



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, July 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.

Janet Nichol	Mayor
Charles Houk	Place 1
Clay Ellis	Mayor Pro Tem, Place 2
Bruce Bradley	Place 3
Matt Wheatley	Place 4
James Branch	Place 5
Tom Crowley	Place 6
Carl Alsabrook	City Manager
Deborah Sorensen	City Secretary
Jason Day	City Attorney

*The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment.*

*If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:*

- Texas Government Code Section
- §551.071 – Private consultation with the attorney for the City of Royse City
- §551.072 – Discussing purchase, exchange, lease or value of real property
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §551.087 – Discussing economic development negotiations

The Mayor and Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Chambers to respond to a page or to conduct a phone conversation.

**A. CALL TO ORDER**

Announce the presence of a quorum.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

**C. RECESS CITY COUNCIL MEETING**

**D. EXECUTIVE SESSION**

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

Section §551.071 – Consultation with City Attorney

1. Discussion with City Attorney concerning legal annexation issues.

**E. CLOSE EXECUTIVE SESSION**

**F. RECONVENE CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session concerning legal annexation issues, and any matters related thereto.

**G. CITIZENS PARTICIPATION**

*This Period is reserved for citizens to discuss items not listed on the printed agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items. Council may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.*

**H. RECESS CITY COUNCIL MEETING**

**I. PUBLIC HEARING**

1. Take testimony concerning involuntary annexations located in Rockwall County: RCAD ID 11102, A0109 A Hanna, Tract 1-01, 2 acres more or less, situated along Hwy 66; RCAD ID 48666, A0109 A Hanna, Tract 1-4, 5 acres more or less, situated along Hwy 66; RCAD ID 66063, Puerta Al Cielo Church of God Addition, Lot 1, 2.802 acres more or less, situated along Hwy 66; RCAD ID 49818, A0109 A Hanna, Tract 1-8, 7.198 acres more or less, situated along Hwy 66; RCAD ID 47336, A0109 A Hanna, Tract 1-3, MH Serial# 12328433A Label# PFS0541230, 5.541 acres more or less, situated along Hwy 66, and RCAD ID 49815, A0109 A Hanna, Tract 1-5, 5 acres more or less, situated along Hwy 66.
2. Take testimony concerning involuntary annexations located in Rockwall County: RCAD ID 90306, A0004, ES Alexander, Tract 2-08, 15.0 acres more or less, situated along FM 548, Undivided Interest 50%; RCAD ID 69589, A0004, ES Alexander, Tract 2-06, 3.00 acres more or less, part of 32.952 acres, situated along FM 548; RCAD ID 87615, A0004 ES Alexander, Tract 2-07, 2.33 acres more or less, situated along Elm Grove Road; RCAD ID 58141, A0004 ES Alexander, Tract 2-4, 2 acres more or less, situated along Elm Grove Road; RCAD ID 47170, A0004 ES Alexander, Tract 2-3, 2.76 acres more or less, situated along FM 548; RCAD ID 10034, A0004 ES Alexander, Tract 2-1, 0.819 acres more or less, situated along FM 548; and RCAD ID 10040, A0004 ES Alexander, Tract 6-01, 7.656 acres more or less, situated along FM 548.
3. Take testimony concerning involuntary annexations located in Rockwall County: RCAD ID 32512, A0198 JWF Stone, Tract 13-1, 1.012 acres more or less, situated along FM 35; RCAD ID 47156, A0198 JWF Stone, Tract 13-5, 3 acres more or less, situated along FM 35; RCAD ID 12522, A0198 JWF Stone, Tract 1, 3.689 acres more or less, situated along FM 2453; RCAD ID 12523, A0198 JWF Stone, Tract 2, 1 acre more or less, situated along FM 2453; RCAD ID 12524, A0198 JWF Stone, Tract 3, 1 acre more or less, situated along FM 2453; RCAD ID 12537, A0198 JWF Stone, Tract 13, 4.55 acres more or less, situated along FM 2453; RCAD ID 12525, A0198 JWF Stone, Tract 4, 1 acre more or less, situated along FM 2453; RCAD ID 12526, A0198 JWF Stone, Tract 5, 3 acres more or less, situated along FM 2453; RCAD ID 60956, A0185 JB Ratliff, Tract 19-4, 1.50 acres more or less, situated along FM 2453; RCAD ID 12246, A0185 JB Ratliff, Tract 19-1, 2.5 acres more or less, situated along FM 2453; and RCAD ID 46064, A0198 JWF Stone, Tract 13-4, 2 acres more or less, situated along FM 35.

4. Take testimony concerning involuntary annexation located in Collin County: CCAD ID 1287967, A0513 W H Kuykendall, Tract 2, 1 acre more or less, situated along FM 1777.
5. Take testimony concerning involuntary annexation located in Collin County: CCAD ID 2005118, A0244 John Davis, Sheet 3, Tract 32, 5 acres more or less, situated along CR 1031.
6. Take testimony concerning involuntary annexation located in Collin County: CCAD ID 1284602, A0244 John Davis, Sheet 3, Tract 18, 6 acres more or less, situated along FM 2642 and involuntary annexation located in Hunt County: HCAD ID 38808, A1317 John Davis, Tract R8, 7.23 acres more or less, situated along FM 2642.
7. Take testimony concerning involuntary annexation located in Hunt County: HCAD ID 120157, S3934 Magnolia Place, Lot 24, 4.98 acres more or less, situated along CR 2597; HCAD ID 120158, S3934 Magnolia Place, Lot 25, 1.9 acres more or less, situated along CR 2597; HCAD ID 120159, S3934 Magnolia Place, Lot 26, 1.9 acres more or less, situated along CR 2597; HCAD ID 120164, S3934 Magnolia Place, Lot 31, 1.91 acres more or less, situated along CR 2597; HCAD ID 120163, S3934 Magnolia Place, Lot 30, 1.91 acres more or less, situated along CR 2597; HCAD ID 120162, S3934 Magnolia Place, Lot 29, 1.9 acres more or less, situated along CR 2597; HCAD ID 120161, S3934 Magnolia Place, Lot 28, 2.76 acres more or less, situated along CR 2597; HCAD ID 126713, A0946 Shelby County School Land, Tract 57-55 (AKA Gentry Ranch Estates unrec LT 44), 2.13 acres more or less, situated along CR 2597; HCAD ID 126712, A0946 Shelby County School Land, Tract 57-54 (AKA Gentry Ranch Estates unrec LT 43), SN1 PH0514697A; SN2 PH0514697B; HUD PFS0593380; HUD2 PFS0593381; TITLE MH000040378, 2 acres more or less, situated along CR 2597; HCAD ID 126936, A0946 Shelby County School Land, Tract 57-42 (AKA Gentry Ranch Estates unrec LT 42), 2 acres more or less, situated along CR 2597; and HCAD ID 206166, A0946 Shelby County School Land, Tract 57-41 (AKA Gentry Ranch Estates unrec LT 41), 2 acres more or less, situated along CR 2597.
8. Take testimony concerning involuntary annexation located in Hunt County: HCAD ID 34874, A0946 Shelby County School Land, Tract 40, 20.922 acres more or less, situated along CR 2509; HCAD ID 34892, A0946 Shelby County School Land, Tract 60, 2 acres more or less, situated along CR 2509; HCAD ID 34843, A0946 Shelby County School Land, Tract 13, 4.578 acres more or less, situated along I-30; HCAD ID 34879, A0946 Shelby County School Land, Tract 45, 9.7 acres more or less, situated along I-30; HCAD ID 223425, A0946 Shelby County School Land, Tract 29-2, 11.85 acres more or less, situated along CR 2509; HCAD ID 34862, A0946 Shelby County School Land, Tract 29-3, 1.738 acres more or less, situated along CR 2509; HCAD ID 34881, A0946 Shelby County School Land, Tract 47, 0.99 acres more or less, situated along CR 2509; HCAD ID 219619, A0946 Shelby County School Land, Tract 46-2, 0.266 acres more or less, situated along CR 2509; HCAD ID 220352, A0946 Shelby County School Land, Tract 39-1, 4.97 acres more or less, situated along CR 2509; HCAD ID 34873, A0946 Shelby County School Land, Tract 39, 4.868 acres more or less, situated along CR 2509; HCAD ID 34860, A0946 Shelby County School Land, Tract 29, 10.924 acres more or less, situated along CR 2509; HCAD ID 34861, A0946 Shelby County School Land, Tract 29-1, 3 acres more or less, situated along CR 2509; HCAD ID 34824, A0946 Shelby County School Land, Tract 111, 4.9 acres more or less, situated along CR 2509; HCAD ID 34830, A0946 Shelby County School Land, Tract 117, 5.1 acres more or less, situated along CR 2509; HCAD ID 34943, A0946 Shelby County School Land, Tract 94, 5 acres more

or less, situated along CR 2509; HCAD ID 102388, A0946 Shelby County School Land, Tract 99, 2.439 acres more or less, situated along CR 2509; HCAD ID 214568, A0946 Shelby County School Land, Tract 112-2, 0.16 acres more or less, situated along CR 2509; HCAD ID 34825, A0946 Shelby County School Land, Tract 112, 8.45 acres more or less, situated along CR 2509; HCAD ID 214567, A0946 Shelby County School Land, Tract 112-1, 1.4 acres more or less, situated along CR 2509; HCAD ID 127938, A0946 Shelby County School Land, Tract 57-58 (AKA Gentry Ranch Estates Unrec.), 2 acres more or less, situated along FM 1565; and HCAD ID 34821, A0946 Shelby County School Land, Tract 107, 12.826 acres more or less, situated along CR 2509.

9. Take testimony concerning involuntary annexation located in Hunt County: HCAD ID 110609, A0946 Shelby County School Land, Tract 38-4, 2 acres more or less, situated along CR 2646; HCAD ID 34872, A0946 Shelby County School Land, Tract 38-1, 12.352 acres more or less, situated along I-30; HCAD ID 34875, A0946 Shelby County School Land, Tract 41, 5.1 acres more or less, situated along I-30; HCAD ID 34878, A0946 Shelby County School Land, Tract 44, 2.59 acres more or less, situated along I-30; HCAD ID 221710, A0946 Shelby County School Land, Tract 44-1, 2.5 acres more or less, situated along I-30; HCAD ID 34856, A0946 Shelby County School Land, Tract 26, 1.5 acres more or less, situated along I-30; HCAD ID 34849, A0946 Shelby County School Land, Tract 2, 1.963 acres more or less, situated along I-30; HCAD ID 34913, A0946 Shelby County School Land, Tract 79, 1.617 acres more or less, situated along I-30; HCAD ID 34832, A0946 Shelby County School Land, Tract 119, 16.57 acres more or less, situated along I-30; HCAD ID 129351, A0946 Shelby County School Land, Tract 55-3, 12.5 acres more or less, situated along I-30; HCAD ID 34887, A0946 Shelby County School Land, Tract 55, 09374 acres more or less, situated along I-30; HCAD ID 34907, A0946 Shelby County School Land, Tract 74, Life Estate to Rochell & Lorene Jones, 3 acres more or less, situated along I-30.

**J. CLOSE PUBLIC HEARING**

**K. PUBLIC HEARING #2**

1. Take testimony concerning involuntary annexations located in Rockwall County: RCAD ID 11102, A0109 A Hanna, Tract 1-01, 2 acres more or less, situated along Hwy 66; RCAD ID 48666, A0109 A Hanna, Tract 1-4, 5 acres more or less, situated along Hwy 66; RCAD ID 66063, Puerta Al Cielo Church of God Addition, Lot 1, 2.802 acres more or less, situated along Hwy 66; RCAD ID 49818, A0109 A Hanna, Tract 1-8, 7.198 acres more or less, situated along Hwy 66; RCAD ID 47336, A0109 A Hanna, Tract 1-3, MH Serial# 12328433A Label# PFS0541230, 5.541 acres more or less, situated along Hwy 66, and RCAD ID 49815, A0109 A Hanna, Tract 1-5, 5 acres more or less, situated along Hwy 66.
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County School Land, Tract 13, 4.578 acres more or less, situated along I-30; HCAD ID 34879, A0946 Shelby County School Land, Tract 45, 9.7 acres more or less, situated along I-30; HCAD ID 223425, A0946 Shelby County School Land, Tract 29-2, 11.85 acres more or less, situated along CR 2509; HCAD ID 34862, A0946 Shelby County School Land, Tract 29-3, 1.738 acres more or less, situated along CR 2509; HCAD ID 34881, A0946 Shelby County School Land, Tract 47, 0.99 acres more or less, situated along CR 2509; HCAD ID 219619, A0946 Shelby County School Land, Tract 46-2, 0.266 acres more or less, situated along CR 2509; HCAD ID 220352, A0946 Shelby County School Land, Tract 39-1, 4.97 acres more or less, situated along CR 2509; HCAD ID 34873, A0946 Shelby County School Land, Tract 39, 4.868 acres more or less, situated along CR 2509; HCAD ID 34860, A0946 Shelby County School Land, Tract 29, 10.924 acres more or less, situated along CR 2509; HCAD ID 34861, A0946 Shelby County School Land, Tract 29-1, 3 acres more or less, situated along CR 2509; HCAD ID 34824, A0946 Shelby County School Land, Tract 111, 4.9 acres more or less, situated along CR 2509; HCAD ID 34830, A0946 Shelby County School Land, Tract 117, 5.1 acres more or less, situated along CR 2509; HCAD ID 34943, A0946 Shelby County School Land, Tract 94, 5 acres more or less, situated along CR 2509; HCAD ID 102388, A0946 Shelby County School Land, Tract 99, 2.439 acres more or less, situated along CR 2509; HCAD ID 214568, A0946 Shelby County School Land, Tract 112-2, 0.16 acres more or less, situated along CR 2509; HCAD ID 34825, A0946 Shelby County School Land, Tract 112, 8.45 acres more or less, situated along CR 2509; HCAD ID 214567, A0946 Shelby County School Land, Tract 112-1, 1.4 acres more or less, situated along CR 2509; HCAD ID 127938, A0946 Shelby County School Land, Tract 57-58 (AKA Gentry Ranch Estates Unrec.), 2 acres more or less, situated along FM 1565; and HCAD ID 34821, A0946 Shelby County School Land, Tract 107, 12.826 acres more or less, situated along CR 2509.

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**L. CLOSE PUBLIC HEARING #2**

**M. RECONVENE CITY COUNCIL MEETING**

**N. CONSENT AGENDA**

All items under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. City Council Minutes: June 27, 2017

## **O. BUSINESS**

1. Consider and act concerning a Resolution appointing a Board Member to the Cultural Arts Advisory Board (term July 11, 2016 to December 31, 2018), and any matters related thereto.
2. Consider and act concerning an Ordinance regarding a Voluntary Annexation of 65.92 Acres Situated in the ES Alexander Survey, Abstract No. 0004, situated along FM 548, Rockwall County, Texas, and any matters related thereto.
3. Consider and act concerning award of a bid to Jeske Construction Company and authorizing the City Manager to execute a contract and purchase order for the Wood Street Paving, Drainage & Utility Improvements totaling \$1,447,680.25, and any matters related thereto.
4. Discussion concerning City Manager update: Development, NTMWD Board Member Update, Hot Summer Nights, and any matters related thereto.

## **P. 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.

## **Q. ADJOURN**

### **CERTIFICATION**

I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

**Posted July 7, 2017 by 1:00 pm and remained so posted at least 72 hours before said meeting was convened.**

Deborah Sorensen, TRMC, City Secretary

### **NOTICE OF ASSISTANCE AT PUBLIC MEETINGS**

**Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact:**

**City Secretary's Office at (972) 524-4825 or by FAX (972) 63 5-2434. BRAILLE IS NOT AVAILABLE.**

**NOTE:** The City of Royse City, Texas meets regularly on the second and fourth Tuesday night of each month at 7:00 pm. The Council follows a printed Agenda for official action. *Any individual desiring official action should submit his/her request to the office of the City Manager not later than fifteen (15) days prior to the Council Meeting.*

I certify that the attached notice and agenda of items to be considered by the City Council was removed by me from the outside bulletin board in the front of City Hall on the \_\_\_\_\_ day of July, 2017.

Signature/Title \_\_\_\_\_