



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, April 26, 2016 – 7:00 pm**

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

**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, Deborah Sorensen  
City Attorney, Jason Day  
Executive Dir. of Development & Community Services, Janet McPherson  
Police Chief, Jeff Stapleton  
Fire Chief, Rickey Bell  
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. PROCLAMATION**

2. Motorcycle Safety and Awareness Month

Mayor Nichol presented the Proclamation for Motorcycle Safety and Awareness Month to Brandon White and Craig Prigmore of the Wolverine Motorcycle Club

1. National Day of Prayer

Mayor Nichol presented the Proclamation for National Day of Prayer to Chief Stapleton. Royse City will celebrate National Day of Prayer on Thursday, May 5<sup>th</sup> beginning at 7 pm at the police station.

**D. CITIZENS PARTICIPATION**

None

**E. CONSENT AGENDA**

1. City Council Minutes: April 12, 2016

Council Member Branch made a motion to approve the City Council Minutes. Mayor Pro-Tem Ellis seconded the motion. **Motion passed 7-0.**

## F. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for March 2016, and any matters related thereto.

Carl Alsbrook presented the monthly revenue and expenditure report and asked if anyone had any questions, he would get them answered.

2. Consider and act concerning an Ordinance regarding Preliminary Plat of Rolling Meadows, Phase Two (28.978 Acres situated in the William H. Kuykendall Survey, Abstract 513), City of Royse City, Collin County, Texas, and any matters related thereto.

Janet McPherson presented the preliminary plat of Rolling Meadows, Phase Two. The Planning and Zoning Commission reviewed the preliminary plat and have recommended approval. She explained in the technical planning there is a certain radius and certain street lengths that have to be met. Due to the connectivity of Phase One into Phase Two, there is a street that the radius is a little less than what our technical standards allow. She worked with the City Engineer to come up with a compromise that would work for all parties. The City Engineer is okay with how it is presented, but recommended a reduced rate of speed for Meadowlark Lane. Council Member Branch asked if there had been any changes to prevent the street problems that have been experienced in Phase One, as far as the sinking street. Janet explained standards are much different now than they used to be and current technical standards would be met. There would be testing done to determine the concrete that would go on the streets. Reports would be turned into the Director of Public Works, Dario Lopez, throughout the process. There should not be any failure issues related to the new streets. Drainage is also being addressed, so it doesn't cause more drainage problems. She confirmed that there will be inspections during the process.

Council Member Crowley made a motion to accept the recommendation of Planning & Zoning Commission and to approve the Preliminary Plat of Rolling Meadows, Phase Two. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning an Ordinance regarding Final Plat of TSC Royse Addition, Lots 1 & 2, Block A (18.479 acres out of the J. Stephenson Survey, Abstract No. 188), City of Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson read the applicant's request to waive their 30 day requirement to take action on the plat and to be considered at a meeting next week.

This item was withdrawn from consideration pursuant to the applicant's request.

4. Consider and act concerning a Resolution regarding the elevations and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for Whataburger to be located on Lot 8 of the Erby Campbell Retail Center, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson presented the elevations and building materials for Whataburger to be located on Lot 8 of the Erby Campbell Retail Center. The Planning & Zoning Commission has recommended approval.

Council Member Branch made a motion to approve the Resolution. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

5. 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.

Carl Alsabrook stated the Parks Department only has three employees and not enough equipment to mow; therefore we have requested bids for areas that are not mowed by the Parks Department. The majority of this mowing is in the right of ways and other hazardous areas. The bids have been received and J Nichols Construction is the lowest bid. Staff recommends awarding the mowing contract to J Nichols Construction and authorizing the City Manager to sign the contract.

Mayor Pro Tem Ellis made a motion to approve the contract to renew up to three times. Council Member Bradley seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning an Ordinance regarding a voluntary annexation of A0091, Beckton JW, Tract 4-1, 11.742 acres more or less, situated along CR 2650, Hunt County, Texas, and any matters related thereto.

Jason Day stated this is the Royse City Independent School District's property that is next to The Meadows property.

Council Member Houk made a motion to approve the Ordinance. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

7. Discussions concerning City Manager Carl Alsabrook update: Development and Car Show May 14<sup>th</sup> 10 am and awards presented at 2:30 pm, and any matters related thereto.

Carl Alsabrook gave an update on developments. Lots 3, 5, and 9 of the Erby Campbell Retail Center are progressing. The Car Show will be held on May 14<sup>th</sup> on Main Street beginning at 10 am and awards will be presented at 2:30 pm.

#### **G. RECESS REGULAR CITY COUNCIL MEETING AT 7:26 PM**

#### **H. 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 Development Agreement for property located at southwest corner of Erby Campbell and Interstate 30.

#### **I. CLOSE EXECUTIVE SESSION AT 7:37 PM**

#### **J. RECONVENE REGULAR CITY COUNCIL MEETING AT 7:37 PM**

1. Further discussion and possible action from Executive Session regarding Development Agreement for property located at southwest corner of Erby Campbell and Interstate 30, and any matters related thereto.

No action taken

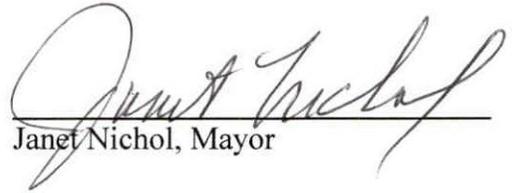
#### **K. FUTURE AGENDA ITEMS**

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

**L. ADJOURN AT 7:38 PM**

Council Member Branch made a motion to adjourn the meeting. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

  
Janet Nichol, Mayor

**ATTEST:**

  
Deborah Sorensen, TRMC, City Secretary

