



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, October 11, 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.

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
Deborah Sorensen	City Secretary
Jason Day	City Attorney

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
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §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. NEW EMPLOYEES

1. Jake Gossett, Crew Leader

D. 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.

E. PRESENTATION

1. Presentation from Atmos Energy of a \$1,500 check to the Fire Department for the purchase of fire helmet lights, and any matters related thereto.

F. RECESS REGULAR CITY COUNCIL MEETING

G. PUBLIC HEARING

1. Take testimony in accordance with Chapter 372 of the Texas Local Government Code, concerning the petition filed by Parker Creek Estates, L.P., a Texas limited partnership on September 1, 2016 requesting that the City create a public improvement district to include the property consisting of 310.202 acres and located within the Extra-Territorial Jurisdiction of the City; regarding the advisability of the improvements to be made for the benefit of the property within the public improvement district.
2. Take testimony concerning a request by owner for zoning change from Agriculture to Commercial 1 for the property described as Tract 13-02 of the JWF Stone Survey, Abstract No. 198 (1.10 acres), Royse City, Rockwall County, Texas (also known as 127 FM 2453, Royse City, Texas). Property is located on the southeast corner of FM 35 and FM 2453.
3. Take testimony concerning an involuntary annexation of A1297 May James, Tract R500, 0.5 acres, more or less, situated along I-30, Hunt County, Texas.
4. Take testimony concerning involuntary annexations of A1297 James May, Tract 18-1, 0.45 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R11-1, 3.256 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R1-1, 1.3454 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-4, 8.589 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R9, 2.028 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R700, 1.0834 areas, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R1-3, 5.0626 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-6, 3 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-3A, 9.099 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R3-2, 3.491 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R3-1, 3.003 acres, more or less, situated along I-30, Hunt County, Texas.
5. Take testimony concerning involuntary annexations of S3934 Magnolia Place, Lot 33, 2.99 acres more or less, situated along CR 2597, Hunt County, Texas; S3934, Magnolia Place, Lot 32, 1.91 acres more or less, situated along CR 2597, Hunt County, Texas.
6. Take testimony concerning involuntary annexations of A0946 Shelby County School Land, Tract 57-44, 12.5 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 57-100, 1.88 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 85-1, 3.4 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 69, 4.43 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 69-1, 2.93 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 3, 1.87 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 3-1, 1.6199 Acres, more or less,

situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 3-1A, 1.7401 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 53, 6.444 Acres, more or less, situated along CR 2509, Hunt County, Texas; A0946 Shelby County School Land, Tract 50-3, 3.5 Acres, more or less, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 50-1, 1.84 Acres, situated along I-30, Hunt County, Texas; A0946 Shelby County School Land, Tract 50, 4.6 Acres, more or less, situated along I-30, Hunt County, Texas; and A0946 Shelby County School Land, Tract 50-2, 6 Acres, more or less, situated along I-30, Hunt County, Texas.

H. CLOSE PUBLIC HEARING

I. PUBLIC HEARING #2

1. Take testimony concerning an involuntary annexation of A1297 May James, Tract R500, 0.5 acres, more or less, situated along I-30, Hunt County, Texas.
2. Take testimony concerning involuntary annexations of A1297 James May, Tract 18-1, 0.45 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R11-1, 3.256 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R1-1, 1.3454 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-4, 8.589 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R9, 2.028 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R700, 1.0834 areas, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R1-3, 5.0626 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-6, 3 acres, more or less, situated near I-30, Hunt County, Texas; A1297 James May, Tract R1-3A, 9.099 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R3-2, 3.491 acres, more or less, situated along I-30, Hunt County, Texas; A1297 James May, Tract R3-1, 3.003 acres, more or less, situated along I-30, Hunt County, Texas.
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along I-30, Hunt County, Texas; and A0946 Shelby County School Land, Tract 50-2, 6 Acres, more or less, situated along I-30, Hunt County, Texas.

J. CLOSE PUBLIC HEARING #2

K. RECONVENE REGULAR CITY COUNCIL MEETING

L. 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: September 27, 2016
2. Interlocal Agreement with Rockwall County for Fire Protection Services, authorizing the Mayor and Fire Chief to sign all documents related thereto.
3. General Certificate of the City of Royse City regarding the issuance of bonds styled “North Texas Municipal Water District Sabine Creek Regional Wastewater System Contract Revenue Bonds, Series 2016” by North Texas Municipal Water District, authorizing the Mayor to sign all documents related thereto.
4. Authorize the City Manager to sign letter engaging Rutledge Crain & Company, PC as the firm to conduct the City’s audit for the fiscal year ending September 30, 2016, and any matters related thereto.

M. BUSINESS

1. Consider and act concerning a Resolution in accordance with Chapter 372 of the Texas Local Government Code, authorizing the creation of a Public Improvement District related to the petition filed by Parker Creek Estates, L.P., a Texas limited partnership on September 1, 2016 requesting that the City create a public improvement district to include the property consisting of 310.202 acres and located within the Extra-Territorial Jurisdiction of the City; including, but not limited to, findings as to the advisability of the proposed improvement(s), the nature of such improvements, the estimated cost of such improvement(s), the boundaries of the public improvement district, the method of assessment(s) and the apportionment of costs between the district and the City, and any matters related thereto.
2. Consider and act concerning an Ordinance regarding a zoning change from Agriculture to Commercial 1 for the property described as Tract 13-02 of the JWF Stone Survey, Abstract No. 198 (1.10 acres), Royse City, Rockwall County, Texas (also known as 127 FM 2453, Royse City, Texas). Property is located on the southeast corner of FM 35 and FM 2453, and any matters related thereto.
3. 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.
4. Consider and act concerning the First Amendment to The Meadows Development Agreement, and any matters related thereto.
5. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Voluntary Annexation Located along CR 1031 in Collin County and CR 2552 in Hunt County, and any matters related thereto.
6. Consider and act concerning a Resolution cancelling the November 22, 2016 and December 27, 2016 Regular City Council meetings, and any matters related thereto.

7. Discussion concerning City Manager update: Development, Main Street Pumpkin Patch – October 12th thru October 31st, 111 E. Main Street, Trick-or-Treat on Main Street – October 26th 6:00-8:00 pm, Comp Plan Update – October 24th 6:30 pm at First Baptist Church, and any matters related thereto.

N. RECESS CITY COUNCIL MEETING

O. 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 City's Motion to Intervene in Caddo Mills Application to Expand CCN pending before the Texas Public Utilities Commission.

P. CLOSE EXECUTIVE SESSION

Q. RECONVENE CITY COUNCIL MEETING

- R.** Further discussion and possible action from Executive Session concerning the City's Motion to Intervene in Caddo Mills Application to Expand CCN pending before the Texas Public Utilities Commission, and any matters related thereto.

S. 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.

T. ADJOURN

CERTIFICATION

I 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 October 7, 2016 by 12:00 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, 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) 63 5-2434. 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 October, 2016.

Signature/Title _____