



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, January 12, 2016 – 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.
* No action was taken

A. CALL TO ORDER 7:00 PM BY MAYOR NICHOL

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 3, Bruce Bradley
Council Member Place 5, James Branch
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 1, Charles Houk
Council Member Place 4, Matt Wheatley

Staff Present: City Manager, Carl Alsabrook
City Secretary, Deborah Sorensen
City Attorney, Jason Day
Director of Finance, Shannon Raymond
Executive Dir. of Development & Community Services, Janet McPherson
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Director of Public Works, Dario Lopez
Main St. Manager, Paula Morris
Director of HR, Tauna Ratliff
Executive Director of Community Development Corp., Larry Lott

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. CITIZEN PARTICIPATION

None

D. RECESS REGULAR COUNCIL MEETING AT 7:02 PM

E. PUBLIC HEARING AT 7:02 PM

1. Take testimony concerning a request for zoning change from Single-Family 2 to Commercial 1 for the property described as: part of Tract 13 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (approximately 2 acres).

Janet McPherson stated this property is in addition to the property annexed last month. This is for Church RC. Planning & Zoning Commission have recommended approval of the zoning change.

No one spoke for or against this item.

2. Take testimony concerning a Specific Use Permit application for a “tobacco shop,” described by applicant as a “vapor and tobacco accessories” to be located at the property described as: Lot 5 of the FM 548 Addition, also known as 125 W. Interstate 30, Suite G, Royse City, Rockwall County, Texas.

This store location is located in the Almo Plaza Shopping Center, which is currently vacant. Planning & Zoning Commission have recommended approval of the Specific Use Permit application.

No one spoke for or against this item.

F. CLOSE PUBLIC HEARING AT 7:08 PM

G. RECONVENE REGULAR COUNCIL MEETING AT 7:08 PM

H. 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: December 22, 2015 Special Meeting

Council Member Branch made a motion to approve the Consent Agenda. Council Member Crowley seconded the motion. **Motion passed 5-0.**

I. BUSINESS

1. Consider and act concerning an Ordinance regarding a zoning change from Single-Family 2 (SF2) to Commercial 1 (C1) for the property described as part of Tract 13 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (approximately 2 acres), and any matters related thereto.

Council Member Branch made a motion to approve the zoning change. Council Member Crowley seconded the motion. **Motion passed 5-0.**

2. Consider and act concerning a Resolution regarding a Specific Use Permit Application for a “tobacco shop,” described by applicant as a “vapor and tobacco accessories” to be located at the property described as: Lot 5 of the FM 548 Addition, also known as 125 W. Interstate 30, Suite G, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson added that Planning & Zoning Commission added a stipulation that the shop hours not to exceed 8 a.m. to 10 p.m. Council Member Bradley asked to define tobacco accessories. The applicant, Mr. Yazeed stated the accessories include e-cigs and e-hookahs. There are hookah hoses, hookah pipes, batteries, e-liquids, and juices. The juices are vegetable glycerin, nicotine, and flavored.

This item was moved to the end of the agenda.

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

Shannon Raymond reported that the expenditures are on track for two months into the new fiscal year. The revenues appear slow, however, franchise fees are paid quarterly

and annually, and property taxes usually come in December and January. The sales tax for November was down 7½% but is expected to increase.

4. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Involuntary Annexation Located in Hunt County and Voluntary Annexation located in Hunt County, and any matters related thereto.

Jason Day requested that this item be tabled until the next meeting.

Council Member Branch made a motion to Table this item. Council Member Bradley seconded the motion. **Motion passed 5-0.**

5. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Voluntary Annexation Located in Hunt County, and any matters related thereto.

Mayor Pro Tem Ellis made a motion to approve the Resolution. Council Member Branch seconded the motion. **Motion passed 5-0.**

6. Consider and act concerning a Resolution appointing five Board Members to the Parks and Recreation Advisory Board (term Jan. 1, 2016 to Dec. 31, 2017), and any matters related thereto.

Mayor Nichol nominated Harvey Loosier for Place 7. Council Member Branch nominated Jarrod Buck for Place 5 and Mayor Nichol as Council Liaison.

Council Member Branch made a motion to appoint Harvey Loosier, Jarrod Buck, and Mayor Nichol to the Parks and Recreation Advisory Board. Council Member Crowley seconded the motion. **Motion passed 5-0.**

7. Consider and act concerning a Resolution appointing five Board Members to the Cultural Arts Advisory Board (term Jan. 1, 2016 to Dec. 31, 2017), and any matters related thereto.

Council Member Branch made a motion to re-appoint Dolores Wright and Connie Goodwin to the Cultural Arts Advisory Board and to appoint Sandy Clinard, Michael Morris, Sr., and Susan Simon to the Cultural Arts Advisory Board. Council Member Crowley seconded the motion. **Motion passed 5-0.**

8. Discussion of Subdivision Regulations regarding park dedication, and any matters related thereto.

Janet McPherson reported that the Subdivision Regulations Ordinance states that on new subdivisions or residential redevelopment, for every 75 dwellings, you give up an acre to the city. The other option is to do fees in lieu of donating an acre to the city. It has to be comparable to the value of the land.

9. Discussion of potential renovation and uses of the historic Houston Street house, and any matters related thereto.

Carl Alsbrook stated a few City Council Members have toured the house. Council Member Crowley stated that he, Council Member Bradley and Mayor Pro Tem have at one time or another toured and reviewed the property. He gave the history of the house. He met with the Mayor and City Manager yesterday and was asked to formulate a plan as to what to do with the house and property. Council Member Bradley will help co-chair this. They are looking for input from the public as to suggestion of what to do. It will be done through various organizations, such as the Heritage Board and the Downtown Merchants Association. He wants to move forward with the project and if it needs to be torn down, then it will happen. They are

on a fact finding mission right now. Council Member Bradley stated that if we are going to do something with it, then we need to act. It is not a decision to be made by City Council; it needs to be made by the public. Mayor Nichol wants the heritage of the house to be verified. She wants Council Member Crowley to head this project up and come back with suggestions. She thanked Council Member Crowley and Council Member Bradley for their work.

10. Discussions concerning City Manager Carl Alsbrook update: Development and any matters related thereto.

Carl Alsbrook gave an update on various developments.

J. RECESS REGULAR CITY COUNCIL MEETING AT 7:30 PM

K. 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

L. CLOSE EXECUTIVE SESSION AT 7:39 PM

M. RECONVENE REGULAR CITY COUNCIL MEETING AT 7:39 PM

1. Consider and act concerning a Resolution regarding a Specific Use Permit Application for a "tobacco shop," described by applicant as a "vapor and tobacco accessories" to be located at the property described as: Lot 5 of the FM 548 Addition, also known as 125 W. Interstate 30, Suite G, Royse City, Rockwall County, Texas, and any matters related thereto.

Council Member Branch made a motion to disapprove the proposed use as located and configured will contribute to or promote the general welfare and convenience of the city. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

N. 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.

Mayor Nichol would like to see something done about lighting and parking for Main Street.

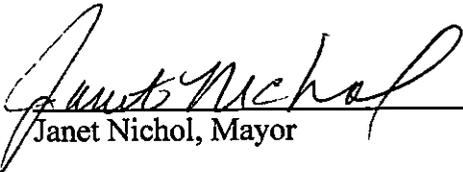
Council Member Crowley requested City Staff to research payday loan businesses. The City of Arlington is currently studying how to limit the payday loan businesses to a certain location and anything else they can limit that type of business to.

Council Member Branch requested to have an amendment to the ordinance appointing board members to the Parks and Recreation Advisory Board and the Cultural Arts Board as to how they are appointed. He would like this item on the next agenda.

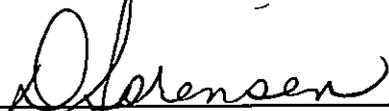
Mayor Nichol stated that the City is having a Joint Special Meeting with the Rockwall Independent School District next Wednesday at 6:30 p.m.

O. ADJOURN AT 7:43 PM

Mayor Pro Tem Ellis made a motion to adjourn meeting. Council Member Branch seconded the motion. **Motion passed 5-0.**


Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, City Secretary

