



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, January 24, 2017 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**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 5, James Branch  
Council Member, Place 6, Tom Crowley

Member Absent: Council Member Place 4, Matt Wheatley

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  
Main Street Manager, Paula Morris  
Executive Director of Community Development Corp., Larry Lott

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**C. CITIZEN PARTICIPATION**

Jason Castleberry, with American Legion, gave update regarding American Legion here in Royse City. The Post opened October 2016 with 18 members. They meet the 3<sup>rd</sup> Monday of each month at First United Methodist Church of Royse City.

**D. NEW EMPLOYEE**

- 1. Terry Heuman – Property Manager  
Chief Stapleton introduced Terry Heuman and gave brief history.

**E. CONSENT AGENDA**

- 1. City Council Minutes: Special Meeting - January 10, 2017, Regular Meeting – January 10, 2017, and Special Meeting – January 13, 2017  
Council Member Branch made a motion to accept the Consent Agenda. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

**F. BUSINESS**

1. Discussion concerning monthly revenue and expenditure report for December 2016, and any matters related thereto.

Shannon Raymond presented the September monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. December 2016 receipts are for October sales and were flat compared to December 2015 receipts after 380 rebates. Water revenues and expenditures are in line with budget projections.

2. Consider and act concerning an Ordinance regarding Re-plat of CVS-Royse City Addition, Lots 2R, 3, 4 & 5, Block 1, being a 15.768 tract of land situated in the W. Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas & being a Re-Plat of Lot 2, Block 1 of CVS-Royse City Addition, an addition to the City of Royse City according to the plat recorded in Cabinet 1, Slide 127 of the plat records of Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated this is the northeast corner of I-30 and Erby Campbell. Lot 3 is being bought from the church. The church has never been platted so she requested that it be platted as well. Planning and Zoning Commission recommended approval of the Re-plat.

Council Member Crowley made a motion to approve the Re-plat of CVS-Royse City Addition. Council Member Bradley seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning an Ordinance regarding Preliminary Plat of Provident 30 Addition, Lots 1, 2, 3 & 4, Block A, being 9.511 acres of land situated in the William Love Survey, Abstract No. 135, City of Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated this is the southeast corner of I-30 and Erby Campbell. The owner has interested parties and will probably see a re-plat later. Planning and Zoning recommended approval of the Preliminary Plat.

Council Member Crowley made a motion to approve the Preliminary Plat of Provident 30 Addition. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning an Ordinance regarding Preliminary Plat of Erby Campbell Retail Two Addition, Lots 1-8, being 43.868 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 this was west of the Wal-Mart Site. This is Phase 2 owned by Provident. This is platting along I-30 and is not platting the back for now. Brenda Calloway with TxDot has given conditional approval of the cut-outs. Each individual lot will be responsible for their own site plan. Planning and Zoning Commission recommended approval of the Preliminary Plat.

Mayor Pro Tem Ellis made a motion to approve the Preliminary Plat of Erby Campbell Retail Two Addition, Lots 1-8. Council Member Bradley seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning a Resolution regarding the revised elevation and design as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for the property described as Lot 5 of the Erby Campbell Retail Center (shopping center), Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated Lot 5 is shopping center along Erby Campbell next to Wal-Mart. They installed a pergola without approval. Once they realized that they needed a permit they immediately came in and are trying to rectify the situation. Planning and Zoning Commission recommended approving the pergola.

Council Member Branch made a motion to approve the Resolution regarding the revised elevation and design. Council Member Crowley seconded the motion. **Motion passed 6-0.**

6. Consider and act concerning an Ordinance Ordering the May 6, 2017 General Election, and any matters related thereto.

Deborah Sorensen stated this Ordinance Orders the May 6, 2017 General Election of the Mayor and City Council Place 1, Place 3, and Place 5.

Mayor Pro Tem Ellis made a motion to approve the Ordinance. Council Member Bradley seconded the motion. **Motion passed 6-0.**

7. Consider and act concerning a Resolution Authorizing the City Manager to Execute a Contract with the Rockwall County Election Administrator and Royse City Independent School District, and any matters related thereto.

Deborah Sorensen stated that this contract is for the Rockwall County Election Administrator to handle the May 6, 2017 General Election for all three counties in the City. The election will take place at City Hall regardless of what county the voter lives in. Mayor Nichol stated we need to get the word out on where to vote regardless of what county you live in.

Council Member Crowley made a motion to approve the Resolution Authorizing the City Manager to Execute a Contract with the Rockwall County Election Administrator and Royse City Independent School District. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

8. Discussion concerning City Manager update: Development, Status of Cameras at the Police Department, Status of Wood Street Project, and any matters related thereto.

Carl Alsbrook reported that today he attended a meeting hosted by TxDot. The construction of FM 2642 and I30 project should start January 30, 2017. The first

phase in construction is an off ramp and Shaw Drive. The project should be completed by January 4, 2019.

Buc-ee's should start their construction process in February of 2018. They have a contractor for their project.

He gave an update on the status of getting three bids for cameras for the Police Department and City Hall. The cameras will be able to record. Within the next couple of months should be able to move forward.

Carl gave an update on the status of Wood Street. The engineer is 90% complete regarding the walking trails.

**G. RECESS REGULAR CITY COUNCIL MEETING AT 7:25 PM**

**H. EXECUTIVE SESSION**

Recess into Closed Session in compliance with Section §551.001 etseq. Texas Government Code, to wit:

Section §551.072 – Deliberation regarding Real Property

1. Discussion regarding the purchase, exchange, lease, or value of the City-Owned House on Houston Street.

**I. CLOSE EXECUTIVE SESSION AT 7:43 PM**

**J. RECONVENE REGULAR CITY COUNCIL MEETING AT 7:43 PM**

1. Further discussion and possible action from Executive Session concerning the purchase, exchange, lease, or value of the City-Owned House on Houston Street, and any matters related thereto.

Mayor Pro Tem Ellis made a motion to list the house for 90 days with Earnest Upchurch. Council Member Bradley seconded the motion. **Motion passed 6-0.**

**K. 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 asked for a list of what has been done since May of last year. Carl Alsbrook stated he would have it at the next meeting.

**L. ADJOURN AT 7:45 PM**

Council Member Branch made a motion to adjourn. Council Member Crowley seconded the motion. **Motion passed 6-0.**

ATTEST:

  
Deborah Sorensen, TRMC, City Secretary

  
Janet Nichol, Mayor

