



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, December 8, 2015 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

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| * 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 7:02 PM BY MAYOR NICHOL

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol
Council Member Place 1, Charles Houk
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 4, Matt Wheatley

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. CITIZEN PARTICIPATION

None

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.

Steven Adams, with Specialized Public Finance, gave presentation of 20 year and 25 year scenarios of certificate of obligation bonds for water infrastructure improvements and sewer infrastructure improvements.

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.

Dan Jackson, with Willdan Financial Services, gave presentation regarding the proposed increase in water and sewer rates. He presented two alternatives, one maintains current rate structure with uniform adjustments and the second includes an alternative structure for water base rates for larger meters. Council Member Branch asked about how much the trash increase would be over the next few years. Mr. Alsabrook stated that it would be 5% per year over the next three years with current contract. Council Member Crowley asked if they considered water usage of hand sprinkling versus sprinkler system. Mr. Jackson confirmed that sprinkler systems use more water.

E. RECESS REGULAR COUNCIL MEETING AT 7:42 P.M.

F. PUBLIC HEARING AT 7:42 P.M.

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.

This Public Hearing was continued from November 10, 2015.

No citizens spoke for or against.

2. Take testimony concerning water and sewer rate increase.

No citizens spoke for or against.

G. CLOSE PUBLIC HEARING AT 7:43 P.M.

H. RECONVENE REGULAR COUNCIL MEETING AT 7:43 P.M.

I. CONSENT AGENDA

1. City Council Minutes: November 24, 2015 Special Meeting

Council Member Ellis made a motion to approve the November 24, 2015 Special Meeting Minutes. Council Member Bradley seconded the motion. **Motion passed 6-0.**

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.

Council Member Houk made a motion to approve a Resolution regarding the Development Plat of Puerta Al Cielo Church of God Addition with the condition of passing the fireflow test. Council Member Branch seconded the motion. **Motion passed 6-0.**

2. Discussion concerning monthly revenue and expenditure report for October 2015, and any matters related thereto.

Ms. Raymond stated that we are one month into the new fiscal year and everything is going as expected. We did close on the vehicle financing that was approved at the last meeting. Three vehicles were received yesterday and today and two vehicles had to be ordered and should be received February/March time frame. The auditor will be here tomorrow to start the audit for FY 2014-2015.

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.

Council Member Branch made a motion to approve an Ordinance Adopting Preliminary Service and Assessment Plan and Assessment Roll and Levying Assessments within Union Square Public Improvement District. Council Member Crowley seconded the motion. **Motion passed 6-0.**

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.

Council Member Branch made a motion to approve a Development and Reimbursement Agreement by and between the City and DR Horton. Council Member Crowley seconded the motion. Council Member Houk asked about allowing the City Attorney to make changes. Council Member Branch amended his motion to approve the Development and Reimbursement Agreement with changes made by the City Attorney. Council Member Crowley seconded the amended motion. **Motion passed 6-0.**

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.

Council Member Branch made a motion to approve the voluntary annexation. Council Member Houk seconded the motion. **Motion passed 6-0.**

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.

Council Member Branch made a motion to approve a Resolution regarding Master Plat of Union Square with amendment to be made by City Attorney. Council Member Crowley seconded the motion. **Motion passed 6-0.**

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.

Council Member Branch made a motion to approve the Preliminary Plat of Union Square, Phase 1, 38.583 Acres. Council Member Bradley seconded the motion. **Motion passed 6-0.**

8. Consider and act concerning an Ordinance approving an increase in water and sewer utility rates, and any matters related thereto.

Ms. Raymond recommended increasing the water and sewer utility rates for the next three years instead of five years.

Council Member Houk made a motion to adopt an Ordinance for alternate two for the next three years. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

9. Consider and act concerning a Resolution reviewing the Investment Policy, and any matters related thereto.

Mayor Pro Tem Ellis made a motion to approve Resolution reviewing the Investment Policy. Council Member Bradley seconded the motion. **Motion passed 6-0.**

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.

Council Member Houk made a motion to approve the appointments (Kari Hargrave, Debbie Knight, and Janet Nichol). Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

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.

Council Member Branch made a motion to approve the appointments (Scott Irby, Robert McMillan, Jennifer Satterfield, and Doug Bostick) to the Zoning Board of Adjustments. Council Member Crowley seconded the motion. **Motion passed 6-0.**

12. Consider and act concerning the Rockwall County Master Thoroughfare Plan, and any matters related thereto.

Council Member Crowley made a motion to approve the Rockwall County Master Thoroughfare Plan. Council Member Houk seconded the motion. **Motion passed 6-0.**

13. Discussions concerning City Manager Carl Alsabrook update: Development, City Secretary, Brenda Craft, Retirement Party on December 11th – 5 p.m. to 7 p.m., Christmas Parade on December 12th - 6:30 p.m., and any matters related thereto.

Development: Charlie's to pour driveways and parking lot soon

Pad sites around Wal-Mart have been released for development

Bonner Carrington apartment project has begun

Fuzzy's Tacos to open in Tiger Mart location in Spring 2016

Discussions are underway to begin platting process for remainder of CVS pad sites

Meeting with TxDot next Monday to discuss 2642 overpass construction schedule

City Secretary, Brenda Craft, Retirement Party – December 11th, 5 p.m. to 7 p.m.

Christmas Parade – December 12th, 6:30 p.m.

14. Presentation and discussion of The Meadows Development Agreement and any matters related thereto.

The Meadows Development Agreement states that 157.4 acres of land would be annexed into the City. It will be a Planned Development with modified subdivision and development regulations. They are not asking for any incentives at this time. The Concept Plan consists of 95.3 acres of retail, including restaurants and personal

services, 20.77 acres for recreational and entertainment uses, and 37.1 acres for residential use. The public infrastructure consists of water, offsite from I-30 to property with the City to pay for oversizing and the Impact Fee offset in accordance with city policy, sewer, offsite from I-30 to property with the City to pay for oversizing and the Impact Fee offset in accordance with city policy, and roadway, with 35' of ROW on east side of FM 2642 and 20' of ROW on south side of CR 2650. City provides retail water and sewer service. The term of the agreement is 20 years from the date of agreement or 5 years from the date of agreement if no permit is issued by that time. City will file application for Texas Capital Fund Grant. The major engineering is expected to be completed the Summer of 2016 and they expect to go vertical by this time next year for Phase One. Phase One is a portion of retail village, medical office building, and multifamily. The total project is expected to take eight to ten years to complete total build-out and cost over \$200 million. They are expecting to have the feasibility study of entertainment uses completed in Spring 2018.

K. RECESS REGULAR CITY COUNCIL MEETING AT 8:42

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 – Discuss sing 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 AT 9:13 P.M.

N. RECONVENE REGULAR CITY COUNCIL MEETING AT 9:13 P.M.

1. Further discussion and possible action from Executive Session regarding Development Agreement regarding The Meadows development and any matters related thereto.

Mayor Pro Tem Ellis made a motion to approve the Development Agreement regarding The Meadows with amendment to be made by City Attorney. Council Member Bradley seconded the motion. **Motion passed 6-0.**

2. Possible action from Executive Session regarding approval of Community Development Corporation's (CDC) recommendation of land acquisition and any matters related thereto.

Council Member Houk made a motion to approve the CDC's recommendation of land acquisition. Council Member Crowley seconded the motion. **Motion passed 6-0.**

3. Possible action from Executive Session regarding approve of Consultation Agreement with City Secretary, Brenda Craft.

No action taken.

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.

Council Member Crowley would like to have the status of the Royse House on the January agenda or February at the latest.

Mayor Nichol requested that at the second meeting in January, she would like to have Joe DeLane, Rockwall County Emergency Management Coordinator, to give an update on his action plan.

P. ADJOURN AT 9:16 PM

Council Member Houk made a motion to adjourn meeting. Council Member Crowley seconded the motion. **Motion passed 6-0.**

ATTEST:


Brenda Craft, City Secretary


Janet Nichol, Mayor