



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, May 10, 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
 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
 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. OATH OF OFFICE

Oath of Office given to William “Clay” Ellis, Council Member Place 2, Matthew Wheatley, Council Member Place 4 and Thomas Crowley, Council Member Place 6 by City Secretary, Deborah Sorensen.

D. APPOINT MAYOR PRO TEM

1. Consider and act concerning appointment of Mayor Pro Tem, and any matters related thereto.

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

E. NEW EMPLOYEES

1. Customer Service Clerk – Jennifer Cavett

Carl Alsabrook introduced Jennifer Cavett to the City Council. Jennifer is a new Customer Service Clerk in the Utility/Water Department.

2. Public Works Laborer – Cameron Turner

Carl Alsabrook introduced Cameron Turner to the City Council. Cameron is a new member of the Public Works Department.

Mayor Nichol welcomed the new employees to the City.

F. CITIZEN PARTICIPATION

None

G. RECESS REGULAR COUNCIL MEETING AT 7:07 PM

H. PUBLIC HEARING AT 7:07 PM

1. Take testimony concerning a voluntary annexation of A0185, JB Ratliff, Tract 15, 2.237 acres more or less, situated along FM 35 and FM 2453, Rockwall County, Texas, and A0185 JB Ratliff, Tract 15-1, 7.482 acres more or less, situated along FM 2453, Rockwall County, Texas.

Russell Phillips stated that they are requesting the annexation of the described piece of land. Sterling One Properties has a planned development that has already been submitted to the City. There is a small portion of the area that is outside the city limits that the developers simply want to bring in, so that the development is fully within the City Limits of Royse City.

2. Take testimony concerning an involuntary annexation of A0205 Chenowith H T, Tract 60, 207.137 acres more or less, situated along FM 35, CR 2592, and CR 2526, Hunt County, Texas.

This item was removed from the agenda pending development agreement negotiations.

I. CLOSE PUBLIC HEARING AT 7:09 PM

J. PUBLIC HEARING #2 AT 7:09 PM

1. Take testimony concerning a voluntary annexation of A0185, JB Ratliff, Tract 15, 2.237 acres more or less, situated along FM 35 and FM 2453, Rockwall County, Texas, and A0185 JB Ratliff, Tract 15-1, 7.482 acres more or less, situated along FM 2453, Rockwall County, Texas.

No one spoke for or against.

2. Take testimony concerning an involuntary annexation of A0205 Chenowith H T, Tract 60, 207.137 acres more or less, situated along FM 35, CR 2592, and CR 2526, Hunt County, Texas.

This item was removed from the agenda pending development agreement negotiations.

K. CLOSE PUBLIC HEARING #2 AT 7:10 PM

L. RECONVENE REGULAR COUNCIL MEETING AT 7:10 PM

M. CONSENT AGENDA

1. City Council Minutes: April 26, 2016 and May 2, 2016

Council Member Branch made a motion to approve the Consent Agenda. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

N. BUSINESS

1. Consider and act concerning Community Development Corporation Incentive Request to Jeff Adamcik for a downtown restaurant, not to exceed \$30,000, and any matters related thereto.

Larry Lott stated the Community Development Corporation Board of Directors recommended approval of this incentive request. The amount of the incentive is to assist in exterior improvements and signage associated with what was previously known as Z's Kwik Stop. The property is being acquired by Jeff and Maureen Adamick. A performance agreement will be done that will be tied to completing work by a certain point of time. There will also be requirements regarding job creation and sales taxes generation.

Council Member Branch made a motion to approve the Community Development Corporation's Incentive for a downtown restaurant, not to exceed \$30,000. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning awarding a bid to Excel Trenching and authorizing the City Manager to execute a contract and purchase order for the Bell Street Waterline Replacement Project totaling \$307,818.90, and any matters related thereto.

Council Member Crowley made a motion to approve bid for the Bell Street Waterline Replacement Project. Council Member Bradley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning approval of a professional services contract with Birkhoff, Hendricks, & Carter, LLP for \$153,080 and authorize the City Manager to execute associated documents for performing engineering services for Wood Street paving, drainage and utility improvements and any matters related thereto.

Council Member Wheatley made a motion to approve the contract. Council Member Branch seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning a Resolution to designate management/consulting service providers for the Hazard Mitigation Fund Project for application preparation, and any matters related thereto.

Carl Alsbrook explained this item was a follow-up to a discussion a few months ago about accessing grant funds for outdoor warning sirens. The first step for the city would be to hire a consultant to work through the grant process. GrantWorks was the only service provider to respond to the Request for Proposal (RFP).

Council Member Branch made a motion to designate management/consulting service providers for the Hazard Mitigation Fund Project for application preparation. Council Member Crowley seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning an Interlocal Agreement with Rockwall County for Subdivision Regulation with the Extraterritorial Jurisdiction of the City of Royse City, and any matters related thereto.

Jason Day stated that the Rockwall County Commissioners met approved this agreement earlier in the day. He explained that in the ETJ, State law gives both county and city jurisdiction to create subdivision regulations. Both the City and Rockwall County have regulations, but sometimes they do not coincide, or go together. At that point an Interlocal agreement is entered into, which the City already has with Collin and Hunt counties, as to who is going to have control in the ETJ.

Council Member Branch asked if the standards were the City's or the County's, or a combination of both. Jason explained that it is 95% the City's. There are some things, particularly the streets, where the more stringent applies. The County wants some say in the construction of the streets. All the permitting, platting, and those types of things would come to the City, but some of the technical aspects would apply to the county standards.

Council Member Branch made a motion to approve the Interlocal Agreement with Rockwall County. Council Member Wheatley seconded the motion.

Council Member Houk asked to review the final document. This item was moved to after City Manager's Update for Jason to provide the final document.

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

Carl Alsabrook stated that work continues on pad sites 3 (O'Reilly's), 5 (strip shopping center), and 9 (strip shopping center). Work will begin soon on pad site 10 (medical facility), Dairy Queen, and Whataburger. There is contract in place for a medical facility near CVS. He is speaking with a developer about bringing something unique and different to the 107 acres located at FM 2642 and the North Service Road.

Carl also stated the Car Show is scheduled for this Saturday, May 14, 2016, which begins at 10:00 AM, with awards beginning at 2:30 PM.

5. Consider and act concerning an Interlocal Agreement with Rockwall County for Subdivision Regulation with the Extraterritorial Jurisdiction of the City of Royse City, and any matters related thereto.

Jason presented the Interlocal Agreement to City Council and briefly explained a few of the Articles. The agreement will be for three years with renewal after the initial three years.

Council Member Branch made a motion to approve the Interlocal Agreement with Rockwall County. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

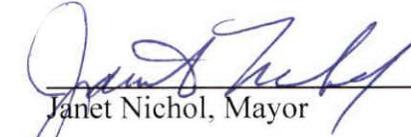
O. FUTURE AGENDA ITEMS

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.

Carl Alsabrook informed City Council that Patricia Davis, Chief Appraiser with the Rockwall Central Appraisal District, would be at the May 24, 2016 City Council Meeting to address questions regarding property valuation.

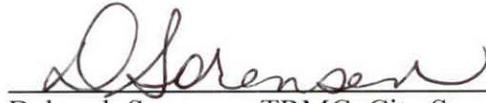
P. ADJOURN AT 7:35 PM

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

