Specific Use Permit application for a Restaurant with Alcohol Sales to be located at Lot12-D of Block C of Business Addition, Royse City, Rockwall County, Texas, also known as 141 E. Main Street.
2. Take testimony concerning a Specific Use Permit application for a School, Commercial Instruction facility to be located at the property described as E 25 feet of Lot 38, Block F of Business Addition, Royse City, Rockwall County, Texas, also known as 114 E. Main Street.
3. Take testimony concerning a rezoning application by owner representative requesting the rezoning of the property described as Tracts 22, 23 and 24 of the William H. Kuykendall Survey, Abstract 513, Royse City, Collin County, Texas from Agriculture (AG) to Planned Development (PD) (based on Single-Family 2 (SF2) zoning).
4. Take testimony concerning a rezoning application by owner representative requesting rezoning Tracts R3 and R3-2 of the Richard Mead Survey, Abstract 1226, Hunt County, Royse City, Texas and Tracts 3, 3-2, 3-3, and 3-4 of the Richard Mead Survey, Abstract 141, Royse City, Rockwall County, Texas from Agricultural (AG) to Planned Development (PD) (based on Commercial 2 (C2) zoning), on 19.321 acres and Commercial 2 (C2) on 21.203 acres, located at the southwest quadrant of Interstate 30 and FM 2642.

F. CLOSE PUBLIC HEARING

G. RECONVENE REGULAR COUNCIL MEETING

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: May 12, 2015 Regular, May 26, 2015 Special Called, May 26, 2015 Regular.

I. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for May 2015, and any matters related thereto.
2. Consider and act concerning an Ordinance regarding a rezoning application by owner representative (Buc-ee's) requesting rezoning Tracts R3 and R3-2 of the Richard Mead Survey, Abstract 1226, Hunt County, Royse City, Texas and Tracts 3, 3-2, 3-3, and 3-4 of the Richard Mead Survey, Abstract 141, Royse City, Rockwall County, Texas from Agricultural (AG) to Planned Development (PD) (based on Commercial 2 (C2) zoning), on 19.321 acres and Commercial 2 (C2) on 21.203 acres, located at the southwest quadrant of Interstate 30 and FM 2642, and any matters related thereto.
3. Discussion concerning a development agreement for Church RC on Highway 66, to include possible septic use, and any matters related thereto.

4. Consider and act concerning an Ordinance regarding a Specific Use Permit application for a Restaurant with Alcohol Sales to be located at Lot12-D of Block C of Business Addition, Royse City, Rockwall County, Texas, also known as 141 E. Main Street, and any matters related.
5. Consider and act concerning an Ordinance regarding a Specific Use Permit application for a School, Commercial Instruction facility to be located at the property described as E 25 feet of Lot 38, Block F of Business Addition, Royse City, Rockwall County, Texas, also known as 114 E. Main Street, and any matters related thereto.
6. Consider and act concerning an Ordinance regarding a rezoning application by owner representative requesting the rezoning of the property described as Tracts 22, 23 and 24 of the William H. Kuykendall Survey, Abstract 513, Royse City, Collin County, Texas from Agriculture (AG) to Planned Development (PD) (based on Single-Family 2 (SF2) zoning), and any matters related thereto.
7. Consider and act authorizing the City Manager to sign commitment to fund actual cost of oversize participation for wastewater main needed to serve Bonner Carrington multi-family development at western city limits, in compliance with adopted Wastewater Master Plan, estimated cost not to exceed \$225,000 from Sewer Impact Fees, and any matters related thereto.
8. Consider and act concerning a Mowing Contract Bid/Proposal and authorizing the City Manager to sign all documents related thereto, and any matters related thereto. (withdrawn from June 9, 2015 Regular Council Meeting)
9. Discussions concerning City Manager Carl Alsabrook update: Development, Royse City's Celebrate Freedom June 26th, and Hot Summer Nights at City Lake Park, Charlie's Old fashion Hamburgers groundbreaking June 26th at 10:00 am, and any matters related thereto.

J. RECESS REGULAR COUNCIL MEETING

K. 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:

1. Discussion concerning North Texas Municipal Water District legal issues regarding interpretation of Sabine Creek Regional Wastewater Plant Contract.
2. Discussion concerning potential legal issues against North Texas Municipal Water District raised by member cities.
3. Discussion concerning legal issues involving McKamy Development Company LTD.

Section §551.074. Discussing personnel matters:

4. Discussion concerning Succession Plan due to the City Secretary's intent to retire.

L. CLOSE EXECUTIVE SESSION

M. RECONVENE REGULAR COUNCIL MEETING

Action as a result of Executive Session:

1. Consider and act concerning North Texas Municipal Water District legal issues regarding interpretation of Sabine Creek Regional Wastewater Plant Contract, and any matters related thereto.
2. Consider and act concerning potential legal issues against North Texas Municipal Water District raised by member cities, and any matters related thereto.
3. Consider and act concerning legal issues involving McKamy Development Company LTD, and any matters related thereto.
4. Consider and act concerning Succession Plan due to the City Secretary's intent to retire, and any matters related thereto.

N. 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.

O. 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 June 19, 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 _____