



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, February 23, 2016 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER 7:02 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 5, James Branch
Council Member, Place 6, Tom Crowley
- Members Absent: Council Member Place 4, Matt Wheatley
- Staff Present: City Manager, Carl Alsabrook
City Secretary, Deborah Sorensen
Acting City Attorney, David Banowsky
Director of Finance, Shannon Raymond
Executive Dir. of Development & Community Services, Janet McPherson
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Director of Public Works, Dario Lopez
Director of HR, Tauna Ratliff
Executive Director of Community Development Corp., Larry Lott

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. NEW EMPLOYEES

1. Fire Inspector – Bradley Bixler – introduced by Carl Alsabrook
2. Police Officer – John Bivins – introduced by Chief Stapleton

D. RECOGNITION OF POLICE OFFICER

1. Presentation of Lifesaving Award

Chief Stapleton presented the Lifesaving Award to Officer Franklin. On December 25, 2015, Officer Franklin responded to the Verandah subdivision on a medical call involving a child who was not breathing. The child was 2 years old and had several medical problems. Officer Franklin began performing CPR on the child and several minutes later was able to bring the child back.

E. CITIZENS PARTICIPATION

None

F. RECESS REGULAR COUNCIL MEETING AT 7:08 PM

G. PUBLIC HEARING AT 7:08 PM

1. Take testimony concerning involuntary annexations in Hunt County, Texas of A0946, Shelby County School Land, Tract 12-2A, 20 acres more or less, situated along I-30, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 57-43, 2.002 acres more or less, also known as 6455 CR 2597, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 57-57, 3.004 acres more or less, also known as 6169 CR 2597, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 85, 16.626 acres more or less, situated along CR 2509, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 57-45, 2.0 acres more or less, also known as 6181 CR 2597, Royse City, TX. 75189; S3934 Magnolia Place, Lot 23, 5.14 acres more or less, also known as 6268 CR 2597, Royse City, TX 75189.

Mark Clemens, resides on CR 2594 - spoke against annexation. He does not agree with taxation without representation. The people you are trying to annex don't have the right to vote in the city election to pick the city council members that are annexing them. He was annexed in 2006 and he pays taxes to the city and he doesn't get any type of benefits except for funding city functions and street repair, which he had with the county. He pays Hunt County taxes and was receiving all the services he needed. He is against any annexation procedures. It is not fair.

H. CLOSE PUBLIC HEARING AT 7:13 PM

I. RECONVENE REGULAR COUNCIL MEETING AT 7:13 PM

J. CONSENT AGENDA

1. City Council Minutes: February 9, 2016 Joint Meeting with Community Development Corporation; February 9, 2016 Regular Meeting

Council Member Branch made a motion to approve the Consent Agenda. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

K. BUSINESS

1. Consider and act concerning a Resolution regarding the site plan as it relates Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for the property described as Lot 8 of the Erby Campbell Retail Center, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson, Executive Director of Development and Community Services, gave background information regarding the site plan, which is for Whataburger. The Planning & Zoning Commission approved the site plan with no comments. Council Member Branch asked about the direction of the dumpster. Janet responded that it is located in the northeast corner and there will actually be two dumpsters and they will be enclosed. This site is along the service road.

Council member Houk made motion to approve the resolution. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

2. Discussion concerning monthly revenue and expenditure report for January 2016, and any matters related thereto.

Shannon Raymond, Director of Finance, presented monthly revenue and expenditure report for the month of January 2016. We are at 33% of the budget. Currently she is reviewing the audit report and it should be presented to City Council at one of the

meetings in March. Council Member Branch asked about community development and the court fines and fees. Shannon stated that the community development had an increase in expenditures due to using Bureau Veritas to help with the apartments and the court fines and fees are what they are. The budget was based on prior court fines and fees; however, there is no way to predict what the actual court fines and fees would actually be.

3. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Voluntary Annexation located in Hunt County, and any matters related thereto.

Council Member Branch made a motion to approve the Resolution for Public Hearings for the Proposed Voluntary Annexation. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

L. RECESS REGULAR COUNCIL MEETING AT 7:20 PM

M. PUBLIC HEARING #2 AT 7:20 PM

2. Take testimony concerning involuntary annexations in Hunt County, Texas of A0946, Shelby County School Land, Tract 12-2A, 20 acres more or less, situated along I-30, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 57-43, 2.002 acres more or less, also known as 6455 CR 2597, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 57-57, 3.004 acres more or less, also known as 6169 CR 2597, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 85, 16.626 acres more or less, situated along CR 2509, Royse City, TX. 75189; A0946, Shelby Country School Land, Tract 57-45, 2.0 acres more or less, also known as 6181 CR 2597, Royse City, TX. 75189; S3934 Magnolia Place, Lot 23, 5.14 acres more or less, also known as 6268 CR 2597, Royse City, TX 75189.

No one spoke for or against.

N. CLOSE PUBLIC HEARING #2 AT 7:21 PM

O. RECONVENE REGULAR COUNCIL MEETING AT 7:21 PM

P. BUSINESS

4. Consider and act concerning a submission of a Hazard Mitigation Assistance Grant and authorization of the procurement of a consultant to write the application, and any matters related thereto.

Carl Alsbrook, City Manager, gave background information regarding the Hazard Mitigation Assistance Grant. This is for adding outdoor warning sirens. Rockwall County has to write and submit a Hazard Mitigation Plan to the State. They should have it completed by the end of spring. Once it is submitted to the State, the Federal Government will have to approve it. He is looking for authorization to procure a grant writer for this grant.

Council Member Branch made a motion to approve the assistance of a grant to hire a consultant. Council Member Crowley seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning a Resolution to Appoint the City Manager as Chief Executive Officer and Authorizing Representative to act in all matters in connection with the Hazard Mitigation Grant and Commitment of 25% local matching funds to secure and complete the Hazard Mitigation Grant, and any matters related thereto.

Carl Alsabrook stated that the grant has not been identified yet due to the Rockwall County Hazard Mitigation Plan not being approved yet. We need to take this step with the resolution. We do not have the total numbers yet. Once the estimates are obtained and the grants are identified, they will be presented to City Council for final approval. It is standard to have 25% local matching funds to secure grants.

Council Member Branch made a motion to approve the Resolution to Appoint the City Manager as Chief Executive Officer and Authorizing Representative to act in all matters in connection with the Hazard Mitigation Grant and Commitment of 25%. Council Member Crowley seconded the motion. **Motion passed 6-0.**

Q. RECESS REGULAR COUNCIL MEETING AT 7:32 PM

R. PUBLIC HEARING #3 AT 7:32 PM

1. Take testimony concerning a voluntary annexation of A0946 Shelby Country School Land, Tract 57, 200.91 acres more or less, situated along FM 1565, Royse City, Hunt County, Texas.

No one spoke for or against.

S. CLOSE PUBLIC HEARING #3 AT 7:33 PM

T. RECONVENE REGULAR COUNCIL MEETING AT 7:33 PM

U. BUSINESS

6. Discussion concerning repairs needed to Lamar Street, and any matters related thereto.

Carl Alsabrook, City Manager, stated that this agenda item was requested by Mayor Pro Tem Ellis. Mayor Pro Tem Ellis would like to see the section on Lamar Street between College and Barton repaired look at repairing Lamar Street from College to Sorrells. He would like to try to move traffic from Barton. Carl stated that if it is okay, he would like for Lamar Street to be next on the list after Old Greenville Road is completed.

Council Member Crowley stated he would like to continue the conversation. The entire street needs to be addressed not just sections. In light of the fact that we will eventually have one way service roads, he feels that there will be an increase of traffic on Lamar. Carl stated that we will get estimates for sections and the entire length street.

Mayor Nichol asked if there is an issue with sewer and water on Lamar. Dario Lopez, Director of Public Works, stated the issue with Lamar is the two water lines, which one should have been turned off but the valves have been covered up. He would like to move those on the older line to the newer line. There are approximately four to five houses still on the old line, but not sure until water is shut off. Mayor Pro Tem Ellis asked how old the 8 inch line was. Dario replied that it was put in around 2004.

Carl stated to let staff take care of Old Greenville first and in the meantime Dario can do some work to locate the old water line.

V. RECESS REGULAR COUNCIL MEETING AT 7:41 PM

W. PUBLIC HEARING #4 AT 7:41 PM

1. Take testimony concerning a voluntary annexation of A0946 Shelby Country School Land, Tract 57, 200.91 acres more or less, situated along FM 1565, Royse City, Hunt County, Texas.

No one spoke for or against.

X. CLOSE PUBLIC HEARING #4 AT 7:42 PM

Y. RECONVENE REGULAR COUNCIL MEETING AT 7:42 PM

Z. BUSINESS

7. Consider and act concerning amending the City's Thoroughfare Plan, and any matters related thereto.

Carl Alsabrook, City Manager, presented a map to City Council regarding the extension of Old Greenville Rd. Staff is recommending amending the City's Thoroughfare Plan by having Old Greenville Road go to the service road versus going to Erby Campbell.

Mayor Pro Tem Ellis made a motion to amend the City's Thoroughfare Plan. Council Member Crowley seconded the motion. **Motion passed 6-0.**

8. Discussions concerning City Manager Carl Alsabrook update: Development and any matters related thereto.

Carl Alsabrook, City Manager, announced that Tractor Supply will be in Phase Two of the Wal-Mart development. The work on Charlie's continues as well as Murphy USA. There is interest from a medical center.

AA. RECESS REGULAR CITY COUNCIL MEETING AT 7:48 PM

BB. EXECUTIVE SESSION

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

Section §551.071 - Private consultation with the City Attorney and Section §551.087 – Discussing economic development negotiations

1. Discussion concerning the legality of contractual issues of the Development Agreement regarding Bearpen Creek development.

Section §551.071 - Private consultation with the City Attorney, Section §551.072 – Discussing regarding Real Property, and Section §551.087 – Discussing economic development negotiations

2. Discussion concerning economic contribution for FM 2642 and Interstate 30 overpass improvements.

CC. CLOSE EXECUTIVE SESSION AT 8:25 PM

DD. RECONVENE REGULAR CITY COUNCIL MEETING AT 8:25 PM

Reconvene into Regular Session and take any action necessary as a result of the Closed Session concerning:

1. Further discussion and possible action from Executive Session regarding Development Agreement regarding Bearpen Creek development, and any matters related thereto.

No action taken

2. Further discussion and possible action from Executive Session regarding economic contribution for FM 2642 and Interstate 30 overpass improvements, and any matters related thereto.

No action taken

EE. 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

FF. ADJOURN AT 8:25 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 6-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, City Secretary

