



# City Council of Royse City, Texas

## AGENDA-REGULAR COUNCIL MEETING

**Tuesday, November 8, 2016 – 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.

|                  |                        |
|------------------|------------------------|
| Janet Nichol     | Mayor                  |
| Charles Houk     | Place 1                |
| Clay Ellis       | Mayor Pro Tem, Place 2 |
| Bruce Bradley    | Place 3                |
| Matt Wheatley    | Place 4                |
| James Branch     | Place 5                |
| Tom Crowley      | Place 6                |
| Carl Alsabrook   | City Manager           |
| Deborah Sorensen | City Secretary         |
| Jason Day        | City Attorney          |

*The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment.*

*If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:*

- Texas Government Code Section
- §551.071 – Private consultation with the attorney for the City of Royse City
- §551.072 – Discussing purchase, exchange, lease or value of real property
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §551.087 – Discussing economic development negotiations

The Mayor and Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Chambers to respond to a page or to conduct a phone conversation.

**A. CALL TO ORDER**

Announce the presence of a quorum.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. CITIZENS PARTICIPATION**

*This Period is reserved for citizens to discuss items not listed on the printed agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items. Council may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.*

**D. RECESS CITY COUNCIL MEETING**

**E. PUBLIC HEARING**

1. Take testimony concerning a voluntary annexation of John Davis Survey, Abstract No. 244, Tract 12, 25 acres, more or less, situated along CR 1031, Collin County, and John Davis Survey, Abstract 1317, Tract R13, 60.07 acres, more or less, situated along CR 2552, Hunt County, Texas.

**F. CLOSE PUBLIC HEARING**

**G. CONSENT AGENDA**

*All items under Consent Agenda 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: October 25, 2016

**H. RECESS CITY COUNCIL MEETING**

**I. PUBLIC HEARING #2**

1. Take testimony concerning a voluntary annexation of John Davis Survey, Abstract No. 244, Tract 12, 25 acres, more or less, situated along CR 1031, Collin County, and John Davis Survey, Abstract 1317, Tract R13, 60.07 acres, more or less, situated along CR 2552, Hunt County, Texas.

**J. CLOSE PUBLIC HEARING #2**

**K. RECONVENE CITY COUNCIL MEETING**

**L. RECESS CITY COUNCIL MEETING**

**M. 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

1. Discussion concerning a Development Agreement with Sky 202 E Rusk Series LLC.
2. Discussion concerning a Development Agreement with Quest Church INC.

**N. CLOSE EXECUTIVE SESSION**

**O. RECONVENE CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session concerning a Development Agreement with Sky 202 E Rusk Series LLC, and any matters related thereto.
2. Further discussion and possible action from Executive Session concerning a Development Agreement with Quest Church INC, and any matters related thereto.

**P. BUSINESS**

1. Consider and act concerning approval of a professional services contract with Birkhoff, Hendricks & Carter, LLP for \$49,345.00 and authorize the City Manager to execute associated documents for performing engineering services for I-30/FM 2642 utility relocations and any matters related thereto.
2. Consider and act concerning authorization to award street repair of Lamar Street (from College to Elm) to APAC-Texas, Inc in the amount of \$139,786.65, authorizing

the City Manager to sign all documents related thereto, and any matters related thereto.

3. Consider and act concerning Public Improvement District Administration Services for Union Square and Waterscape PIDs, authorizing City Manager to sign all documents related thereto, and any matters related thereto.
4. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of A1297 James May, Tract R500, 0.5 acres, more or less, situated along I-30, Hunt County, Texas, and any matters related thereto.
5. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of A1297 James May, Tract 18-1, 0.45 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R11-1, 3.256 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R1-1, 1.3454 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-4, 8.589 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R9, 2.028 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R700, 1.0834 areas, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R1-3, 5.0626 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-6, 3 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-3A, 9.099 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R3-2, 3.491 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R3-1, 3.003 acres, more or less, situated along I-30, Hunt County, Texas, and any matters related thereto.
6. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of S3934 Magnolia Place, Lot 33, 2.99 acres more or less, situated along CR 2597, Hunt County, Texas; S3934, Magnolia Place, Lot 32, 1.91 acres more or less, situated along CR 2597, Hunt County, Texas, and any matters related thereto.
7. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of A0946 Shelby County School Land, Tract 57-44, 12.5 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 57-100, 1.88 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 85-1, 3.4 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 69, 4.43 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 69-1, 2.93 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 3, 1.87 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 3-1, 1.6199 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 3-1A, 1.7401 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 53, 6.444 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 50-3, 3.5 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 50-1, 1.84 Acres, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 50, 4.6 Acres, more or less, situated along I-30, Hunt County, Texas; and A0946 Shelby County School Land, Tract 50-2, 6 Acres, more or less, situated along I-30, Hunt County, Texas, and any matters related thereto.

8. Consider and act concerning a Resolution appointing four Board Members to the Community Development Corporation Board (term Jan. 1, 2017 to Dec. 31, 2018), and any matters related thereto.
9. Discussion concerning City Manager update: Development, Highway 66/Erby Campbell Project, Briarstone Estates Entry Lighting, and any matters related thereto.

**Q. 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.

**R. ADJOURN**

**CERTIFICATION**

I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

**Posted November 4, 2016 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.**

Deborah Sorensen, TRMC, City Secretary

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact:**

**City Secretary's Office at (972) 524-4825 or by FAX (972) 63 5-2434. BRAILLE IS NOT AVAILABLE.**

**NOTE:** The City of Royse City, Texas meets regularly on the second and fourth Tuesday night of each month at 7:00 pm. The Council follows a printed Agenda for official action. *Any individual desiring official action should submit his/her request to the office of the City Manager not later than fifteen (15) days prior to the Council Meeting.*

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the outside bulletin board in the front of City Hall on the \_\_\_\_\_ day of November, 2016.

Signature/Title \_\_\_\_\_