



**MINUTES-REGULAR  
COUNCIL MEETING**

**Tuesday, February 8, 2022 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALL TO ORDER 7:00 PM BY MAYOR ELLIS**

Announce the presence of a quorum.

City Council

Members Present: Mayor, Clay Ellis  
Mayor Pro Tem, Council Member Place 5, James Branch  
Deputy Mayor Pro Tem, Council Member Place 4, Matt Wheatley  
Council Member Place 1, Michael Holder  
Council Member Place 2, Russell Ratterree  
Council Member Place 3, Bruce Bradley  
Council Member Place 6, Tom Crowley

Staff Present:

City Manager, Carl Alsabrook  
City Attorney, Jason Day  
City Secretary, Deborah Sorensen  
ACM/CFO, Shannon Raymond  
Police Lieutenant, Ray Fitzwater  
Police Lieutenant, Nick Dial  
Fire Chief, Tanner Dietz  
City Engineer, Lacey Rodgers  
Executive Director of Community Development Corp., Charles Houk

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Ratterree gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

Jeremy McMillan, 3125 Hollow Branch Drive – Spoke about cars speeding on his street and not stopping at the stop signs. He would like to see speed bumps on his street. He asked the HOA, however, they referred him to the city. He is concerned about the safety of the children in the neighborhood.

**D. CONSENT AGENDA**

1. Approve the minutes of the January 25, 2022 regular meeting  
Mayor Pro Tem Branch made a motion to approve the Consent Agenda. Council Member Crowley seconded the motion. **Motion passed 7-0.**

**E. BUSINESS**

1. Consider and act concerning an Ordinance Ordering the May 7, 2022 General Election, and any matters related thereto.

Deborah Sorensen stated this Ordinance is to Order the May 7, 2022 General Election for the purpose of electing City Council Place 2, Place 4, and Place 6. Early Voting and Election Day Voting will be held at City Hall, regardless of the County or Precinct. You can also vote at any of the Vote Centers in Rockwall County. February 18, 2022 at 5 pm is the deadline to file to be on the ballot. February 22, 2022 at 5 pm is the deadline to file to be a write-in candidate.

Council Member Ratterree made a motion to approve the Ordinance Ordering the May 7, 2022 General Election. Council Member Holder seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning an Amendment to an Agreement with Rise Broadband regarding equipment on the water tower, and any matters related thereto.

Jason Day stated Rise Broadband has asked for an amendment to their agreement with the city. Rise Broadband has antennas on the Verandah water tower. The city leases the space for a certain price per foot of antenna and Rise Broadband pays for the power. They are looking to put a different type of antennas on the water tower. Jason and Shannon Raymond are continuing to negotiate the lease amendment.

Mayor Pro Tem Branch asked is the contract was exclusive. Jason confirmed that is it not exclusive.

Council Member Ratterree made a motion to approve the Amendment to an Agreement with Rise Broadband. Council Member Bradley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning a Community Development Corporation (CDC) Incentive Request to Spencer Goolsby for a fire hydrant to be placed at 300 N. Elm Street, for a reimbursement grant not to exceed \$20,000, and any matters related thereto.

Charles Houk stated the CDC Board has approved an incentive request to reimburse Spencer Goolsby for the installation of a fire hydrant, as required by City Code, in Royse City's Historic District at 300 N. Elm Street where Mr. Goolsby will construct a small, two-story office building, with approximately 1,300 sq. ft. of air-conditioned space. The Project costs are approximated at \$230,000 to \$250,000. As with all CDC incentive grants, the recipient is required to enter into a performance agreement with the CDC which outlines the parameters for receiving and keeping the full value of the grant.

Council Member Crowley asked if any plans have been submitted. Lacey Rodgers stated only the rendering that is in the packet. She added that they have presented to have six parking spaces, which should be adequate. Council Member Bradley asked about the timeframe to build. Charles stated that would be in the performance agreement. He does not know when they plan to begin. Mayor Pro Tem Branch asked if there was enough water for a fire hydrant. Chief Dietz stated there is an eight-inch line there and that is enough,

Mayor Pro Tem Branch made a motion to approve the Community Development Corporation Incentive Request to Spencer Goolsby for a fire hydrant. Council Member Holder seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning a Resolution Appointing a Member to the Planning and Zoning Commission (term February 8, 2022 to September 30, 2023), and any matters related thereto.

Lacey Rodgers stated Cortlin LaBlank has resigned from the Planning and Zoning Commission. Sara Haley has expressed interest in serving on the Planning and Zoning

Commission. The Planning and Zoning Commission has recommended Sara Haley be appointed to the Commission. Her application was presented.

Mayor Pro Tem Branch made a motion to appoint Sara Haley to the Planning and Zoning Commission. Council Member Crowley seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning a Resolution Appointing Two Members to the Heritage Preservation Commission (term February 8, 2022 to June 30, 2022), and any matters related thereto.

Lacey Rodgers stated Elizabeth Jensen, Ashley LaBlank, Jennifer Pizana, and Carol Burks have resigned from the Heritage Preservation Commission. Jennine Morris and Eddie Nichol have expressed interest in serving on this Commission. Their applications were presented. The Planning and Zoning Commission has recommended Jennine Morris and Eddie Nichol be appointed to the Heritage Preservation Commission.

Council Member Ratterree made a motion to appoint Jennine Morris and Eddie Nichol to the Heritage Preservation Commission. Council Member Bradley seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning a Resolution Appointing Two Members to the Zoning Board of Adjustment (term February 8, 2022 to December 31, 2023), and any matters related thereto.

Lacey Rodgers stated Carol Burks has resigned from the Zoning Board of Adjustment (ZBA). Robert McMillan, Phil Haggard, and Jennifer Satterfield's terms have expired and they have decided not to serve on the ZBA. Sara Haley and Eddie Nichol have expressed interest in serving on the ZBA. Their applications were presented. The Planning and Zoning Commission recommended appointing Sara Haley and Eddie Nichol to the ZBA.

Council Member Ratterree made a motion to appoint Sara Haley and Eddie Nichol to the Zoning Board of Adjustment. Council Member Holder seconded the motion. **Motion passed 7-0.**

7. Discussion of Park Fees, and any matters related thereto.

Jason Day stated this is a general discussion of park fees. Something came up regarding a current project and how parks fees are applied. When a new subdivision comes in, they have to pay a park fee. The purpose for that is the city needs to have parks for the children, rather it be a park, athletic fields, and/or trails. Our code allows the developer to pay a fee in lieu of land dedication for a park. All fees in lieu of dedication collected under this section shall be deposited in the City of Royse City's Neighborhood Park Land Fund and used solely for the purchase, lease, or other acquisition of neighborhood parks land, site preparation, and installation of utilities. Our park land fund can buy park land but nothing else. Staff would like to have the park fund be allowed for acquisition of land and the development of parks. We have a need to install turf and equipment on park land.

Jason added his next discussion is how to charge park fees for multifamily. Right now, our code states 2.75 persons per dwelling units. How do we charge for multifamily for park fees? We want apartments with high amenities like a resort style pool, dog park, fitness center, etc.

Council Member Crowley asked what the priority was, to have park land for kids to play or make money. Jason replied the priority is to have park land for the families. That is done by acquiring the land and equipment for the parks from the park fees.

Council Member Crowley asked if it is better to demand that the developer put the park in. Jason stated that the developer will put in pocket parks but not athletic fields. Our historic plan was to have trails and athletic fields/complex. Mayor Pro Tem Branch stated that we are lacking in sports fields. He asked if single-family homes, condos, and apartments were handled differently. Jason stated not right now. Council Member Bradley asked what is staff asking for tonight. Jason stated that he would like to have City Council study the park fees and allow development of the parks from the parks fund as well. Staff will bring this item back in a few months to take action.

8. Discussion concerning City Manager update: Development, and any matters related thereto.

Carl Alsabrook stated the police department construction meeting is scheduled for February 18th. Staff should have something on the next agenda regarding lighting of parking lot. The police department hired a patrol officer yesterday. They have another one they are looking at. The fire department is also looking for someone to hire.

**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 7:59 PM**

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS on the 22th day of February, 2022.**

  
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Clay Ellis, Mayor

ATTEST:

  
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Deborah Sorensen, TRMC, MMC, City Secretary

