



MINUTES REGULAR COUNCIL MEETING

Tuesday, November 10, 2015 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

- * Prior to the Regular Council Meeting, at 6:00 pm a quorum of Council Members may or may not attend a social gathering.
- * No action of the City Council will take place at this gathering. Council Chambers will be open to the public.
- * No action was taken

A. CALL TO ORDER 7:00 PM BY MAYOR NICHOL

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol
 Council Member Place 1, Charles Houk
 Mayor Pro Tem, Council Member Place 2, Clay Ellis
 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 Secretary, Brenda Craft
 Acting City Attorney, David Banowsky
 Assistant City Secretary, Deborah Sorensen
 Executive Dir. of Development & Community Services, Janet McPherson
 Director of Finance, Shannon Raymond
 Fire Chief, Richard Bell
 Police Chief, Jeff Stapleton
 Director of Public Works, Dario Lopez
 Executive Director of Community Development Corp., Larry Lott
 Main St. Manager, Paula Morris
 Director of HR, Tauna Ratliff

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Ellis gave invocation and led the Pledge of Allegiance.

C. CITIZEN PARTICIPATION

None

D. RECESS REGULAR COUNCIL MEETING AT 7:02 PM

E. PUBLIC HEARING AT 7:02 PM

1. Take testimony concerning the approval for The Preliminary Service And Assessment Plan And Assessment Roll For The Levy Of Assessments For Authorized Improvements In Union Square Public Improvement District.

The Public Hearing is recessed to the December 8, 2015 City Council Meeting.

2. Take testimony concerning a Specific Use Permit application for a "craft brewery" to be located at Lot 12-D of Block C of Business, Royse City, Rockwall County, Texas (also known as 141 E. Main St).

No citizens spoke for or against.

F. CLOSE PUBLIC HEARING AT 7:06 PM

G. RECONVENE REGULAR COUNCIL MEETING AT 7:06 PM

H. CONSENT AGENDA

1. City Council Minutes: October 13, 2015 Regular Meeting; October 27, 2015 Regular Meeting

Council Member Crowley made a motion to accept the minutes as presented. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

I. BUSINESS

1. Consider and act concerning an Ordinance regarding a Specific Use Permit application for a "craft brewery" to be located at Lot 12-D of Block C of Business, Royse City, Rockwall County, Texas (also known as 141 E. Main St), and any matters related thereto.

Council Member Crowley stated the application requested a zoning change from Commercial to Industrial. Ms. McPherson replied that this is an error; this is just a Specific Use Permit (SUP) request. Council Member Crowley asked about the limit of 5,000 barrels. Ms. McPherson replied that it will be in the ordinance. Council Member Branch asked the applicant if the 5,000 barrels limit will restrict him. Applicant, Terry Gordon, responded yes but he is ready to move forward. Ideally, he would like to have 10,000 barrels. He would like to utilize this spot for seasonal brews and to serve the customers and have an industrial location somewhere else that would have more than the 5,000 barrels. Council Member Crowley asked about the 5,000 limit being changed. Ms. McPherson stated we would have to change our ordinance. Mayor Nichol is concerned about the loading/unloading time limits. She asked if it is unlimited in the back and certain times on the side. It was stated that it is not restricted to location. Council Member Branch stated that he is not for the loading/unloading time restrictions. Mayor Nichol would like to restrict it to no deliveries after 5pm. Council Member Houk asked about what type deliveries they would receive. The applicant stated that he would be shipping and receiving.

Council Member Branch made a motion approving the SUP application for a craft brewery and restricting the loading/unloading times to no loading/unloading after 5 pm. Council Member Houk seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning a Contract with Meals on Wheels Senior Services of Rockwall County to submit monthly meal invoices to Rockwall County for reimbursement, and any matters related thereto.

Ms. Ratliff stated that the City would get reimburse \$3.00 per meal delivered for Meals on Wheels for the Senior Center. This is will be very beneficial for the city,

Council Member Crowley made a motion to approve a Contract with Meals on Wheels Senior Services of Rockwall County. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning a Resolution appointing three Board Members to the Community Development Corporation Board (term Jan. 1, 2016 to Dec. 31, 2017), and any matters related thereto.

Council Member Ellis made a motion to appoint Dena Elder, Charles Houk, and Bobby Gladu to the Community Development Corporation Board. Council Member Bradley seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning a Resolution appointing nominees to the Board of Directors of Hunt County Appraisal District for the term of 2016-2017, and any matters related thereto.

Council Member Ellis made a motion to follow the school district's votes and vote all 14 votes for Mitch Moore to the Board of Directors of Hunt County Appraisal District. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning the Geotechnical report on Wood and Center Streets, and Bell Street waterline and any matters related thereto.

Mr. Alsabrook stated that several months ago we spoke about roadways. The Bell Street waterline absolutely has to be done. He gave estimates on the repairs to all three projects. The concrete estimate includes new gutters and curbs and sidewalks the entire length of the streets. There will be new utility lines under the streets. Staff recommends concrete. The total price, including the waterline, is \$2.3 million. He stated that he is looking to see if City Council wants to move forward on any of the projects. If so, he will have the financial advisor and bond advisor at the next meeting.

Mayor Nichol is in favor of moving on. Council Member Houk stated he is not in favor of passing a bond. The first option is to do nothing. The second option is to pass a bond to fix all the streets or the third option is to pass bond for just these two streets and a waterline. We are at our bonding capacity. We are going to be at the point in which the taxes are too high. He would like to pay cash as we go. Council Member Branch stated that if it came to an issue when it came to the bond, why wouldn't you just go ahead and pay the \$370,000, repair of the waterline, out of the water utility fund. Ms. Raymond stated more than likely that is what we will be doing. Council Member Houk stated in two to three more years you will be passing another bond for another two to three more years. Council Member Branch agrees but doesn't know how we pay cash as you go. Council Member Ellis stated that with all that we have coming in within the next two years we will be in a better position to pay cash as we go.

No motion was made.

6. Discussions concerning City Manager Carl Alsabrook update: Development, Downtown parking and lighting, Christmas Luncheon on December 2nd - 11:30 a.m. at First Baptist Church, Tree Lighting Ceremony on December 3rd - 5:30 p.m. to 7:00 p.m. at City Hall, Christmas Parade on December 12th - 6:30 p.m., and any matters related thereto.

Mr. Alsabrook gave an update status on various development projects. He added that the downtown parking and lighting was asked to be put on a future agenda. He only

saw three solutions; the first, which he does not believe is feasible, is a multilevel garage, the second is to buy property around downtown area, which is not feasible, and the third is to use the parking lot across from City Hall. He will get estimates on resurfacing the parking lot.

There is a Christmas Luncheon on December 2nd beginning at 11:30 a.m. at First Baptist Church. The Tree Lighting Ceremony is on December 3rd from 5:30 p.m. to 7:00 p.m. at City Hall and the Christmas Parade is on December 12th beginning at 6:30 p.m.

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.

None

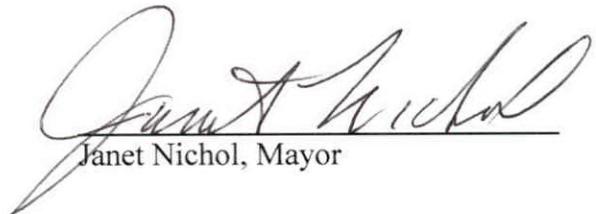
K. ADJOURN AT 7:48 PM

Council Member Branch made a motion to adjourn meeting. Council Member Crowley seconded the motion. **Motion passed 7-0.**

ATTEST:



Brenda Craft, City Secretary



Janet Nichol, Mayor