



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, April 12, 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 Public Works, Dario Lopez  
Director of HR, Tauna Ratliff  
Main St. Manager, Paula Morris  
Executive Director of Community Development Corp., Larry Lott

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Ellis gave invocation and led the Pledge of Allegiance.

**C. CITIZEN PARTICIPATION**

None

**D. PRESENTATION**

1. Presentation by Comprehensive Plan Advisory Committee (CPAC) regarding update on Comprehensive Plan, and any matters related thereto.

Dr. Brian Zator, Committee Member of CPAC, gave a presentation regarding the Royse City 2030 Plan. He stated that it has been a great experience working on the Comprehensive Plan. He was apprehensive at first, thinking that he would be wasting his time. He explained that it is not a waste of time and he is very excited about this plan.

Dr. Zator said there were three things CPAC looked at:

1. The historical perspective of what Royse City was
2. The present state of Royse City
3. The future growth of Royse City

Dr. Zator explained CPAC's four Guiding Principles that show how to make a sustainable and resilient community, including resource stewardship, stating how to manage resources wisely and provide for balanced long-term growth. Dr. Zator further explained the nine Planning Pillars with each having their own set of goals.

2. Presentation by Mitch Ownby of Rockwall County EMS, regarding update on operations and services provided to the city, and any matters related thereto.

EMS Chief Mitch Ownby thanked the Mayor and Council Members for allowing him to come speak.

Chief Ownby stated the Rockwall County EMS was started in 1996. In 1997, Rockwall County EMS became a 9-1-1 provider; and was designated private provider in 1998.

Rockwall County EMS currently has seven ambulances in service and recently took possession of an eighth. There are three ambulances running 24 hours, along with two day cars. One of the ambulances is stationed here in Royse City. When an ambulance is called to service, another ambulance will rotate into the other's place.

Chief Ownby explained each ambulance runs with two paramedics. This allows both ambulance personnel to provide simultaneous care.

Rockwall County EMS provides emergency services, as well as non-emergency transfers. The income from non-emergency transfers provides funding for the 9-1-1 responses. Currently twenty-five percent of Rockwall County EMS funding comes from subsidies.

Mayor Nichol asked Chief Ownby what cities Rockwall County EMS responds. Chief Ownby responded that the Rockwall County EMS responds to cities in Rockwall County, including Rockwall, Heath, McLendon-Chisholm, Fate, and Royse City, as well as answering calls in Hunt and Collin Counties.

Council Member Crowley asked Chief Ownby about the size of the ambulance and why Rockwall County EMS does not move up to a large ambulance. Chief Ownby explained they could move into a larger chassis; however, this would make the ride rougher and the turning radius would be smaller. EMS Chief Ownby stated Rockwall County EMS ambulance box size is second out of five sizes.

## **E. 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: March 22, 2016 Regular Meeting

Council Member Branch made a motion to approve the City Council Minutes. Council Member Crowley seconded the motion. **Motion passed 7-0.**

**F. BUSINESS**

1. 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 a medical/retail building to be located on Lot 10 of the Erby Campbell Retail Center, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson presented the information regarding Lot 10. The Planning and Zoning Commission have recommended approval.

Council Member Branch made a motion to approve the site plan, elevations, and other materials. Council Member Crowley seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning a Resolution regarding the elevation and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for an addition to an existing building located on Lot 4 of the FM 548 Addition, also known as 117 W. Interstate 30, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson presented the information regarding Lot 4. She stated that this is to make changes to the existing building for the Fuzzy Tacos and Golden Chick and adding an outdoor patio. Originally they proposed stucco exterior; however the Planning and Zoning Commission would not accept the stucco exterior per the requirements in the I30 COD. The property owner has agreed to use brick and/or stone to match the exterior of the existing building. The Planning and Zoning Commission also requested the property owner to maintain enough sidewalk room to be ADA compliant. Planning and Zoning Commission recommends approval based on the conditions.

Council Member Crowley made a motion to approve the recommendations for the site plan and the design of the patio addition to the existing building located on Lot 4 of the FM 548 Addition. Council Member Branch seconded the motion. **Motion passed 7-0.**

3. Discussion concerning appointing a Board Member to the North Texas Municipal Water District (NTMWD) Board of Directors (term June 1, 2016 to May 31, 2018), and any matters related thereto.

Carl Alsabrook stated Darwin Whiteside, current NTMWD Board Member, is retiring at the end of May. A replacement will need to be found to replace Mr. Whiteside on the NTMWD Board. The City Council needs a good candidate that would have the time to commit. Someone is needed who will do a good job for the City.

Council Member Branch said an interview would need to be conducted of potential candidates before appointment to the NTMWD Board.

Mayor Nichol agreed with Council Member Branch, and further stated the candidate would need to be flexible and have the ability to take time off to attend the NTMWD Board meetings.

No action was taken.

4. Consider adoption of an Ordinance Authorizing the Issuance and Sale of City of Royse City, Texas Combination Tax and Revenue Certificates of Obligation, Series

2016; Levying an annual ad valorem tax and providing for the security and for the payment of said certificates of obligation; providing an effective date; and enacting other provisions relating to the subject, and any matters related thereto.

Steven Adams, with Specialized Public Finance, is the Financial Advisor for the City. He complimented the City and congratulated the City's financial team for an outstanding job. The City's bond rating doubled from an A rating to a current AA-rating.

The City received five bids with Raymond James & Associates, Inc. submitting the winning bid at true interest cost of 2.01%. Interest rates previously presented to City Council reflected an interest rate of 2.97%. The difference between the two rates is primarily due to the bond rating upgrade. Specialized Public Finance Inc. recommends that the City award \$2,490,000 Combination Tax and Revenue Certificates of Obligation, 2016 to Raymond James & Associates, Inc. If the City Council approves the bid, closing will occur on May 3, 2016.

Council Member Crowley made a motion to approve adoption of bond proposal as recommended. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning the purchase of a 2017 International 13-15 yard dump truck and authorizing the City Manager to execute a purchase order to Southwest International Trucks-McKinney for \$105,222.34, to be funded with 2016 Certificates of Obligation, and any matters related thereto.

Council Member Houk made a motion to authorize the City Manager to sign. Council Member Bradley seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning authorizing Mayor to sign letter confirming City's understanding of long-term obligations and commitments of a SAFER grant, and any matters related thereto.

Carl Alsbrook spoke on behalf of Fire Chief Bell, who had to leave to respond to a fire call. Carl explained that the City has put in for the federal grant the past six years. All six years the City has not been awarded the grant. He further explained Fire Chief Bell applied for funding of three positions. If the City is awarded the federal grant, it is with the understanding that the grant only funds the first two years, after which the City would have to fully fund the additional positions.

Council Member Branch asked why the City was not being awarded the federal grant. Carl explained the grant money has not been awarded to any city in Texas over the past six years.

Council Member Crowley asked if we would be able to get help from our Congressman. Carl stated they have had the support of the Congressman in the past.

Council Member Branch made a motion to authorize the Mayor to sign letter for SAFER grant. Council Member Crowley seconded the motion. **Motion passed 7-0.**

7. Consider and act concerning authorizing City Manager to sign Bearpen Creek Agreement regarding continuation of Bearpen Municipal Utility District and for Bearpen Creek to partially fund mutually beneficial roadway improvements, and any matters related thereto.

Jason Day stated the Bearpen Creek MUD was formed in 2011 and is in the area near the high school. In order for further development in the area, improvements to Shaw Drive would need to be completed. The agreement would be for Bearpen Creek

MUD to fund \$300,000 towards the estimated \$1,000,000 to complete improvements to Shaw Drive. The funding from Bearpen Creek MUD would be received over four years; \$100,000 years one and two, \$50,000 years three and four. This would be based upon the City agreeing to extend the MUD for four more years.

Council Member Branch asked if \$300,000 was the best the City could do. Shannon Raymond confirmed it was.

Council Member Houk made a motion to authorize the City Manager to sign. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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

Jason Day stated the proposed annexation of property is located on County Road 2526 and is contiguous to the city limits. The City's master plan would eventually bring this property into the city limits. He recommends starting the annexation process for the property.

Council Member Branch made a motion to set the date, time, and place for public hearings on proposed involuntary annexation. Council Member Crowley seconded the motion. **Motion passed 7-0.**

9. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Voluntary Annexations located in Rockwall County, and any matters related thereto.

Carl Alsabrook stated the property is located along FM 2453 and a portion at FM 2453 and FM 35. The property owners have requested the City to annex the property. The development will include residential and a small portion will be commercial.

Council Member Crowley made a motion to set the date, time, and place for public hearings for the property described earlier along FM 35 and FM 2453. Council Member Branch seconded the motion. **Motion passed 7-0.**

10. Discussion concerning City Attorney's update regarding Municipal Law, and any matters related thereto.

Jason Day stated that Council Member Bradley had requested for him to give a quarterly review on Municipal Law. He did not have anything specific to present tonight, but if anyone has any ideas or something they want addressed in the future, to notify him. As hot topic items come up, he will address City Council and possibly provide briefs.

11. Discussions concerning City Manager's update: Development, and any matters related thereto.

Carl Alsabrook gave update on local developments. Fuzzy Tacos and Golden Chick are expected to open this summer. The Construction of the FM 2642 overpass is scheduled to begin late fall of 2016.

Council Member Crowley asked about any news on Phase II of Rolling Meadows. Janet McPherson stated the developer had been to the Planning and Zoning Commission meeting last week and will be on the April 26<sup>th</sup> agenda for City Council to review.

**G. 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.

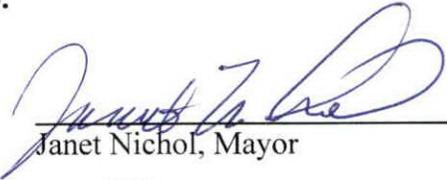
Mayor Nichol requested the National Day of Prayer be on the next agenda. National Day of Prayer is May 5, 2016 to be held at the Royse City Police Department parking lot at 7:00 PM.

Council Member Crowley asked that a reminder go out regarding the city wide spring cleaning date. Mayor Nichol asked Chief Stapleton to explain the spring cleaning. Chief Stapleton said the event would occur at the Walker-Hawk Sports Complex. Due to limited number of rollback containers, the event is first-come, first-served. A flyer is being distributed with information regarding what is acceptable and what is not acceptable.

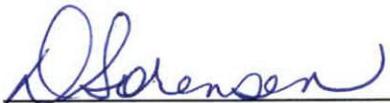
Mayor Nichol asked Chief Stapleton about an update on the brush truck. Chief Stapleton said the brush truck was to be coming this week.

**H. ADJOURN AT 7:56 PM**

Council Member Crowley made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 7-0.**

  
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Janet Nichol, Mayor

**ATTEST:**

  
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Deborah Sorensen, TRMC, City Secretary

