



**MINUTES-REGULAR  
COUNCIL MEETING**

**Tuesday, April 28, 2015 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALLED TO ORDER BY MAYOR BALEY AT 7PM**

Announced the presence of a quorum.

- Members Present: Mayor, Jerrell Baley  
Council Member Place 1, Janet Nichol, Mayor Pro Tem  
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  
City Secretary, Brenda Craft  
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  
Police Chief, Jeff Stapleton  
Public Works Director, Dario Lopez  
CFO, Shannon Raymond  
Director of HR, Tauna Ratliff  
Main St. Manager, Paula Morris

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation by Mayor Pro Tem Ellis.

**C. RECESS REGULAR COUNCIL MEETING AT 7:04PM**

**D. EXECUTIVE SESSION AT 7:04PM**

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

Section 551.071. Private consultation with the City Attorney and §551.087 – Discussing economic development negotiations:

1. Discussion concerning legal issues with Development Agreement with DR Horton Homes regarding Union Station subdivision.

**E. CLOSE EXECUTIVE SESSION AT 7:30PM**

**F. RECONVENE REGULAR COUNCIL MEETING AT 7:30PM**

Action as a result of Executive Session.

1. Consider and act concerning acceptance of DR Horton petition for the creation of a public improvement district, and any matters related thereto.

Motion was made by Mayor Pro Tem Ellis, second by Council Member Houk to approve acceptance of DR Horton petition for the creation of a public improvement district. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

2. Consider and act concerning Certificate of Convenience and Necessity (CCN) issue with DR Horton, and any matters related thereto.

No action.

3. Consider and act concerning authorization of a Development Agreement with DR Horton concerning approximately 117 acres, with joinder by the Verandah Municipal Utility District of Hunt County for the limited purposes set forth in such Development Agreement, and any matters related thereto.

Motion was made by Mayor Pro Tem Ellis, second by Council Member Branch to approve authorization of a Development Agreement with DR Horton concerning approximately 117 acres, with joinder by the Verandah Municipal Utility District of Hunt County for the limited purposes set forth in such Development Agreement. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

4. Consider and act concerning acceptance of a Petition for Consent to the Addition of Lands in Verandah Municipal Utility District of Hunt County, made by 165 Howe, L.P. and CTMGT Verandah 138, LLC, for the addition of approximately 69.052 acres of land and 138.183 acres of land, respectively, to the boundaries of the District, and any matters related thereto.

Motion was made by Mayor Pro Tem Ellis, second by Council Member Crowley to approve acceptance of a Petition for Consent to the Addition of Lands in Verandah Municipal Utility District of Hunt County, made by 165 Howe, L.P. and CTMGT Verandah 138, LLC, for the addition of approximately 69.052 acres of land and 138.183 acres of land, respectively, to the boundaries of the District contingent upon exclusion of DR Horton tract from the MUD, annexation of the DR Horton tract, and adding strip through Verandah to the northern limits. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

**G. CITIZENS PARTICIPATION**

*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.*

Capheart-903 Peterson: budget consideration-CIP-grants- for repairs to streets in the Heritage District. Counted 200 repairs from Josephine to Walnut and Church to County Line.

For David Jones: consider repairing streets in Heritage District, many repairs to vehicles, sewer system problems, Heritage District oldest part of town, feels sewer system and streets have been neglected.

## **H. CONSENT AGENDA**

*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.*

1. City Council Minutes: March 10, 2015 Sp Called 6pm Council and P&Z Commission; March 17, 2015 Sp Called 7pm Council and CDC Board; and March 24, 2015 Regular Meeting

Motion was made by Council Member Branch, second by Council Member Crowley to approve the Consent Agenda. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

## **I. BUSINESS**

1. Consideration and act concerning an Ordinance on a preliminary plat application by owner representative: Buc-ee's #38 Subdivision Preliminary Plat (a 42.70 acre tract of land situated in the Richard Mead Survey, Abstract #141, Rockwall County and Abstract #1226, Hunt County, Royse City, Texas, and any matters related thereto.

**Ms. McPherson:** SW corner of FM 2642 and I-30 – subdivide-easements-ROW-dedicated plat.

Motion was made by Council Member Branch, second by Council Member Wheatley to approve an Ordinance on a preliminary plat application by owner representative: Buc-ee's #38 Subdivision Preliminary Plat (a 42.70 acre tract of land situated in the Richard Mead Survey, Abstract #141, Rockwall County and Abstract #1226, Hunt County, Royse City, Texas. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

2. Consider and act concerning a Community Development Corporation Board request for a substantial upgrade to Collin Co. Rd. 1031 not to exceed \$22,984.00 (City responsible for the half \$22,984.00, total construction \$45,968.00), and any matters related thereto.

**Mr. Lott:** last council meeting approved ½ costs contingent on CDC paying the other ½. From Hwy 66 to the Hunt County line. Possible Hunt County will have the road all the way to IH-30.

Motion was made by Council Member Branch, second by Council Member Wheatley to approve a Community Development Corporation Board request for a substantial upgrade to Collin Co. Rd. 1031 not to exceed \$22,984.00 (City responsible for the half \$22,984.00, total construction \$45,968.00). **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

3. Discussion concerning monthly revenue and expenditure report for March 2015, and any matters related thereto.

**Ms. Raymond:** into 50% of the budget year. A few line items to adjust. March sales tax down, April's up 7%.

4. Discussion concerning information received from the Public Utility Commission (PUC) that the Municipal Utility District (MUD) application was approved, and any matters related thereto. WITHDRAWN.
5. Discussions concerning City Manager Carl Alsabrook update:

Development: Buc-ee's incentive approved; contacted by Urgent Care for property  
Main St. Car Show May 9<sup>th</sup>

KidFish at City Lake Park May 30<sup>th</sup>

Main St. Board clean-up day on Main St. May 3<sup>rd</sup>

**J. FUTURE AGENDA ITEMS - NONE**

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.

**K. ADJOURNED AT 7:45PM**

Motion was made by Council Member Branch, second by Council Member Crowley to adjourn the meeting at 7:45 pm. **Motion carried: 7 Ayes, 0 Nays, and 0 Abstentions.**

ATTEST:

  
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Brenda Craft, City Secretary

  
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Clay Ellis, Mayor Pro Tem