



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, March 22, 2016 – 7:00 pm

Police and Courts Building, 100 West Main Street
Royse City, Texas

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 4, Matt Wheatley
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 5, James Branch

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
Fire Chief, Rickey Bell
Main Street Manager, Paula Morris
Director of HR, Tauna Ratliff

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. CITIZENS PARTICIPATION

None

D. AUDIT PRESENTATION

- 1. Lewis Crain, CPA of Rutledge Crain and Company, PC to present the City’s Annual Financial Report for the year ended September 30, 2015, and any matters related thereto.

Lewis Crain, CPA of Rutledge Crain and Company, PC presented the City’s Annual Financial Report. Mr. Crain stated the City had a good financial year. At the end of the fiscal year, the General Fund had \$1,015,498 which is an increase from the last fiscal year.

Mr. Crain addressed pension funding. Mr. Crain stated pages 56 and 57 of the Annual Financial Report reflected data required for pension. Mr. Crain told the City Council that the pension fund balances are still in good shape.

E. RECESS REGULAR COUNCIL MEETING AT 7:08 PM

F. PUBLIC HEARING AT 7:08 PM

1. Take testimony concerning a voluntary annexation of A0091, Beckton JW, Tract 4-1, 11.742 acres more or less, situated along CR 2650, Hunt County, Texas.

No one spoke for or against.

2. Take testimony concerning a zoning change from Agriculture to Commercial 2 for the properties described on Hunt County tax records as:
 - a. Tract R1 of the Richard Mead Survey, Abstract 1226, Royse City, Hunt County, Texas (Property ID: 388334); and
 - b. Tract R8 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 211797).

Janet McPherson explained the properties are located at the southeast corner of I-30 and FM 2642. The property is owned by Stephen Schattner of Imperium Development.

No one spoke for or against.

3. Take testimony concerning a zoning change from Agriculture to Commercial 2 for the properties described on Hunt County tax records as:
 - a. Tract R12 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 38743);
 - b. Tract R13-1 of the James May Survey, Abstract 1297, Royse City Hunt County, Texas (Property ID: 108047); and
 - c. Tract 17-2 of the James May Survey, Abstract 1297, Royse City Hunt County, Texas (Property ID: 127315).

Janet McPherson explained that two of the properties are located adjacent to the property owned by Stephen Schattner along I-30, while the third tract is located along Shaw Drive.

No one spoke for or against.

G. CLOSE PUBLIC HEARING AT 7:11 PM

H. PUBLIC HEARING #2 AT 7:11 PM

1. Take testimony concerning voluntary annexations of A0091, Beckton JW, Tract 4-1, 11.742 acres more or less, situated along CR 2650, Hunt County, Texas.

No one spoke for or against.

I. CLOSE PUBLIC HEARING #2 AT 7:12 PM

J. RECONVENE REGULAR COUNCIL MEETING AT 7:12 PM

K. CONSENT AGENDA

1. City Council Minutes: March 8, 2016

Council Member Wheatley made a motion to accept the Consent Agenda. Council Member Bradley seconded the motion. **Motion passed 6-0.**

L. BUSINESS

1. Consider and act concerning an Ordinance regarding Extraterritorial Jurisdiction Annexation in Hunt County, Texas of Shelby County School Land, Tract 57, 209.366 acres more or less, situated along FM 1565, Hunt County, Texas, and any matters related thereto.

Jason Day explained this property is owned by David Tucker and would need to be included into the ETJ before the land could be annexed into the city.

Mayor Pro Tem Ellis made a motion to approve the annexation and accept the 209.366 acres. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning an Ordinance regarding Preliminary Plat of TSC Royse City Addition, Lots 1 & 2, Block A being 18.479 acres out of the J. Stephenson Survey, Abstract No. 188, City of Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated that the Planning and Zoning Commission recommended approval of the preliminary plat. The property is located west of the Erby Campbell Retail Center. There would be a tract of land between the TSC property and the Erby Campbell Retail Center.

Mayor Pro Tem Ellis made a motion to accept the Preliminary Plat. Council Member Crowley seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning a Resolution regarding the site plan, elevations, and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for Tractor Supply Company to be located in the J. Stephenson Survey, Abstract No. 188 (west of the Erby Campbell Retail Center), City of Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated that the Planning and Zoning Commission recommended approval of the site plan, elevations, and other submitted materials with the exception that the fencing be black dipped (coated) and not galvanized.

Council Member Crowley made a motion to accept a Resolution with the exception of fence requirement. Council Member Houk seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning an Ordinance regarding zoning change from Agriculture to Commercial 2 for the properties described on Hunt County tax records as Tract R1 of the Richard Mead Survey, Abstract 1226, Royse City, Hunt County, Texas (Property 38224) and Tract R8 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 211797), and any matters related thereto.

Council Member Wheatley made a motion to accept an Ordinance regarding zoning change. Council Member Bradley seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning an Ordinance regarding zoning change from Agriculture to Commercial 2 for the properties described on Hunt County tax records as Tract R12 of the James May Survey, Abstract 1297, Royse City, Hunt County, Texas (Property ID: 38743), Tract R13-1 of the James May Survey, Abstract 1297, Royse City Hunt County, Texas (Property ID: 108047), and Tract 17-2 of the James May Survey, Abstract 1297, Royse City Hunt County, Texas (Property ID: 127315), and any matters related thereto.

Council Member Bradley made a motion to accept an Ordinance regarding change to Commercial 2 for the properties. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

6. Discussion concerning monthly revenue and expenditure report for February 2016, and any matters related thereto.

Shannon Raymond presented the monthly revenue and expenditure report for the month of February 2016. She stated the sales tax revenue was up 29% for the month over last year. Expenditures are in line with budget expectations.

Council Member Crowley asked if court revenues were to increase, as they were down about 10%. Shannon stated the court revenues fluctuate.

7. Consider and act concerning a Resolution regarding an Interlocal Cooperative Purchasing Agreement with Dallas County, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Carl Alsbrook explained that this agreement can save the city a substantial amount of money. The city would receive Dallas County's pricing on various items.

Council Member Houk asked if the agreement only covered the purchase of asphalt. Carl stated the agreement would encompass much more than asphalt.

Council Member Wheatley made a motion to accept the Resolution. Council Member Crowley seconded the motion. **Motion passed 6-0.**

8. Consider and act concerning an Ordinance regarding involuntary annexations in Hunt County, Texas of Shelby County School Land, Tract 12-2A, 27.750 acres more or less, situated along I-30, Hunt County, TX; Shelby County School Land, Tract 57-43, 2.442 acres more or less, also known as 6155 CR 2597, Hunt County, TX; Shelby County School Land, Tract 57-57, 3.134 acres more or less, also known as 6169 CR 2597, Hunt County, TX; Shelby County School Land, Tract 85, 16.626 acres more or less, situated along CR 2509, Hunt County, TX; Shelby County School Land, Tract 57-45, 2.128 acres more or less, also known as 6181 CR 2597, Hunt County, TX; Magnolia Place, Lot 23, 5.16 acres more or less, also known as 6268 CR 2597, Hunt County, TX, and voluntary annexation in Hunt County, Texas of Shelby County School Land, Tract 57, 209.366 acres more or less, situated along FM 1565, Hunt County, Texas, and any matters related thereto.

Council Member Crowley made a motion to accept an Ordinance regarding involuntary annexations and voluntary annexation of Vista Oaks in accordance with the facts presented to us. Council Member Houk seconded the motion. **Motion passed 6-0.**

9. Consider and act concerning an amendment to the Settlement Agreement between BHP Water Supply and the City of Royse City, and any matters related thereto.

Jason Day requested the City Council adjourned into Executive Session regarding this agreement.

M. RECESS REGULAR CITY COUNCIL MEETING AT 7:28 PM

N. 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

O. CLOSE EXECUTIVE SESSION AT 7:53 PM

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

9. Consider and act concerning an amendment to the Settlement Agreement between BHP Water Supply and the City of Royse City, and any matters related thereto.

Council Member Bradley made a motion to authorize the amendment of the agreement of the meter swap subject to the approval of the City Manager and Finance Director. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

10. Discussions concerning City Manager Carl Alsabrook update: Development, Flashlight Easter Egg Hunt and Movie on March 24th starting at 7:40 pm at City Lake Park, and any matters related thereto.

Carl Alsabrook gave an update on developments. This Thursday is the Flashlight Easter Egg Hunt and Movie at City Lake Park. The movie is Hop.

Mayor Nichol asked if anyone had spoken with Charlie's about progress on the inside. Council Member Crowley said Charlie's was expected to open in May.

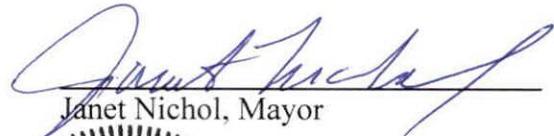
Q. FUTURE AGENDA ITEMS

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 advised a representative with the ambulance service would be speaking at the next council meeting.

R. ADJOURN AT 7:57 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 6-0.**


Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, City Secretary

