



City Council of Royse City, Texas

**MINUTES -REGULAR
COUNCIL MEETING**

Tuesday, June 23, 2015

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

A. CALLED TO ORDER BY MAYOR NICHOL AT 7:00 PM

Announced the presence of a quorum.

Members Present: Mayor, Janet Nichol
Council Member Place 1, Charles Houk
Council Member Place 2, Clay Ellis, Mayor Pro Tem
Council Member Place 3, Bruce Bradley
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 Attorney, Jason Day
City Secretary, Brenda Craft
Police Chief, Jeff Stapleton
CFO, Shannon Raymond
Main St Manager, Paula Morris
HR Director, Tauna Ratliff
Director of Development Services, Janet McPherson
Public Works Director, Dario Lopez
Director of Community Development Corp, Larry Lott

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Mayor Nichol.

C. CITIZENS PARTICIPATION - none

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 AT 7:01 PM

E. PUBLIC HEARING at 7:01 PM

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.

Sauce and Vine is the restaurant that will be located at the southwest corner of Arch and Main. Planning and Zoning Commission recommended approval as submitted.

No citizens for or against.

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.

Planning and Zoning Commission approved unanimously.

No citizens for or against.

3. Take testimony concerning a rezoning application by owner representative requesting the rezoning of the property described at 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).

This is Rolling Meadows Phase 2. They will come back for preliminary plat.

No citizens for or against.

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.

Recommended by the Planning & Zoning Commission

No citizen for or against.

F. CLOSE PUBLIC HEARING AT 7:12 PM

G. RECONVENE REGULAR COUNCIL MEETING AT 7:12 PM

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 and May 26, 2015 Special Called, May 26, 2015 Regular.

Motion was made by Council Member Branch, second by Council Member Crowley to approve the Consent Agenda. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

I. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for April 2015, and any matters related thereto.

All revenue/expenditures are on target. May Sales Tax up 25% and June down 9%.

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.

Staff recommends zoning approved as is. In the event the **sale** does not complete by December 2015, it will revert back to C2.

Motion was made by Council Member Branch, second by Council Member Houk to approve an Ordinance 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. With the addition that if the **sale** is not complete by December 2015, it will revert back to C2. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstention.**

3. Discussion concerning a development agreement for Church RC on Highway 66, to include possible septic use, and any matters related thereto.

Item was **WITHDRAWN** until next meeting.

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 thereto.

Restaurant is Sauce and Vine and is located at the southwest corner of Arch and 66.

Motion was made by Council Houk, second by Council Member Crowley to approve 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. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

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.

This is Cedar Ridge Bible Church changing into a studio facility.

Motion was made by Council Houk, second by Council Member Ellis to approve 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. **Motion carried: 6 Ayes, 0 Nays, and 1 Abstention (Crowley)**

6. Consider and act concerning an Ordinance regarding a rezoning application by owner representative requesting the rezoning of the property described as Tract 22, 23, and 24 of the William H. Kuykendall Survey, Abstract 513, Royse City, Collin County, Texas from the Agriculture (AG) to Planned Development (PD) (based on Single-Family 2 (SF2) zoning), and any matter related thereto.

This is the Rolling Meadows Phase 2 subdivision.

Motion was made by Council Wheatley, second by Council Member Branch to approve an Ordinance regarding a rezoning application by owner representative requesting the rezoning of the property described as Tract 22, 23, and 24 of the William H. Kuykendall Survey, Abstract 513, Royse City, Collin County, Texas from the Agriculture (AG) to Planned Development (PD) (based on Single-Family 2 (SF2) zoning). **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

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.

The city is being proactive by putting in this line. It will prevent having a line put in and then the city putting another line in later down the road.

Motion was made by Council Member Crowley, second by Council Member Branch to approve 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. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

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)

Mowing with Joe Nichols would cover two budget years. Currently mowing contract is extending over into next budget year, this would prevent that from happening.

Motion was made by Council Member Branch, second by Council Member Houk to approve a Mowing Contract Bid/Proposal and authorizing the City Manager to sign all documents related thereto. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

9. Discussions concerning City Manager Carl Alsbrook 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.

Development – Construction has been slow due to rain but it is picking back up as the weather permits.

Royse City's Celebrate Freedom June 26th – Begins at 6:30 with food trucks, kid zone, concert by Big in Vegas will be followed by Deryl Dodd, and fireworks.

Hot Summer Nights – Will not be this Friday night due to the Celebrate Freedom but will pick back up the following Friday night.

Charlie's Old Fashion Hamburgers – Groundbreaking is June 26th at 10:00 am and attendance is welcomed.

J. RECESS REGULAR COUNCIL MEETING AT 7:31 PM

Mayor Nichol called for a five minute break.

K. EXECUTIVE SESSION AT 7:35 PM

Recess into Closed Session in compliance with Section 551.001 at 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 AT 8:56 PM

M. RECONVENE REGULAR COUNCIL MEETING AT 8:56 PM

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. **No action taken.**

2. Consider and act concerning potential legal issues against North Texas Municipal Water District raised by member cities, and any matters related thereto. **No action taken.**

3. Consider and act concerning legal issues involving McKamy Development Company LTD, and any matters related thereto. **No action taken.**

4. Consider and act concerning Succession Plan due to the City Secretary's intent to retire, and any matter related thereto. **No action taken.**

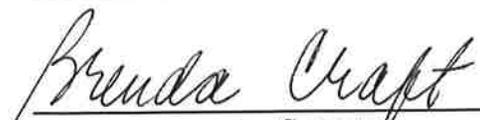
N. FUTURE AGENDA ITEMS - none

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.

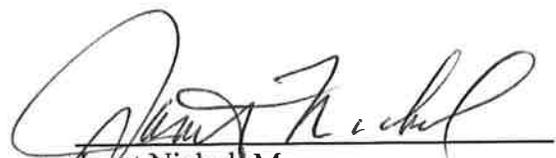
O. ADJOURNED at 8:58 PM

Motion was made by Council Member Crowley, second by Council Member Branch to adjourn at 8:58 pm. Vote for motion was unanimous.

ATTEST:



Brenda Craft, City Secretary



Janet Nichol, Mayor