



MINUTES REGULAR COUNCIL MEETING

Tuesday, March 14, 2017 – 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 – 7:21pm
Council Member, Place 6, Tom Crowley

Staff Present: City Secretary, Deborah Sorensen
City Attorney, Jason Day
Director of Finance, Shannon Raymond
Executive Dir. of Develop. & Community Services, Janet McPherson
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Director of HR, Tauna Ratliff
Main St. 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

Chester Castillo 6480 Graham Point Trail – Needs to know if his property is in the ETJ. The Hunt CAD number of his property is 34859. He wants to develop it and needs to know which rules to go by.

Mayor Nichol referred Mr. Castillo to Jason Day, City Attorney

D. RECESS CITY COUNCIL MEETING AT 7:04 PM

E. PUBLIC HEARING

1. Take testimony concerning a Specific Use Permit Application for a Storage Yard/Building Materials Manufacturing (concrete batch plant) to be temporarily at the property described as Tracts 9 and 27-30 of the Turner Odell Survey, Abstract

A0681, Royse City, Collin County, Texas. Property is also known as 2200 E. County Line Road, Royse City, Texas, and any matters related thereto.

No one spoke for or against.

F. CLOSE PUBLIC HEARING AT 7:05 PM

G. RECONVENE CITY COUNCIL MEETING AT 7:05 PM

H. CONSENT AGENDA

1. City Council Minutes: February 28, 2017

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

I. BUSINESS

1. Consider and act concerning a Mowing Contract Bid/Proposal and authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Shannon Raymond stated sealed proposals were received from three companies for annual mowing services and litter control. Bids submitted were Weldon's Lawn & Tree, LLC at \$40.26 an acre for a total of \$43,576.80; Jones Landscape at \$45.75 an acre for a total of \$49,593.00; and Perkins Lawn & Landscape for \$100 an acre for a total of \$108,400.00. The contract is for one season (March 15- November 13) with three annual renewals unless either party terminates. Staff recommends awarding the mowing contract to Weldon's Lawn and Tree, LLC. Staff also recommends being able to directly go to next lowest bidder without bidding the contract in case of termination by either party.

Council Member Crowley requested the winner bidder be aware of an agreement between the City Manager and Briarstone for mowing along the creek area, where homeowners along Evergreen, does not have access to mow. Shannon said she would get with Council Member Crowley to make sure they have the right area to which Council Member Crowley is referring.

Council Member Crowley made a motion to accept staff recommendations and to award the mowing contract to the lowest bidder, Weldon's Lawn & Tree, LLC. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning approving an Ordinance regarding a Voluntary Annexation of 15.26 Acres situated in the John Davis Survey, Abstract No. 244, Tract 12, situated along CR 1031, Collin County, Texas, and 44 Acres Situated in the John Davis Survey, Abstract No. 1317, Tract R13, situated along CR 2652, Hunt County, Texas, and any matters related thereto.

This is a voluntary annexation request by Mary Ellen Boozer to have this property in the City Limits.

Council Member Houk made a motion to approve the Voluntary Annexation. Council Member Bradley seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning approving an Ordinance regarding a Specific Use Permit application for a Storage Yard/Building Materials Manufacturing (concrete batch

plant) to be located temporarily at the property described as Tracts 9 and 27-30 of the Turner Odell Survey, Abstract No. 0681, Royse City, Collin County, Texas, also known as 2200 E. County Line Road, and any matters related thereto.

Janet McPherson stated Planning & Zoning Commission voted unanimously to recommend approval of the SUP with the conditions of the SUP be specifically for Austin Bridge and Road only, for a period not to exceed 27 months, and concurring with the TxDot project of I-30/FM 2642 reconstruction project.

Mayor Nichol commented that you could not see it from the roadway and it was a good location for a something like this.

Council Member Houk made a motion to approve the SUP with the recommended conditions. Council Member Bradley seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning approving an Ordinance regarding Final Plat of Union Square Phase 1, being 38.583 acres of land situated in the Richard Mead Survey, Abstract No. 1226, Royse City, Hunt County, Texas, and any matters related thereto.

Staff recommends approval of Final Plat with a letter to be attached to the plat. The letter will be attached to the plat but not filed with the plat. The letter is from David L. Booth, with D.R. Horton – Texas, LTD. The letter states “DR Horton acknowledges that currently Royse City (“City”) has an agreement with Verandah Utility District (“VMUD”) to provide sanitary sewer and water service for Union Square, Phase 1. The City intends to receive the CCN for this neighborhood for both services. If this transfer is declined for any reason, it is recognized by both parties VMUD shall provide sufficient backup capacity to the neighborhood.”

Council Member Crowley made a motion to accept the Final Plat of Union Square Phase 1. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning approving a Resolution regarding the elevations/site plan/other submittals as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for a shopping center at the property described as Lot 6 of the Preliminary Plat of Erby Campbell Retail Two Addition (part of the J. Stephenson Survey, Abstract 188), City of Royse City, Rockwall County, Texas, and any matters related thereto.

The applicant requested this item be withdrawn until the March 28, 2017 City Council Meeting.

No Action Taken

6. Consider and act concerning approving a Resolution appointing three Commissioners to the Heritage Preservation Commission (term March 14, 2017 to June 30, 2018), and any matters related thereto.

Three members expired in 2016. All three are interested in continuing to serve. They are Jennifer Pizana (who lives in the District and owns a business in the District), Donald Crenshaw (who lives in the District and provides much knowledge of the past of Royse City), and Carol Burks (who provides historical information, as well as, provides knowledge regarding construction and its relationship to preservation). Planning and Zoning Commission voted unanimously to recommend approval of the three re-appointments.

Council Member Bradley made a motion to appoint Jennifer Pizana, Donald Crenshaw, and Carol Burks to the Heritage Preservation Commission. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

7. Consider and act concerning approving a Resolution Supporting the Development of a Limited Access Roadway System (LARs) in Collin County, and any matters related thereto.

Jason Day stated the City Manager is in support of the development of the LARs and recommend approving the Resolution of Support requested by Collin County. Collin County is seeking resolutions from all the cities in Collin County.

Council Member Houk raised a concern to whether or not the City would benefit from the bonds. Jason responded that he didn't know which roads would be in the bonds. Collin County will see where the needs are. They usually try to spread it around in all of the Commissioners' Districts. Carl has been working hard to get cooperation from Collin County to help us share costs to improve roads in the City and Collin County.

Council Member Wheatley made a motion to approve the Resolution Supporting the Development of a Limited Access Roadway System. Council Member Crowley seconded the motion. **Motion passed 7-0.**

8. Discussion concerning City Manager update: Development, Status of Street Repairs, Flashlight Easter Egg Hunt on April 13th beginning at 7 pm at Walker Hawk Sports Complex, and any matters related thereto.

Carl Alsbrook was unable to attend the meeting.

J. RECESS CITY COUNCIL MEETING AT 7:23 PM

K. 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.

Council Member Crowley recused himself from the Executive Session due to conflict of interest on this item.

Section §551.071 - Consultation with Attorney

2. Discussion with City Attorney regarding an update of the legal status of North Texas Municipal Water District's (NTMWD) Rate Case filed before the Texas Public Utility Commission (PUC) and the District Court action and the legal effects on the City.

Council Member Crowley entered the Executive Session.

L. CLOSE EXECUTIVE SESSION AT 8:23 PM

M. RECONVENE CITY COUNCIL MEETING AT 8:23 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.

Council Member Crowley recused himself from the discussion and vote due to a conflict of interest.

Mayor Pro Tem Ellis made a motion to accept the highest cash offer from John and Julie Wardell. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

2. Further discussion and possible action from Executive Session concerning an update of the legal status of North Texas Municipal Water District's (NTMWD) Rate Case filed before the Texas Public Utility Commission (PUC) and the District Court action and the legal effects on the City.

No action taken

N. 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

O. ADJOURN AT 8:24 PM

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



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, City Secretary

