



**MINUTES-REGULAR  
COUNCIL MEETING**

**Tuesday, February 24, 2015 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

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

- Members Present: Mayor, Jerrell Baley  
Council Member Place 1, Janet Nichol, Mayor Pro Tem  
Council Member Place 2, Clay Ellis  
Council Member Place 3, Bill Bell  
Council Member Place 4, Matt Wheatley  
Council Member Place 5, James Branch
- Members Absent: Council Member Place 6, Tom Crowley
- Staff Present: City Manager, Carl Alsabrook  
City Attorney, Jason Day  
Asst. City Secretary, Julia Riley  
Ex. Director of Development & Community Services, Janet McPherson  
Ex. Director of Community Development Corp., Larry Lott  
Fire Chief, Richard Bell  
Police Chief, Jeff Stapleton  
Public Works Director, Dario Lopez  
CFO, Shannon Raymond  
Director of HR, Tauna Ratliff  
Main St. Manager, Paula Morris

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Council Member Ellis.

**C. CITIZENS PARTICIPATION - NONE**

*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.*

**D. RECESS REGULAR COUNCIL MEETING – 7:03 PM**

**E. PUBLIC HEARING – 7:03 PM**

1. Take testimony concerning a rezoning request by owner representative for the conceptual plan and initial zoning change from Agricultural to Planned Development for a single-family development (based on Single-Family 2 Zoning) for the property described as Highlands of McKamy, Phase II, Tract 4 of the Turner Odell Survey (Abstract 0683) and Tract 9 of the James McBride Survey (Abstract 0631) Royse City, Collin County, Texas.

**Ms. McPherson:** This development is on the Collin County side just north of N. Houston Street. Step 1 to the planned development. Was approved in January by Planning and Zoning Committee after making recommended changes. **Council Member Ellis:** Will it include parks? **Ms. McPherson:** Yes, a 4 ½ acre park on the northeast side; flood-planned and will be kept up by HOA. **Council Member Branch:** Do streets meet minimum width? **Ms. McPherson:** Yes, they meet our standards. **Mayor Pro Tem Nichol:** Would like to see more parks in the residential area. When will park be developed? After or in conjunction? **Ms. McPherson:** Final development plans will give more details.

**F. CLOSE PUBLIC HEARING – 7:10 PM**

**G. RECONVENE REGULAR COUNCIL MEETING – 7:10 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: January 13, 2015 Special Called 6 pm; January 13, 2015 Regular; January 27, 2015 Regular
2. Participation in the City of Rockwall Interlocal Agreement for Radio Interoperability Grant, (FEMA Assistance to Firefighter Regional Grant Agreement (AFG)).

Motion was made by Council Member Ellis, second by Council Member Bell to approve the Consent Agenda. **Motion carried: 6 Ayes, 0 Nays, 0 Abstentions.**

**I. OPEN PUBLIC HEARING – 7:11 PM**

2. Take testimony concerning City of Royse City Revitalization Plan titled Sabine Creek Community Plan.

**Mr. Alsabrook:** Stuart Shaw and Casey Bump are present to answer any questions.  
**Mr. Day:** Take testimony from public right now and hear from the interested parties during the business items.

**J. CLOSE PUBLIC HEARING – 7:12 PM**

**K. RECONVENE REGULAR COUNCIL MEETING – 7:12 PM**

**L. BUSINESS**

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

**Ms. Raymond:** Have completed 4 months of the FY. On track. Either positive or ahead of budget. Sales taxes are up 23% in January. **Council Member Ellis:** Water consumption up from more people or building? **Ms. Raymond:** Combination of both. **Council Member Branch:** Why does Senior Center show expenses up over 35%? **Ms. Ratliff:** Attendance has doubled from 15-20 daily last year to 40-45. Will remain over budget throughout year because of this increase in attendance. **Council Member Branch:** Any grants or other assistance available to offset? **Ms.**

**Ratliff:** Meals on Wheels, but too much paperwork and restrictions. Will research for further assistance/grants.

2. Consider and act concerning a Resolution supporting the proposed Mariposa Apartment Homes at Old Greenville Road community and its application to the Texas Department of Housing and Community Affairs (TDHCA) authorizing an allocation by TDHCA of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

**Mr. Alsabrook:** Needs this Resolution to show support. **Mr. Day:** Resolution states more than twice the state average of units per capita supported by tax credits. Other apartment development is included with 70% of the units' tax supported. Adopt resolution subject to City Manager verifying these numbers. **Mr. Shaw:** With both developments, ranks it higher than average. Both communities will meet the needs of disabled vets/seniors to bank presidents. These proposed apartments for 55+ residents only. High-quality housing for seniors of all financial classes. 30% of units will be at market value. **Council Member Branch:** Concerned if there's a negative to having too many tax credit units available for potential development or future grant assistance. **Mr. Lott:** Not aware of any negatives that affordable housing would impact. Viewed other Bonner Carrington communities and they are nice units. **Mr. Day:** Need is there for a wide-range of housing. Will have a deed restriction limiting the number of affordable units. **Mr. Shaw:** Will remain a senior community forever. Deed restriction good for 35 years, but will be extended indefinitely. **Mr. Bump:** This is just a calculation, not a designation that State Legislature put in place to show cities what they are approving. As population grows, number will fall.

Motion was made by Council Member Ellis, second by Council Member Bell to approve a Resolution supporting the proposed Mariposa Apartment Homes at Old Greenville Road community and its application to the Texas Department of Housing and Community Affairs (TDHCA) authorizing an allocation by TDHCA of Housing Tax Credits for the Development pursuant to Texas Government Code §2306.6703(a)(4), authorizing the City Manager to sign all documents related thereto. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

This item was moved to Item #4.

3. Consider and act concerning a Resolution regarding Mariposa Greenville Road LP submitting an application to the Texas Department of Housing and Community Affairs (TDHCA) for Mariposa Apartment Homes at Greenville Road (#15012), authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

**Mr. Alsabrook:** This Resolution asking Bonner Carrington to apply to the Texas Department of Housing and Community Affairs (TDHCA).

Motion was made by Council Member Bell, second by Council Member Ellis to approve a Resolution regarding Mariposa Greenville Road LP submitting an application to the Texas Department of Housing and Community Affairs (TDHCA) for Mariposa Apartment Homes at Greenville Road (#15012), authorizing the City Manager to sign all documents related thereto. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

This item was moved to Item #3.

4. Consider and act concerning a Resolution approving and adopting The Sabine Creek Community Plan, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

**Mr. Alsabrook:** Overview of the project. Goes to enhance livability in the community. Supports community plan.

Motion was made by Mayor Pro Tem Nichol, second by Council Member Bell to approve a Resolution approving and adopting The Sabine Creek Community Plan, authorizing the City Manager to sign all documents related thereto. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

5. Consider and act concerning a Resolution for the City of Royse City to loan, grant or provide an in-kind contribution detailed in the “Fee Waivers” to Mariposa Greenville Road LP, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

**Mr. Alsabrook:** Application process requires a loan, grant, or in-kind contribution. With approval, will waive impact fees and in turn, developers will make improvements to Old Greenville Road. **Mr. Day:** If they make improvements to roads and water, we can credit impact fees. In-kind contributions up to, including \$175,000. **Council Member Branch:** How much of Old Greenville Road would be improved? **Mr. Shaw:** What’s appropriate and what’s best for the city whether it would be a larger water line or road. **Mr. Bump:** Need this amount to qualify for the application. **Council Member Branch:** Doesn’t like the idea of the \$175,000 improvement cap. Still can negotiate? **Mr. Shaw:** Gave word he would not cap it. Want to be part of this community. Development will bring future growth to Royse City.

Motion was made by Council Member Ellis, second by Council Member Bell to approve a Resolution with minor city attorney language changes for the City of Royse City to loan, grant or provide an in-kind contribution detailed in the “Fee Waivers” to Mariposa Greenville Road LP, authorizing the City Manager to sign all documents related thereto. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

6. Consider and act concerning a lack of notification from the Texas Department of Transportation construction projects in the city, and any matters related thereto.

**Mr. Alsabrook:** Council Member Crowley had asked for this item to be addressed. It stems from last Thursday’s issues with no notification of the closing of Interstate 30’s south service road. Mayor Pro Tem Nichol and I will be attending the Rockwall County Transportation Consortium tomorrow night. **Council Member Ellis:** Request feedback from this meeting.

Motion was made by Mayor Pro Tem Nichol, second by Council Member Bell to allow City Manager to speak with the Transportation Consortium tomorrow night. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

7. Consider and act concerning the approval of the revised Water Distribution System Master Plan maps and Wastewater Collection System Master Plan maps, and any matters related thereto.

**Mr. Alsabrook:** Maps should correlate with the plan approved several months ago.

Motion was made by Council Member Ellis, second by Council Member Bell to approve the revised Water Distribution System Master Plan maps and Wastewater Collection System Master Plan maps. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

8. Consider and act concerning the proposed south FM 35 12" waterline extension from Woodland Creek to County Road 2526, and any matters related thereto.

**Mr. Alsabrook:** In 2006, City annexed property S. FM 35 to CR 2526 and has not yet provided water. Need to do so. Design and engineering would cost \$50,700 and \$310,860 to lay the line. Total estimated \$361,586 for 5,000 feet from Woodland Creek to CR 2526. Would open up development. Money to come out of impact fees. Have meeting Thursday with developer interested in building 300 homes S. FM 35, average \$500 in city tax income. Impact fees from these homes could potentially bring in \$600,000. Two proposals: 1) Design, engineering and lay entire line for \$361,586. 2) Pay design and engineering and lay only a portion. Currently have \$610,000 in impact fees. **Ms. Raymond:** We are required to show progress and funding is available. **Council Member Branch:** How serious is this developer? **Mr. Lott:** Have been working with him for 6-8 years. Third push to develop. Land is a mile from the 500 D.R. Horton Homes.

Motion was made by Council Member Ellis, second by Council Member Bell to approve the proposed south FM 35 12" waterline extension from Woodland Creek to County Road 2526, and any matters related thereto. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

9. Consider and act concerning a Resolution regarding a rezoning request by owner representative for the conceptual plan and initial zoning change from Agricultural to Planned Development for a single-family development (based on Single-Family 2 Zoning) for the property described as Highlands of McKamy, Phase II, Tract 4 of the Turner Odell Survey (Abstract 0683) and Tract 9 of the James McBride Survey (Abstract 0631) Royse City, Collin County, Texas, and any matters related thereto.

**Ms. McPherson:** 125 single-family residential lots being added to this community.

Motion was made by Council Member Bell, second by Council Member Branch to approve a Resolution regarding a rezoning request by owner representative for the conceptual plan and initial zoning change from Agricultural to Planned Development for a single-family development (based on Single-Family 2 Zoning) for the property described as Highlands of McKamy, Phase II, Tract 4 of the Turner Odell Survey (Abstract 0683) and Tract 9 of the James McBride Survey (Abstract 0631) Royse City, Collin County, Texas, and any matters related thereto. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

10. Discussions concerning City Manager Carl Alsabrook update: Development, safest city designation, any matters related thereto.

Development: Ice only slowed down development. Wal-Mart is on track if not ahead of schedule. CVS has broken ground. Erby Campbell overpass is making great

progress in westbound side. Meeting with D.R. Horton Homes representatives Thursday regarding new subdivision. Pre-construction meeting for WalMart off-site pads has been moved to Friday. No updates in the last two weeks from Charlie's Old Fashioned Hamburgers.

Safest city designation: Rated 5th safest small town in Texas and 7th overall. Our fire/police departments and council decisions are being noticed.

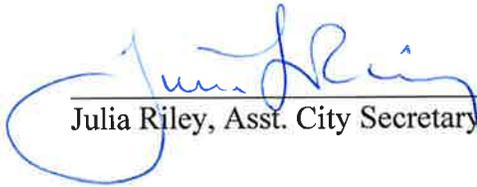
**M. FUTURE AGENDA ITEMS - NONE**

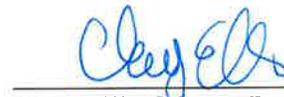
1. Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

**N. ADJOURN AT 8:03 PM**

Motion was made by Mayor Pro Tem Nichol, second by Council Member Bell to adjourn the meeting at 7:22 pm. **Motion carried: 6 Ayes, 0 Nays, and 0 Abstentions.**

ATTEST:

  
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Julia Riley, Asst. City Secretary

  
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Clay Ellis, Mayor Pro Tem