



City Council of Royse City, Texas

**MINUTES-REGULAR
COUNCIL MEETING**

Tuesday, July 22, 2014 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALLED TO ORDER AT 7 PM BY MAYOR BALEY

Members Present: Mayor, Jerrell Baley
Council Member Place 1, Janet Nichol
Council Member Place 2, Clay Ellis
Council Member Place 3, Bill Bell
Council Member Place 4, Matt Wheatley
Council Member Place 5, James Branch
Council Member Place 6, Tom Crowley

Staff Present: City Manager, Carl Alsbrook
City Attorney, Jason Day
Asst. City Secretary, Julia Riley
Ex. Director of Development & Community Services, Janet McPherson
Ex. Director of Community Development Corp., Larry Lott
Sr. Project Coordinator, Thomas Fry
Fire Chief, Richard Bell
Public Works Director, Dario Lopez

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Council Member Ellis.

C. CITIZENS PARTICIPATION - None

This Period is reserved for citizens to discuss items not listed on the listed Agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items.

D. CONSENT AGENDA - None

All items under Consent Agenda Minutes 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.

E. BUSINESS

1. Discussion concerning financials of July 2014 Cash Flow/Debt Service and June 2014 Budget Variance Report/Expenditures/Revenue and Cash Analysis, and any matters related thereto.

Mr. Alsbrook: Revenue continues to be strong. Up 13% due to increase in sales tax revenue collected, total expenditures are 4% above.

2. Discussion concerning withdrawal of involuntary annexation for the 5 properties owned by Sissco Partners LTD, and any matter related thereto.

Mr. Day: Originally set for a involuntary annexation for tonight. Now working with the property owner to agree to voluntary annex a portion of the property, and with future council approval, a development agreement for the other part as agricultural.

3. Consider and act concerning amending the Code of Ordinances Division 2, Water Conservation Plan by adopting North Texas Municipal Water District Model Water Conservation Plan of 2014, and any matters related thereto.

Mr. Day: Recently amended our ordinance for water contingency and drought condition and now North Texas Municipal Water District (NTMWD) is wanting further adjustments. Currently meeting our 10% conservation requirements. We were going to recommend making further stringent adjustments because of the offer of rebates; however, today the NTMWD tabled the rebate program for another year. Request the council, therefore, table NTMWD's recommendation for adopting a more stringent plan.

Motion was made by Council Member Ellis, second by Council Member Wheatley to table amending the Code of Ordinances Division 2, Water Conservation Plan by adopting North Texas Municipal Water District Model Water Conservation Plan of 2014. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

4. Consider and act concerning, amending Division 3, Drought Contingency Plan, to adopt the North Texas Municipal Water District Model Water Resource and Emergency Management Plan of 2014, and incorporating such plan into the code of Ordinances, and any matters related thereto.

Mr. Day: Reiterated that we are meeting our 10% reduction in water conservation. Recommended that since the rebate program was tabled, that the council also tables adopting the plan.

Mayor Baley: What effect tabling is going to have on the relationship? **Mr. Day:** The City Manager and City Council can already make more stringent changes to conserve water usage. They are already aware of our feelings about being charged for more water than we use and now are not going to give any rebates. Recommend we continue our current stringency plan, but not getting any stricter.

Motion was made by Council Member Wheatley, second by Mayor Pro Tem Nichol to table adopting the North Texas Municipal Water District Model Water Resource and Emergency Management Plan of 2014, and incorporating such plan into the code of Ordinances. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

5. Consider and act concerning approving an Ordinance naming the street running east and west behind Wal-Mart stopping at North Erby Campbell, and any matters related thereto.

Ms. McPherson: Normally City staff and council don't get involved in naming streets on plats for subdivisions. Current submitted plat for the road leading to Wal-Mart's loading area does not reflect a name. Three suggested names were offered.

Mayor Pro Tem Nichol: Prefers the name Mercantile. There is already a Marketplace in Rockwall.

Council Member Crowley: Is there an ordinance restricting the names? **Ms. McPherson:** No. Only one where an ordinance was written to rename a street in the Woodland Creek edition. "Houston Place", because it was too similar to the already existing South and North Houston, making it more confusing with 911 coordinators, emergency responders and postal services.

Council Member Branch: Is it necessary to vote today? **Ms. McPherson:** The sooner, the better as it needs to be on their plat. This road will be a main commercial road in the future.

Motion was made by Mayor Pro Tem Nichol, second by Council Member Wheatley approving an Ordinance naming the street running east and west behind Wal-Mart stopping at North Erby Campbell as "Mercantile". **Motion carried: 5 Ayes, 2 Nays (Bell and Crowley), and 0 Abstentions.**

6. Discussion concerning amending the 2006 Kerala Development Agreement (action by council at the Regular Council Meeting August 26, 2014), and any matters related thereto.

Mr. Alsabrook: Agreement was dated June 13, 2006. It reflects garages being setback which doesn't make sense to the city staff. Additionally, this makes it almost impossible to build homes on the proposed lots. Mr. Day will be reviewing the entire agreement to see if there's any other suggested changes before bringing it before the council for approval during the regular meeting in August.

Ms. McPherson: Received an email today from Thomas Varghese, representative of KCAH, about an additional concern of the roof pitch. Agreement states a minimum 10:12 pitch and they would prefer a 6:12. Already submitted two plans that meet that agreement, but would like to propose the 6:12 flatter roof pitch for future plans. City does not currently have any regulations on pitches. A majority of existing residences are 6:12. Building has not started yet because of the garage setback issue.

Mr. Day: Garage setback was probably to provide additional parking in the driveway to discourage parking on sidewalks; however, this is a unique retirement home development where this additional parking is not necessarily required. Now is the time to review entire agreement to make all necessary changes.

Council Member Ellis: Agrees with the garage setback issue, but has reservations on the roof pitch. Believes that 10:12 pitch enhances the look of the neighborhood.

Council Member Branch: We need to get this agreement amended so they can start building.

Ms. McPherson: Along with the agreement, pictures and options will be provided for review at the next scheduled regular meeting.

7. Discussion concerning calendar for the Ad Valorem Taxes and the 2014-2015 Budget process, and any matters related thereto.

Mr. Alsabrook: Brenda, City Secretary, has provided a budget calendar proposing two workshops, both prior to the regular meetings on August 12 and 26, to discuss the budget. One for the general fund and one for water and sewer. Will receive certified tax rolls on July 25, and will present the proposed budget that Joe is working on before August 1, 2014.

8. Consider and act concerning appointing Wendy Johnson to the Planning and Zoning Commission, due to the resignation of Wayne Johnson, and any matters related thereto.

Ms. McPherson: Mr. Johnson was appointed to the Planning and Zoning Commission Board two years ago. Is now having scheduling difficulties and has found it necessary to resign. During his tenure, his wife, Wendy, has also shown interest and now wishes to replace him on the board.

Motion was made by Council Member Wheatley, second by Council Member Crowley appointing Wendy Johnson to the Planning and Zoning Commission, due to the resignation of Wayne Johnson. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

9. Consider and act concerning setting a Special Called Council Meeting on July 29, 2014, and any matters related thereto.

Mr. Day: D.R. Horton has filed a plat and refused to waive the 30-day requirement that they are required to have action under the law on the plat for the property west of the High School. Therefore, we have scheduled a Special Called Planning and Zoning Meeting tomorrow at noon. Would like to set a Special Called Council Meeting on July 29 so that we are still inside that 30-day window should they not waive that requirement. If we don't meet the window, their plat will be deemed approved as a matter of law.

Motion was made by Council Member Branch, second by Mayor Pro Tem Nichol approving the setting of a Special Called Council Meeting on July 29, 2014. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

10. Discussions concerning City Manager Carl Alsabrook update: Development, Hot Summer Nights at City Lake Park, any matters related thereto.

Development: Pond Branch Trunk Sewer Trunk Line should be completed by the middle of August. Under the Almo Plaza parking lot right now and will be connecting under FM 548 real soon. Started air and manual testing this week.

Hunt County Transportation Committee Meeting: No one from Royse City has attended because there hasn't been anything designated to us on the table. The committee meets once a month and from now on a representative from the City will be in attendance to keep up with all the major developments to include those near CR 2642 and our eastern corridor.

The Meadows Development: Meeting weekly with the two developers. Hunt County Regional Hospital has a meeting coming up with them shortly. Great interest in that development all round.

Hot Summer Nights at the City Lake Park: On Thursday, July 24, The Fellowship Band will be performing and this event will be sponsored by the Fellowship of First Baptist Church.

Council Member Bell: Asked if the incident that occurred on College Street is likely to reoccur on other streets in Royse City. **Mr. Lopez:** Yes, 90% in Old Town that is likely to be a problem. **Council Member Bell:** Requesting a workshop be on the agenda to revitalize the streets and infrastructure in Old Town. Even interested in getting bonds approved by taxpayers if necessary. **Mr. Alsabrook:** Several months

ago a plan was forwarded to the council identifying estimated costs for both streets and infrastructure. Additionally, 85% of the 403 people that participated in the citizen survey listed concerns with roadways and water. **Council Member Branch:** Expressed concern that if one transformer blows, then the whole city seems to lose power. Would like to know what Oncor is going to do when Wal-Mart and other major developments are complete. Are they going to section off the City? Need to address that while addressing other infrastructure needs.

F. RECESS REGULAR COUNCIL MEETING AT 7:30 PM

G. EXECUTIVE SESSION AT 7:33 PM

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

Section 551.074, Personnel - update concerning Chief Financial Officer position

H. CLOSE EXECUTIVE SESSION AT 7:45 PM

I. RECONVENE REGULAR COUNCIL MEETING AT 7:47 PM

Action as a result of Executive Session. None.

J. FUTURE AGENDA ITEMS

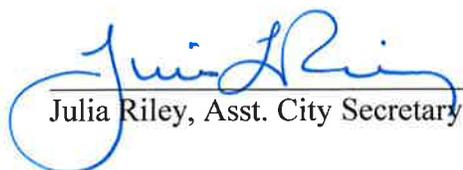
Consider and/or action to determine and direct City Staff in scheduling topics for discussion at future City Council Meetings, and any matters related thereto.

Council Member Bell: Requested to discuss having a workshop to converse about the streets and utilities in Old Town added to the next City Council Agenda. Bond requests can be voted on by citizens twice a year, May and November. Too late for this November. Possibly next May. **Mr. Alsabrook:** Mr. Lopez has already developed a plan which reflects an estimated \$6.4M for repairs to the infrastructure.

K. ADJOURN AT 7:54 PM

Motion was made by Council Member Crowley, second by Council Member Bell to adjourn the Regular Council Meeting. Adjournment unanimous at 7:54 pm.

ATTEST:



Julia Riley, Asst. City Secretary



Jerrell Baley, Mayor