



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, February 28, 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 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
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Director of Public Works, Dario Lopez
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

Bart Pearson, 912 Meadowdale Drive – He is the President of the Royse City Soccer Association and is concerned about the condition of Walker Hawk fields. They can't play soccer on the fields and the kids are forced to go to Rowlett to play. He submitted two bids to bring the fields to playable condition. The football associations also play on the fields. He presented two estimates to repair the field to City Council. The Soccer Association is willing to pay \$10,000 towards the costs of repairs and maybe the city can get the football associations to contribute as well.

D. NEW EMPLOYEE

1. Damien Novara – Animal Control Officer

Celena Ramirez, Animal Shelter Coordinator, introduced Damien Novara and gave a brief background. He is doing a great job and is excited to attend the animal control officer course next month.

2. Alysia Stiles – Temporary Part Time Kennel Tech

Celena Ramirez, Animal Shelter Coordinator, introduced Alysia Stiles and stated Alysia was unable to attend due to her second job. Celena gave a brief background on Alysia. Alysia will attend the animal control officer course after Damien graduates.

Mayor Nichol thanked Celena for the awesome job that is being done at the animal shelter.

E. CONSENT AGENDA

1. City Council Minutes: February 14, 2017

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

F. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for January 2017, and any matters related thereto.

Shannon Raymond presented the September monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. January 2017 receipts are for November sales and were 25% compared to January 2016 receipts after 380 rebates. Sewer expenditures are ahead of the budgeted threshold because sewer treatment services/debt payments to NTMWD must be paid in advance (2 months).

2. Consider and act concerning Community Development Corporation (CDC) Incentive Request to 1-10 Roofing for partial reimbursement of water line extension for an Office/Retail Complex located downtown, not to exceed \$55,000, and any matters related thereto.

Larry Lot stated the CDC has approved an incentive request in an amount not to exceed \$55,000 for partial reimbursement to extend a commercial waterline from Houston Street to 307 W. Main Street. As is customary for CDC grants, 1-10 Roofing and the CDC will enter into a performance agreement that will include goals for jobs, sales tax, and property tax generation. This will be a reimbursement grant and will be paid only after costs have been incurred and paid by 1-10 Roofing.

1-10 Roofing plans to build a 5,000 square foot building. They plan to have the building have a Main Street look. There will be two businesses located in the building; 1-10 Roofing and Main Street Mercantile and Design. 1-10 Roofing has 120 contract employees, with an estimated \$43,000 in annual sales tax revenue and \$2,600 in property tax revenue for the City.

Council Member Crowley made a motion to accept the recommendation of the CDC for partial reimbursement to 1-10 Roofing. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning Community Development Corporation (CDC) Incentive Request to Anytime Fitness to offset costs associated with floodplain issues, not to exceed \$45,000, and any matters related thereto.

Larry Lot stated the CDC has approved an incentive request in an amount not to exceed \$45,000 to offset costs associated with floodplain issues including engineering costs and hydrologist costs to expedite the construction and completion of Anytime Fitness in Royse City. As is customary for CDC grants, Anytime Fitness and the CDC will enter into a performance agreement that will include goals for jobs, sales tax, and property tax generation. Anytime Fitness will potentially generate \$24,000 in sales tax and \$8,000 in property taxes. They plan to have 13-20 employees.

Council Member Houk made a motion to approve the Incentive Request to Anytime Fitness. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning Community Development Corporation (CDC) Incentive Request to Royse City Chamber of Commerce for assisting in creating a Welcome Center/Visitor's Center, not to exceed \$22,000, and any matters related thereto.

Larry Lot stated the CDC has approved an incentive request in the amount of \$12,000 to fund start-up costs for a Welcome Center/Visitor's Center for the City of Royse City and \$10,000 to assist with personnel costs for a new full time employee. In return for this incentive, the Chamber will provide certain agreed upon marketing functions for the CEC. As is customary for CDC grants, the Chamber and the CDC will enter into a performance agreement that will include specific tasks to be performed for the CDC.

The Chamber will be moving to the building located at Elm Street and Old Greenville to be housed with the new Welcome Center/Visitor's Center. The \$10,000 to offset personnel costs is for one year only.

Council Member Branch made a motion to approve the Incentive Request to Royse City Chamber of Commerce. Council Member Bradley seconded the motion. **Motion passed 7-0.**

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

Deborah Sorensen stated that all open seats only had one filing per seat therefore; all candidates are unopposed for the election scheduled for May 6, 2017. The Oath of Office will be provided to each elected official at the May 9, 2017 meeting.

Council Member Wheatley made a motion to approve an Ordinance Cancelling the May 6, 2017 General Election. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

6. Discussion concerning City Manager update: Development, Update on Sign Ordinance, Status of Wood Street Project, Old Town Block Party March 4th – 11 am to 4 pm, and any matters related thereto.

Carl Alsbrook reported there continues to be a lot of activity development wise. DR Horton will apply for approximately 50 building permits a month beginning next

month. There will be free Wi-Fi on Main Street soon. Part of the infrastructure was installed today and lines will be pulled tomorrow. It is an added bonus for people who visit Main Street.

Jason Day gave an update on the sign ordinance. Due to a recent court ruling, TML will present a model sign ordinance reflecting the changes in the court ruling. He would prefer to get with TML prior to updating the sign ordinance. He also recommended having a committee to look at the sign ordinance.

Carl reminded everyone of the Old Town Block Party scheduled for this Saturday from 11 am to 4 pm.

Carl stated that with regard to Wood Street, Oncor and Atmos project it will take four to eight weeks before their re-design will be complete. Our engineer can't complete the design of Wood Street until we get Oncor's and Atmos' designs.

Council Member Crowley mentioned that Buc-ees has billboard signs on the north side of I-30 making their presence known.

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.

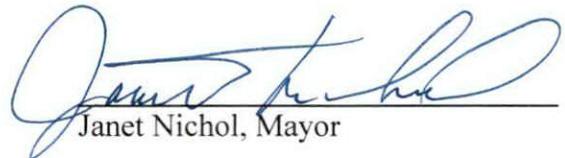
Mayor Nichol would like to see about getting internet services extended. She wants Carl and Dario to give an update of the schedule of street and pothole repairs.

Council Member Branch would like to know how many potholes have been repaired. He also wants an update on the parks, i.e. soccer fields. He is upset that kids have to go elsewhere to play.

Council Member Crowley confirmed that there will be an executive session at the March 14th meeting to discuss offers on the house on Houston Street.

H. ADJOURN AT 7:38 PM

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


Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, City Secretary

