



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, March 8, 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 7:01 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 4, Matt Wheatley  
Council Member Place 5, James Branch

Members Absent: Council Member Place 1, Charles Houk  
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  
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. 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: February 23, 2016 Regular Meeting

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

## **E. BUSINESS**

1. Consider and act concerning Community Development Corporation Incentive Request for Thirsty Bros. Brewing Co. not to exceed \$25,000, and any matters related thereto.

Larry Lott spoke regarding the CDC Incentive Request for Thirsty Bros. Brewing Co. He stated Thirsty Bros. Brewing Co. would generate 2½ to 4 jobs, \$600-\$1,000 in property taxes, and approximately \$1,500 in sales taxes.

Mr. Gordon, with Thirsty Bros. Brewing Co., spoke to the City Council. Mr. Gordon stated there would be improvements to the interior and exterior of the building. He indicated they would have approximately 600 gallons of beer. There would be a tap room for 65-70 people to occupy at one time. There would be food events, incorporating the local restaurants. Also, customers will be able to have food delivered to the Thirsty Bros. Brewing Co. by local restaurants. Mr. Gordon stated he had already spoken to local restaurants regarding this service.

Council Member Wheatley made a motion to approve the Incentive Request. Council Member Branch seconded the motion. **Motion passed 5-0.**

2. Consider and act concerning an Ordinance approving the voluntary annexation and concurrent permanent zoning of Beckton JW, Tract 4, 157.458 acres more or less, situated along FM 2642, Hunt County, Texas, and any matters related thereto.

Jason Day stated that this is the final step to annex the property known as The Meadows.

Council Member Branch made a motion to accept the Ordinance approving the voluntary annexation and concurrent permanent zoning. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Ordinance Cancelling the 2016 General Election, and any matters related thereto.

Deborah Sorensen stated that all candidates are unopposed and presented the Certification of Unopposed Candidates by the City Secretary.

Council Member Bradley made a motion to cancel the 2016 General Election. Council Member Branch seconded the motion. **Motion passed 5-0.**

4. Consider and act concerning an Ordinance Adopting a Records Management Program, and any matters related thereto.

This item was withdrawn.

5. Consider and act concerning a Records Management Policy and Manual, and any matters related thereto.

This item was withdrawn.

6. Consider and act concerning a Resolution Directing Publication of Notice of Intention to Issue Combination Tax and Revenue Certificates of Obligation in the Maximum Amount of \$3,000,000, and any matters related thereto.

Shannon Raymond spoke regarding the Certificates of Obligation. If City Council approves this matter, then the City can begin advertising for bids. The \$3,000,000 amount was suggested by the financial advisor. This would not raise the tax rate.

Mayor Pro Tem Ellis asked for clarification regarding the five year note on the dump truck. Shannon advised the five year note could be part of the bond amount.

Shannon also stated the \$3,000,000 allows for flexibility, as projects are still being planned.

Council Member Wheatley made a motion to approve the bond. Council Member Bradley seconded the motion. **Motion passed 5-0.**

7. Consider and act concerning Bearpen Creek's participation in Shaw Drive re-construction, and any matter related thereto.

Carl Alsabrook stated a correction needed to be made to the agenda. It should be Provident Realty and not Bearpen Creek. The agreement between the City and Provident Realty would be that the City would receive \$300,000 over 4 years; (\$100,000 years 1 and 2; \$50,000 years 3 and 4) to go towards the construction of Shaw Drive and all of the right of way needed for Shaw Drive. No action is needed on this item. If the terms are acceptable, then an agreement will be brought back to City Council.

No action taken

8. Consider and act concerning authorizing City Manager to notify TxDot of City's commitment to the Shaw Drive re-construction, and any matters related thereto.

Carl Alsabrook stated TxDOT is requiring a letter of commitment regarding Shaw Drive be submitted. This is tied to the FM 2642 bridge project. The letter is ready and will be delivered to TxDOT representative Thursday, if approved.

Mayor Pro Tem Ellis made a motion to authorize the City Manager to notify TxDot of City's commitment to the Shaw Drive re-construction. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

9. Discussions concerning City Manager Carl Alsabrook update: Development, and any matters related thereto.

Carl Alsabrook gave an update on developments.

## **F. 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.

None

## **G. ADJOURN AT 7:19 PM**

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

  
Janet Nichol, Mayor

ATTEST:

  
Deborah Sorensen, TRMC, City Secretary

