



MINUTES REGULAR COUNCIL MEETING

Tuesday, September 13, 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
 Council Member Place 1, Charles Houk
 Mayor Pro Tem, Council Member Place 2, Clay Ellis
 Council Member Place 3, Bruce Bradley
 Council Member Place 4, Matt Wheatley
 Council Member Place 5, James Branch
 Council Member, Place 6, Tom Crowley

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
 Director of HR, Tauna Ratliff
 Main Street Manager, Paula Morris

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. CITIZEN PARTICIPATION

None

D. RECESS REGULAR CITY COUNCIL MEETING AT 7:01 PM

E. PUBLIC HEARING

1. Take testimony concerning the Fiscal Year 2016-2017 Budget.
No one spoke for or against.
2. Take testimony concerning increasing Sanitation Fees Five Percent for the FY 2016-2017.
No one spoke for or against.

F. CLOSE PUBLIC HEARING AT 7:02 PM

G. RECONVENE REGULAR CITY COUNCIL MEETING AT 7:02 PM

H. CONSENT AGENDA

1. City Council Minutes: August 11, 2016, August 23, 2016 (Special Meeting), August 23, 2016 (Regular Meeting), August 30, 2016, and September 6, 2016

Council Member Wheatley made a motion to accept the minutes. Council Member Bradley seconded the motion. **Motion passed 7-0.**

I. BUSINESS

1. Consider and act concerning an Ordinance amending the FY 2015-2016 Annual Budget, and any matters related thereto.

Shannon Raymond stated that this was discussed at the last meeting and all amendments discussed are in the amended budget. This includes the movie screen and projector for Parks, and trailers for Public Works and Parks. This also includes the amendments that we had to add due to the bond funds for repairs to streets, and Shaw Drive and the purchase of the dump truck. This is the normal clean-up for FY 2016.

Council Member Wheatley made a motion to amend the Fiscal 2015-2016 Budget. Council Member Crowley seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning an Ordinance Increasing Sanitation Fees Five Percent for the FY 2016-2017, and any matters related thereto.

Shannon Raymond stated that this is the annual increase that is in the contract with Sanitation Solutions. It is a 4% increase; however, since last year's increase was not passed on to the citizens, staff is recommending a 5% increase for FY 2016-2017. It amounts to an increase of \$0.71 monthly for the citizens.

Council Member Crowley made a motion to amend the sanitation ordinance per the staff recommendation. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning amending Ordinance 05-05-456 regarding Mayor and City Council Compensation, and any matters related thereto.

This item was pulled from the agenda.

4. Consider and act concerning an Ordinance adopting the annual budget for the City of Royse City, Texas for the fiscal period of October 1, 2016 through September 30, 2017; levying taxes for 2016; providing for intra-fund and/or intra-departmental transfers; providing for investment of idle funds; and declaring an effective date, and any matters related thereto.

Shannon Raymond explained the tax rate remains unchanged, with the \$75,000 difference to be considered for allocation at the first of the year for capital items, such as additional street repair, or matching funds for potential grant funding for Walker Hawk improvements.

Council Member Wheatley made a motion to approve the ordinance adopting the annual budget for Fiscal Year 2016-2017. Council Member Bradley seconded the motion. **Motion passed 6-1**, with Council Member Branch voting against.

5. Consider and act concerning an Ordinance fixing the tax rate/levy for Tax Year 2016 and Fiscal Year 2016-2017 Budget at \$0.6771 per \$100 valuation, and any matters related thereto.

Shannon Raymond stated this maintains the current tax rate. The debt required is \$0.2171 per \$100 valuation, with an operating rate of \$0.46 per \$100 valuation.

Mayor Pro Tem Ellis made a motion that the property tax rate be increased by the adoption of a tax rate of \$0.6771, which is effectively a 9.3% increase in the tax rate. Council Member Crowley seconded the motion. **Motion passed 6-1**, with Council Member Branch voting against.

6. Consider and act concerning ratifying the Property Tax Revenue increase reflected in the FY 2016-2017 Budget, and any matters related thereto.

Shannon Raymond explained that this action maintains what we already have.

Council Member Wheatley made a motion to ratify the property tax increases reflected in the city's annual budget for FY 2016-2017. Council Member Crowley seconded the motion. **Motion passed 6-1**, with Council Member Branch voting against.

7. Consider and act concerning an Ordinance regarding Preliminary Plat of Union Square, Phase 2, 33.777 acres of the Richard Mead Survey, Abstract No. 1226, Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated that with preliminary plats, the developer has nine months to get the utilities in and file for the final plat. They can also file for escrow as well. This preliminary plat is for Phase 2 of Union Square. This phase is in Hunt County. The entire subdivision is in Rockwall and Hunt Counties.

Council Member Crowley made a motion to accept the Preliminary Plat of Union Square Phase 2. Council Member Bradley seconded the motion. **Motion passed 7-0**.

8. Consider and act concerning an Ordinance regarding Preliminary Plat of Union Square, Phase 3, 23.183 acres of the Richard Mead Survey, Abstract No. 41, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson explained this is Phase 3 of Union Square and is in Rockwall County.

Council Member Bradley made a motion to approve the Preliminary Plat of Union Square, Phase 3. Council Member Houk seconded the motion. **Motion passed 7-0**.

9. Consider and act concerning an Ordinance regarding Final Plat of 1565 Hilltop Addition, 13.55 acres out of the Shelby County School Land Survey, Abstract No. 946, Hunt County, Texas, an addition in the Extraterritorial Jurisdiction of the City of Royse City, and any matters related thereto.

Janet McPherson stated this property is located on the east side of FM 1565, south of I-30, at the northeast corner of FM 1565 and CR 2512. It is approximately 13.5 acres in the ETJ. Planning and Zoning Commission recommended approval with the conditions of removing "preliminary" from the title block, edit note #10 to state: "Future 6 inch water line shall be installed by owner prior to transfer of ownership of any of the new six lots with fire hydrants as shown on plat. Water line shall provide....", and edit the approval signature blocks to match the ordinance. The developer was instructed to make the changes prior to tonight's City Council Meeting and he agreed. He had stated that he was going to submit the revision the following

Tuesday. Janet has not heard from the developer and he was not in attendance of the City Council Meeting. Staff recommended denying the plat.

Council Member Crowley made a motion to deny the Final Plat. Council Member Houk seconded the motion. **Motion passed 7-0.**

10. Consider and act concerning a Resolution Accepting Public Improvement District (PID) Petition and calling for October 11, 2016 Public Hearing on PID Creation, and any matters related thereto.

Jason Day stated this is the next step for the Waterscape development that is on FM 548. This is the first step in creating the Public Improvement District (PID). Some of the property owners had filed a request for this to be in there. A public hearing will be held in October. At that point, the City Council would then form the PID and then the Municipal Utility District (MUD) would dissolve.

Council Member Wheatley made a motion to accept the Public Improvement District (PID) Petition and call for October 11, 2016 Public Hearing on PID Creation. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

11. Consider and act concerning a Resolution appointing Bill Forbus to the North Texas Municipal Water District (NTMWD) Board of Directors (term June 1, 2016 to May 31, 2018), and any matters related thereto.

Mayor Nichol introduced Bill Forbus and his wife Rachel. She stated she asked Bill Forbus if he would be interested in serving on the Board of Directors for the NTMWD. He is the President of Guaranty Bank in Royse City.

Mayor Pro Tem Ellis made a motion to appoint Bill Forbus to the North Texas Municipal Water District Board of Directors. Council Member Bradley seconded the motion. **Motion passed 7-0.**

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

Jason Day explained these are the annexations they have spoken about in some earlier meetings. These are along Interstate 30. Basically, it is from our eastern current city limits towards our boundary line, but it does not go all the way to our boundary line, with Caddo Mills.

This is just setting the public hearing. The date of the public hearing is set for October 11, 2016.

Council Member Wheatley made a motion to purpose a date of October 11, 2016, for public hearing for Involuntary Annexations located in Hunt County. Mayor Pro Tem Ellis seconded the motion.

Jason further explained it starts just east of Piccadilly and goes about halfway between Piccadilly and FM 1565 southern portion. It is going to connect us to Dave Tucker. We already have a small connection to Dave Tucker, but this will keep the interstate frontage in case it develops. There are also some portions in Veranda, along Interstate 30, to fill in some areas that are not part of the MUD.

Motion passed 6-0, with Council Member Crowley abstaining.

13. Discussion concerning City Manager update: Development, Bulldog Homecoming Pep Rally, and any matters related thereto.

Carl Alsbrook stated the repair to Old Greenville Road will start Monday, September 19, 2016. Tomorrow we have a pre-construction meeting. They will be here 7:00 AM on Monday. Old Greenville Road will go one-way. They are going to advise the plan tomorrow and communicate with the school district. Hopefully, if you want to see some asphalt moving on Old Greenville Road, go down Monday at 7:00 AM. This should be a five day job.

Council Member Crowley suggested they should invite Ms. Bonnie to come out and turn the first shovel, because she appeared a couple of years ago and asked us if we could take care of them. It would be a nice show for the community. Carl said that is a good idea.

Carl continued, saying the good weather has allowed construction to come in. You hopefully, sometime in October, be able to get a Whataburger and a Blizzard; that would be nice. They are progressing very nicely. The strip-center is on its way as well. Tractor Supply is working almost seven days a week

Carl thanked everyone for their attendance yesterday at the announcement of the ball field.

The Homecoming Pep Rally is next Wednesday, September 21, 2016. Barricades go up at 5:00 PM and the Pep Rally itself starts at 6:30 PM. Look forward to seeing you there.

Mayor Nichol asked about Tractor Supply's situation with Oncor. Carl said it appears they have resolved it themselves, possibly with a generator. The delay was not Oncor's fault. Oncor was not given the load information for the transformer that is needed. It takes several months for that product to be ordered. It appears they will be opening with generator power. Mayor Nichol asked if they will open liked they planned to do. Carl said he believes so.

Mayor Nichol asked about opening dates on Dairy Queen and Whataburger. He thinks it could be October. He might have a better idea within the next couple of weeks. There are some issues they are working through. Mayor Nichol confirmed they had an inspector in there, which Carl confirmed. He is hoping Whataburger opens by mid-October.

Mayor Nichol said they went to a First Responders Memorial at Resthaven Funeral Home on Highway 66 on Friday, September 9, 2016. It was very nice and lots of people there. It was really good. Then on Sunday night, September 11, 2016, they had a patriotic concert at First United Methodist in Rockwall she attended. It was really neat for all the community to come together and honor our first responders; and great music. She is glad our community gets together and does things like that.

J. RECESS REGULAR CITY COUNCIL MEETING AT 7:28 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

1. Discussion concerning a Development Agreement for Crowell Properties.

L. CLOSE EXECUTIVE SESSION AT 7:41 PM

M. RECONVENE REGULAR CITY COUNCIL MEETING

1. Further discussion and possible action from Executive Session concerning Development Agreement for Crowell Properties, and any matters related thereto.

No action taken

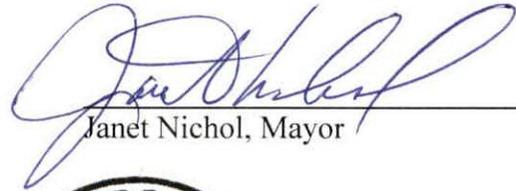
N. FUTURE AGENDA ITEMS

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 an update on Wood Street at the next meeting. Mayor Pro Tem Ellis added he would like an update on all of the streets.

O. ADJOURN AT 7:43 PM

Mayor Pro Tem Ellis made a motion to adjourn. Council Member Crowley seconded the motion. **Motion passed 7-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, City Secretary

