



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, March 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  
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

Members Absent: Council Member Place 1, Charles Houk

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  
Director of HR, Tauna Ratliff  
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 from Davis Elementary students of the 3rd Grade Gifted and Talented Program concerning a community garden, and any matters related thereto.

The 3<sup>rd</sup> grade Gifted and Talented Students from Davis Elementary, also known as Heather’s Handy Helpers, gave a brief presentation of their plans for building a community garden. They are thinking of utilizing the land at Cherry Intermediate School and maybe enlarging the area, possibly using inside labor to take care of it to help make it a reality where it would not be a high cost to anyone. Next, they will present to the Royse City ISD Board of Trustees for their input.

**E. RECESS CITY COUNCIL MEETING AT 7:09 PM**

**F. PUBLIC HEARING**

1. Take testimony concerning the Draft Comprehensive Plan of the City of Royse City: Royse City 2030, a Roadmap for the Future of our Community.

No one spoke for or against.

**G. CLOSE PUBLIC HEARING AT 7:11 PM**

**H. RECONVENE CITY COUNCIL MEETING AT 7:11 PM**

**I. CONSENT AGENDA**

1. City Council Minutes: March 14, 2017

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

**J. BUSINESS**

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

Shannon Raymond presented the September monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. February 2017 receipts are for December sales and were 8.76% compared to February 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).

Shannon added that she and the City Manager have been going through a bond rating review for the last several weeks. Fitch Ratings advised her that the City's bond rating was upgraded to an A+ with a Rating Outlook of Stable. Noted in the comments were superior inherent budget flexibility, manageable fixed costs, along with rebuilt reserves, and strong residential and commercial growth.

2. Consider and act concerning approving a Resolution to Amend the City's Fund Balance Policy, and any matters related thereto.

Shannon Raymond stated that the City's Fund Balance Policy had not been updated since 2012. Staff is recommending a change to the Policy to the City Manager to assign fund balance and provide for use of excess fund balance where there is an excess above the ninety day reserves.

Council Member Branch made a motion to approve the Resolution to Amend the City's Fund Balance Policy. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

3. Discussion concerning presentation by Lewis Crain, CPA of Rutledge Crain and Company, PC of the City's Annual Financial Report for the year ended September 30, 2016, and any matters related thereto.

Lewis Crain presented the City's Annual Financial Report for the year ended September 30, 2016. Mr. Crain asked the City Council to refer to page 24 of the Annual Financial Report. He explained the City now has a fund balance in excess of

ninety days. He added Royse City had a very good year and it is a pleasure to do work with Royse City.

4. Consider and act concerning approving a Development Agreement For Public Improvements (Subdivision Improvement Agreement) with SEC ERBY I-30 LP regarding the Provident 30 Addition, and any matters related thereto.

Jason Day stated that the applicant has requested that this item be tabled until the next meeting to work out a few issues.

Council Member Crowley made a motion to table this item until April 11<sup>th</sup> meeting. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning approving an Ordinance regarding Final Plat of Provident 30 Addition, Lots 1, 2, & 3, 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.

Jason Day stated that the applicant has requested that this item be tabled until the next meeting.

Council Member Wheatley made a motion to table this item until April 11<sup>th</sup> meeting. Council Member Bradley seconded the motion. **Motion passed 6-0.**

6. 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.

Janet McPherson stated this property is located adjacent to the "Wal-Mart development site", on the vacant property between Wal-Mart and Tractor Supply Company. It will specifically be located on the far east side, fronting the service road and backing up to the driveway that runs between Wal-Mart and Tractor Supply Company. SGRE Capital is the developer. Planning and Zoning Commission recommended approval earlier this month. She added that Matt Moore, the project engineer, was in attendance to answer any questions.

Council Member Branch asked when they expect to break ground. Matt responded in 60 to 90 days. Council Member Branch also inquired as to who the tenants will be. Matt stated that there are no tenants at this time; they are actively searching right now.

Council Member Branch made a motion to approve the Resolution regarding the elevations, site plan, and other submittals. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

7. Consider and act concerning approving a Resolution appointing Committee Members to the Animal Shelter Advisory Committee (term April 1, 2017 to March 31, 2019), and any matters related thereto.

Celena Ramirez, Animal Shelter Coordinator, stated Rhonda Phillips, Susan Craig, Alan Potter, Kari Hargrave, and Bruce Bradley have all agreed to continue to serve on the committee. The two open seats are for an employee of the City and a person whose duties include daily operations of animal control shelter. She and Damian Novara have agreed to serve on the committee as well. City Council has all of the applications.

Council Member Crowley made a motion to approve all candidates for the Animal Shelter Advisory Committee. Council Member Wheatley seconded the motion.  
**Motion passed 6-0.**

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

Carl Alsbrook reported interest remains strong. Interest remains strong in the southeast corner beside Briar Stone, and it is picking up steadily at the CVS location. Cypress Creek should open a portion of their complex in April.

The Flashlight Easter Egg Hunt is on April 13th beginning at 7 pm at Walker Hawk Sports Complex.

Council Member Crowley wanted to commend the individuals that cleaned up the ditch at FM 548 and the Interstate 30 service road. They did a nice job of picking up the trash.

Carl stated they have spoken with TxDot and they are working diligently on the issue. Carl said Mayor Nichol, along with other volunteers, did a wonderful job getting the trash out of there.

Carl stated it will probably be an ongoing problem until the Interstate 30 expansion is completed.

**K. RECESS REGULAR CITY COUNCIL MEETING AT 7:39 PM**

**L. EXECUTIVE SESSION**

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

Section §551.071 - Private consultation with the City Attorney

1. Discussion with City Attorney regarding Third Amendment to Verandah MUD Developer Agreement.
2. Discussion with City Attorney regarding agreement with Ridge Park.

**M. CLOSE EXECUTIVE SESSION AT 8:29 PM**

**N. RECONVENE REGULAR CITY COUNCIL MEETING AT 8:29 PM**

1. Further discussion and possible action from Executive Session concerning Third Amendment to Verandah MUD Development Agreement, and any matters related thereto.

Council Member Bradley made a motion to approve the Third Amendment to Development and Facilities Agreement contingent upon the City Attorney reaching an agreement on the issues discussed in the Executive Session. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

2. Further discussion and possible action from Executive Session concerning agreement with Ridge Park, and any matters related thereto.

No action taken

**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.

None

**P. ADJOURN AT 8:31 PM**

Mayor Pro Tem Ellis made a motion to adjourn meeting. Council Member Crowley seconded the motion. **Motion passed 6-0.**

  
Janet Nichol, Mayor

ATTEST:

  
Deborah Sorensen, TRMC, City Secretary

