



City Council of Royse City, Texas

MINUTES
SPECIAL CALLED JOINT
CITY COUNCIL AND
COMMUNITY DEVELOPMENT
CORPORATION BOARD

Tuesday, March 17, 2015 – 7:00 pm
Holiday Inn, 1001 Pullen Street
Royse City, Texas

Attendance: City Council

- 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 Crowley ..... Place 6
Carl Alsabrook..... City Manager
Jason Day ..... City Attorney
Brenda Craft..... City Secretary
Janet McPherson ..... Director, Development Services
Shannon Raymond..... CFO
Dario Lopez ..... Director, Public Works
Jeff Stapleton ..... Police Chief
Janet Nichol ..... Mayor Elect
Bruce Bradley ..... Council Place 3, Elect

Attendance: Community Development Corporation Board

- Dena Elder ..... President
Mike Gilbert..... Vice-President
Clay Ellis ..... Member
Charles Houk ..... Member
Jesse Vaughn ..... Member
Richard Pense ..... Member
Bobby Gladu..... Member
Larry Lott..... Ex. Director of Community Development
Tonya Brown ..... Administrative Assistant

**A. CALLED TO ORDER AT 7:02PM BY MAYOR BALEY AND PRESIDENT ELDER**

Announced the presence of quorums.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Mayor Baley.

**C. RECESS SPECIAL CALLED JOINT MEETING AT 7:04 PM**

**D. EXECUTIVE SESSION AT 7:04 PM**

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

§551.087 – Discussing economic development negotiations:

Discussion regarding Community Development Corp. incentive and 380 Agreement to include partial tax rebates for a retail development including travel center near Farm-to-Market Road 2642 and Interstate 30.

**E. CLOSE EXECUTIVE SESSION AT 8:13 PM**

**F. RECONVENE SPECIAL CALLED JOINT MEETING AT 8:13 PM**

*Action by the City Council:*

1. Action as a result of Executive Session: Take action on 380 Agreement including partial tax rebates for retail development including travel center, and any matters related thereto.

Motion was made by Council Member Branch, second by Council Member Bell to approve a 380 Agreement including partial tax rebates for retail development including travel center. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstention.**

2. Consider and act concerning a Resolution authorizing the use of eminent domain to acquire a permanent easement and temporary construction easement, land located on the north and south side of Interstate 30, between east and west of Floyd Road and west of Circle Drive, for the furtherance of the construction, maintenance, operation and use of a water line, and any matters related thereto.

**Mr. Day:** Bonner Carrington apartment homes, action required by law even if no need for eminent domain.

Motion was made by Council Member Branch, second by Council Member Bell to approve a Resolution authorizing the use of eminent domain to acquire a permanent easement and temporary construction easement, land located on the north and south side of Interstate 30, between east and west of Floyd Road and west of Circle Drive, for the furtherance of the construction, maintenance, operation and use of a water line. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstention.**

3. Consider and act concerning a Resolution authorizing the use of eminent domain to acquire a permanent easement and temporary construction easement, land located on the north side of Interstate 30 west of Floyd Road, for the furtherance of the construction, maintenance, operation and use of a sanitary sewer line, and any matters related thereto.

Motion was made by Council Member Branch, second by Council Member Wheatley to approve a Resolution authorizing the use of eminent domain to acquire a permanent easement and temporary construction easement, land located on the north side of Interstate 30 west of Floyd Road, for the furtherance of the construction, maintenance, operation and use of a sanitary sewer line. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstention.**

4. Consider and act concerning amending the Exhibit of the CCN Transfer Agreement between the City of Royse City and BHP Water Supply, authorizing additional address to be added for property located at, Lot 9 of the Hill Estates, Hunt County, Royse City, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

**Mr. Day:** County Road 2596 is in our CCN, currently no water line. By passage this property may be added to the agreement.

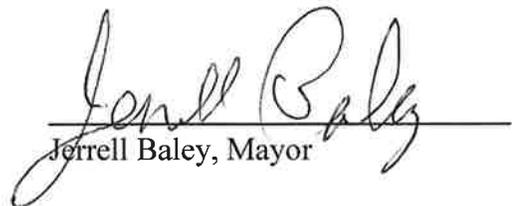
Motion was made by Council Member Crowley, second by Council Member Wheatley to approve amending the Exhibit of the CCN Transfer Agreement between the City of Royse City and BHP Water Supply, authorizing additional address to be added for property located at, Lot 9 of the Hill Estates, Hunt County, Royse City, authorizing the City Manager to sign all documents related thereto. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstention.**

**G. 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 or Community Development Corporation Board Meetings, and any matters related thereto.

**H. ADJOURNED AT 8:27 PM**

Motion was made by Council Member Bell, second by Council Member Branch to adjourn the joint meeting. **Vote for adjournment was unanimous.**

  
Jerrell Baley, Mayor

**ATTEST:**

  
Brenda Craft, City Secretary