



**AGENDA-REGULAR  
COUNCIL MEETING**

**Tuesday, December 8, 2015 – 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.  
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- 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
- Jason Day..... City Attorney
- Brenda Craft..... City Secretary

*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
  - §551.074 – Discussing personnel matters
  - §551.073 – Discussing gifts and donations
  - §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. APPOINTMENT**

1. Appointment with Financial Advisor, Specialized Public Finance, Inc. concerning a bond issue for street improvements, water infrastructure improvements and sewer infrastructure improvements, and any matters related thereto.

2. Appointment with Water Rate Study Consultant, Willdan Financial Services to hear update and recommendations concerning water and sewer rates, and any matters related thereto.

**E. RECESS REGULAR COUNCIL MEETING**

**F. PUBLIC HEARING**

1. Take testimony concerning the approval for The Preliminary Service And Assessment Plan And Assessment Roll For The Levy Of Assessments For Authorized Improvements In Union Square Public Improvement District.
2. Take testimony concerning water and sewer rate increase.

**G. CLOSE PUBLIC HEARING**

**H. RECONVENE REGULAR 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. City Council Minutes: November 24, 2015 Special Meeting

**J. BUSINESS**

1. Consider and act concerning a Resolution regarding the Development Plat of Puerta Al Cielo Church of God Addition, Extraterritorial Jurisdiction of Royse City, Rockwall County, Texas and any matters related thereto.
2. Discussion concerning monthly revenue and expenditure report for October 2015, and any matters related thereto.
3. Consider and act, if timely, concerning an Ordinance Adopting Preliminary Service and Assessment Plan and Assessment Roll and Levying Assessments within Union Square Public Improvement District, and any matters related thereto.
4. Consider and act, if timely, concerning a Development and Reimbursement Agreement by and between the City and DR Horton – Texas, Ltd. related to development and improvements within Union Square Public Improvement District, and any matters related thereto.
5. Consider and act concerning an Ordinance approving the voluntary annexation and concurrent permanent zoning of a part of the Richard Mead Survey, Abstract No. 141 (Rockwall County) and Abstract No. 1226 (Hunt County), and being a part of a called 129.2103 acre, more or less, tract of land of property located at the southwest corner of IH-30 and FM 2642, Royse City, Rockwall and Hunt County, Texas, and any matters related thereto.
6. Consider and act concerning a Resolution regarding Master Plat of Union Square, being 117.332 acres of the Richard Mead Survey, Abstract No. 1226, Hunt County and the Richard Mead Survey, Abstract No. 141, Rockwall County, Royse City, Texas, and any matters related thereto.
7. Consider and act concerning an Ordinance regarding Preliminary Plat of Union Square, Phase I, 38.583 Acres out of the Richard Mead Survey, Abstract No. 1226, Royse City, Hunt County, Texas, and any matters related thereto.
8. Consider and act concerning an Ordinance approving an increase in water and sewer utility rates, and any matters related thereto.

9. Consider and act concerning a Resolution reviewing the Investment Policy, and any matters related thereto.
10. Consider and act concerning a Resolution appointing three Board Members to the Main Street Advisory Board (term Jan. 1, 2016 to Dec. 31, 2017), and any matters related thereto.
11. Consider and act concerning a Resolution appointing four Board Members to the Zoning Board of Adjustments (term Jan. 1, 2016 to Dec. 31, 2017), and any matters related thereto.
12. Consider and act concerning the Rockwall County Master Thoroughfare Plan, and any matters related thereto.
13. Discussions concerning City Manager Carl Alsbrook update: Development, City Secretary, Brenda Craft, Retirement Party on December 11<sup>th</sup> – 5 p.m. to 7 p.m., Christmas Parade on December 12<sup>th</sup> - 6:30 p.m., and any matters related thereto.
14. Presentation and discussion of The Meadows Development Agreement and any matters related thereto.

**K. RECESS REGULAR CITY COUNCIL MEETING**

**L. 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 and Section §551.087 – Discussing economic development negotiations

1. Discussion concerning the legality of contractual issues of the Development Agreement regarding The Meadows development.

Section §551.072 – Discussing regarding Real Property

2. Discussion concerning Community Development Corporation’s (CDC) recommendation of land acquisition.

Section §551.074 – Discussing Personnel Matters of City Secretary

3. Discussion concerning entering into a Consultation Agreement with City Secretary, Brenda Craft.

**M. CLOSE EXECUTIVE SESSION**

**N. RECONVENE REGULAR CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session regarding Development Agreement regarding The Meadows development and any matters related thereto.
2. Possible action from Executive Session regarding approval of Community Development Corporation’s (CDC) recommendation of land acquisition and any matters related thereto.
3. Possible action from Executive Session regarding approve of Consultation Agreement with City Secretary, Brenda Craft.

**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, the undersigned authority, 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 December 4, 2015 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.**

Brenda Craft, 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.***

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 \_\_\_\_\_ 2015.

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