



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, September 13, 2022 - 7:00 PM**

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

|                   |                               |
|-------------------|-------------------------------|
| Clay Ellis        | Mayor                         |
| Michael Holder    | Place 1                       |
| Russell Ratterree | Place 2                       |
| Bruce Bradley     | Place 3                       |
| Matt Wheatley     | Deputy Mayor Pro Tem, Place 4 |
| James Branch      | Mayor Pro Tem, 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. PROCLAMATION**

1. Constitution Week

### **D. 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.*

**E. RECESS CITY COUNCIL MEETING**

**F. PUBLIC HEARING**

1. Take testimony concerning the Fiscal Year 2022-2023 Budget.
2. Take testimony concerning the proposed tax rate of \$0.6050 per \$100 value for Fiscal Year 2022-2023.
3. Take testimony concerning the levying of assessments in Improvement Area #2 of the Creekshaw Public Improvement District (PID).

**G. CLOSE PUBLIC HEARING**

**H. RECONVENE CITY COUNCIL MEETING**

**I. 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. Approve the minutes of the August 23, 2022 City Council Regular Meeting
2. Adoption of an Ordinance Amending Division 11 of Article 3.02 Technical and Construction Codes and Standards of the Code of Ordinances, adopting the 2018 International Swimming Pool and Spa Code, with amendments.
3. Authorize the City Manager to sign an agreement with Tyler Technologies for finance and utility billing ERP system.
4. Authorize the City Manager to sign an agreement with Tyler Technologies for the purchase of ticketwriters.
5. Authorize the City Manager to sign purchase order to Motorola Solutions for in-car cameras.
6. Authorize the City Manager to sign a letter engaging FORV/S as the firm to conduct the City's audit for the fiscal year ending September 30, 2022.

**J. BUSINESS**

1. Consider and act concerning adoption of a Resolution Approving and Authorizing the Mayor to execute an Addendum to the Creekshaw Agreement for Capital Improvements; and resolving other matters related thereto.
2. Consider and act concerning adoption of an Ordinance Accepting and Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #2 of the Creekshaw Public Improvement District (PID); making a finding of special benefit to the property in Improvement Area #2; levying special Assessments against property within Improvement Area #2 of the District and establishing a lien on such property; providing for the method of assessment and the payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent Assessments, providing for severability, and providing an effective date, and any matters related thereto.
3. Consider and act concerning adoption of an Ordinance Authorizing the issuance of the "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2022 (Creekshaw Public Improvement District Improvement Area #2 Project)"; approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Reimbursement Agreement Addendum, and other agreements and documents in

connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date, and any matters related thereto.

4. Consider and act concerning adoption of a Resolution Appointing three (3) Commissioners to the Planning & Zoning Commission (term October 1, 2022 to September 30, 2024), and any matters related thereto.
5. Consider and act concerning authorizing the City Manager to sign a purchase order for Grapevine Dodge Chrysler Jeep for three Police Chargers, and any matters related thereto.
6. Consider and act concerning authorizing the City Manager to sign a purchase order for Caldwell Country for a Police Tahoe, and any matters related thereto.
7. Consider and act concerning adoption of an Ordinance Amending the FY 2021-2022 Annual Budget, and any matters related thereto.
8. Consider and act concerning adoption of an Ordinance Adopting the Annual Budget for the City of Royse City, Texas for the fiscal period of October 1, 2022 through September 30, 2023; providing for intra-fund and/or intra-departmental transfers; providing for investment of idle funds; and declaring an effective date, and any matters related.
9. Consider and act concerning adoption of an Ordinance fixing the tax rate/levy for Tax Year 2022 and Fiscal Year 2022-2023 Budget at \$0.6050 per \$100 valuation, and any matters related thereto.
10. Consider and act concerning Ratifying the Property Tax Revenue increase reflected in the FY 2022-2023 Budget, and any matters related thereto.
11. Consider and act concerning Approval of the Community Development (CDC) FY 2022-2023 Budget, and any matters related thereto.
12. Consider and act concerning approving a Community Development Corporation (CDC) Incentive Request for IM Premium Imports, and any matters related thereto.
13. Consider and act concerning adoption of a Resolution Appointing a Board Member to the Community Development Corporation (CDC) Board to fill an unexpired term (term September 13, 2022 to December 31, 2022), and any matters related thereto.
14. Discussion concerning City Manager update: Development, and any matters related thereto.

**K. RECESS CITY COUNCIL MEETING**

**L. EXECUTIVE SESSION**

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

Section §551.074 - Personnel Matters

1. To deliberate annual evaluations of the City Manager, City Attorney, City Secretary, and Municipal Judge

**M. CLOSE EXECUTIVE SESSION**

**N. RECONVENE CITY COUNCIL MEETING**

1. Take any action as a result of the Executive Session, and any matters related thereto.

**O. 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.

**P. 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 September 9, 2022 by 12:00 pm and remained so posted at least 72 hours before said meeting was convened.**

**Deborah Sorensen, TRMC, MMC 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) 635-2434. 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.***