



# City Council of Royse City, Texas

## MINUTES REGULAR COUNCIL MEETING

**Tuesday, April 11, 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 7:00 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  
Executive Dir. of Develop. & Community Services, Janet McPherson  
Police Chief, Jeff Stapleton  
Fire Chief, Rickey Bell  
Main St. Manager, Paula Morris  
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

Mr. Fletcher 501 New Street – he is concerned about all of the cats and dogs at 517 New Street. He is also concerned about the trees that are blowing on the electric lines from the last storm. He is worried that the tree limbs will break the electric lines and catch his house on fire.

### D. NEW EMPLOYEE

1. Stephanie Osborne – Peace Officer  
Chief Stapleton introduced Officer Stephanie Osborne.

### E. CONSENT AGENDA

1. City Council Minutes: March 28, 2017

2. Approval of amending Ordinance 05-05-456 Mayor and City Council Compensation.
3. Approval of amending Ordinance 11-09-848 regarding Texas Municipal Retirement System cost of living adjustments.
4. Approval of an Ordinance to amend Fiscal Year 2016-2017 Budget.

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

## **F. BUSINESS**

1. Consider and act concerning approving an Ordinance Adopting the Royse City Comprehensive Plan, and any matters related thereto.

Janet McPherson presented the final version of the Royse City 2030 A Roadmap for the Future of Our Community for adoption. The Planning and Zoning Commission recommend approval.

Council Member Crowley made a motion to adopt the Comprehensive Plan. Council Member Houk seconded the motion.

Mayor Nichol recognized and thanked each individual member on the Comprehensive Plan Advisory Committee for their dedication and hard work as well as the Planning and Zoning Commission.

2. 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.

Janet McPherson stated that the applicant asked that this be postponed until the April 25<sup>th</sup> City Council Meeting. This item was withdrawn.

3. 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.

Janet McPherson stated that the applicant asked that this be postponed until the April 25th City Council Meeting. This item was withdrawn.

4. Consider and act concerning an Ordinance amending Section R315 of the 2009 International Residential Code as adopted in Division 3 of Article 3.02 of the Code of Ordinances, and any matters related thereto.

Janet McPherson introduced David Alkins, Building Official, to give further explanation. This item is regarding carbon monoxide detectors. The 2009 IRC required a carbon monoxide detector to be installed in an all-electric home regardless of what type of permit is being requested. The new Section R315 allows an exception to requiring a carbon monoxide detector. For example, a homeowner getting a roof replaced would have to install a carbon monoxide detector. This would cause an

inconvenience to the homeowner due to our inspector having to go into the home to make sure the carbon monoxide is installed and working properly. The homeowner would have to be there. This new section would allow the building official some leeway and discretion as to requiring a carbon monoxide detector being installed. All new homes are required to have carbon monoxide detectors.

Council Member Wheatley made a motion to accept the Ordinance amending Section R315 of the 2009 International Residential Code. Council Member Branch seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning a Resolution appointing two Board Members to the Parks and Recreation Advisory Board (term April 12, 2017 to December 31, 2018), and any matters related thereto.

Carl Alsabrook presented two applications, Dawn Peoples and Scott Finch, for the Parks and Recreation Advisory Board.

Council Member Wheatley made a motion to approve appointing Dawn Peoples and Scott Finch to the Parks and Recreation Advisory Board. Council Member Bradley seconded the motion. **Motion passed 7-0.**

6. Discussion concerning City Attorney update of the April Legislative Update of the Steering Committee of Cities served by Atmos, and any matters related thereto.

Jason Day stated that City Council had passed a Resolution Supporting Hike and Bike Trails. Currently there isn't any movement in the state legislature for it. There is an Electric Omnibus Bill that is based on rates. There is a tariff that would make the cities pay the utility companies to move their poles, even though there are ordinances that state the utility company is responsible for the costs of moving the pole or poles. The courts are ruling that the tariff trumps the ordinances. He is watching for these bills.

7. Discussion concerning City Manager update: Development, Mid-Year Budget Update, Status of Wood Street, Flashlight Easter Egg Hunt on April 13th beginning at 7 pm at Walker Hawk Sports Complex, Residential Spring Cleaning Event May 4th to May 6th at Walker Hawk Sports Complex, and any matters related thereto.

Carl Alsabrook reported that DR Horton submitted several boxes full of residential permit applications. He attended the Hunt County Commissioners Court meeting this morning. The widening of FM 2642 project is at the top of the list for Hunt County. It should be fully engineered and designed by the end of the year with construction to begin the beginning of next year.

The Mid-Year Budget Review that was reviewed and approved included an additional police officer, a building inspector, several computer replacements, security cameras for the police department building and city hall, Live Oak improvements, and a janitorial contract that should be signed fairly quickly.

Wood Street will be in four phases. Currently the gas lines are being relocated. Phase one will be water and sewer upgrades, not sure of the time it will take. Phase

two will be the subgrade of Wood Street in four phases. Phase three will be the addition of concrete to the street done in four phases. Phase four will be the bike and hike trails. The engineer hopes to break ground and start the process by mid-June. There will be a meeting for the citizens on Wood Street to explain the process.

The Flashlight Easter Egg Hunt will be on April 13th beginning at 7 pm at Walker Hawk Sports Complex, Residential Spring Cleaning Event will be May 4th to May 6th at Walker Hawk Sports Complex as well.

**G. RECESS CITY COUNCIL MEETING AT 7:28 PM**

**H. EXECUTIVE SESSION**

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

Section §551.071 – Consultation with Attorney and Section §551.072 – Deliberation regarding Real Property

1. Discussion with City Attorney regarding the purchase, exchange, lease, or value of real property located in Collin and Rockwall Counties for future city facilities.

**I. CLOSE EXECUTIVE SESSION AT 7:58 PM**

**J. RECONVENE CITY COUNCIL MEETING AT 7:58 PM**

1. Further discussion and possible action from Executive Session concerning the purchase, exchange, lease, or value of real property located in Collin and Rockwall Counties for future city facilities, and any matters related thereto.

Council Member Crowley made a motion to authorize City Manager to do a feasibility study for city facilities and park. Council Member Branch seconded the motion. **Motion passed 7-0.**

**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.

Council Member Crowley would like to have on the next agenda, appointment of a new Medical Director for emergencies, i.e. any serious health outbreaks etc.

**O. ADJOURN AT 8:01 PM**

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

ATTEST:

  
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Deborah Sorensen, TRMC, City Secretary

  
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Janet Nichol, Mayor

