



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, July 25, 2017 – 7:00 pm

Police and Courts Building, 100 West Main Street
Royse City, Texas

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|------------------|------------------------|
| 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. 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.

D. BUSINESS

1. Consider and act concerning authorizing the City Manager to accept and enter into Chapter 43 Texas Local Government Code Development Agreements for the following properties; RCAD ID 49817, A0109 A Hanna, Tract 1-7, MH Serial#

MSFLW25A/B014590C12 LABEL# RAD1077311/12, 5 acres more or less, situated along Hwy 66; RCAD ID 33381, A0109 A Hanna, Tract 1-2, 25.64 acres more or less, situated along Hwy 66; RCAD ID 12349, A0188 J Stephenson, Tract 7, 93.101 acres more or less, situated along I-30; RCAD ID 10357, A0032 J L M Baker, Tract 7, 51 acres more or less, situated along Parker Road; RCAD ID 10356, A0032 J L M Baker, Tract 6, 79.7 acres more or less, situated along Elm Grove Road; RCAD ID 10351, A0032 J L M Baker, Tract 2, 52.659 acres more or less (Pt of 61.196 Ac Tr), situated along FM 548; RCAD ID 10033, A0004 ES Alexander, Tract 2, 8.537 acres more or less (Pt of a 61.196 Ac Tr), situated along Elm Grove Road; and RCAD ID 10035, A0004 ES Alexander, Tract 2-02, 8.355 acres more or less (Pt of a 15.622 Ac Tr), situated along FM 548. Involuntary Annexations located in Collin County: CCAD ID 1287994, A0513 W H Kuykendall, Tract 5, 11.00 acres more or less, situated along CR 940; CCAD ID 2746083, A0513 W H Kuykendall, Tract 36, 11.00 acres more or less, situated along CR 940; CCAD ID 2746082, A0513 W H Kuykendall, Tract 35, 5.564 acres more or less, situated along CR 940; CCAD ID 1288010, A0513 W H Kuykendall, Tract 7, 6.5 acres more or less, situated along Hwy 66; CCAD ID 1288369, A0630 James McBride, Tract 2, 47.36 acres more or less, situated along Hwy 66; CCAD ID 1287011, A0229 Russell Crawford, Tract 3, 43.8 acres more or less, situated along CR 940; CCAD ID 2120783, A0244 John Davis, Sheet 3, Tract 7, 8.84 acres more or less, situated along Hwy 66; CCAD ID 1916467, A0244 John Davis, Sheet 3, Tract 28, 2.1 acres more or less, situated along CR 1031; CCAD ID 2120148, A0244 John Davis, Sheet 3, Tract 36, 10 acres more or less, situated along Hwy 66; CCAD ID 1567227, A0244 John Davis, Sheet 2, Tract 24, 9.59 acres more or less, situated along Hwy 66; CCAD ID 1567236, A0244 John Davis, Sheet 2, Tract 25, 2.896 acres more or less, situated along Hwy 66; CCAD ID 1879774, A0244 John Davis, Sheet 3, Tract 23, 11.51 acres more or less, situated along Hwy 66; and CCAD ID 2117775, A0244 John Davis, Sheet 2, Tract 29, 3 acres more or less, situated along Hwy 66. Involuntary Annexations located in Hunt County: HCAD ID 113633, A1317 John Davis, Tract R16, 2.996 acres more or less, situated along Hwy 66; HCAD ID 38804, A1317 John Davis, Tract R4-1, 18.63 acres more or less, situated along Hwy 66; HCAD ID 38803, A1317 John Davis, Tract R4, 38.9 acres more or less, situated along FM 2642; HCAD ID 34831, A0946 Shelby County School Land, Tract 118, 23.7 acres more or less, situated along CR 2509; HCAD ID 34880, A0946 Shelby County School Land, Tract 46, 8.762 acres more or less, situated along CR 2509; HCAD ID 34877, A0946 Shelby County School Land, Tract 43, 9.38 acres more or less, situated along CR 2509; HCAD ID 117275, A0946 Shelby County School Land, Tract 68-3, 5.3881 acres more or less, situated along CR 2509; HCAD ID 34771, A0946 Shelby County School Land, Tract 68, 6.547 acres more or less, situated along CR 2509; HCAD ID 34827, A0946 Shelby County School Land, Tract 114, 10.154 acres more or less, situated along CR 2509; HCAD ID 34702, A0946 Shelby County School Land, Tract 25, 19.41 acres more or less, situated along FM 1565; HCAD ID 34908, A0946 Shelby County School Land, Tract 77, 5.06 acres more or less, situated along I-30; HCAD ID 34906, A0946 Shelby County School Land, Tract 73, 12.351 acres more or less, situated along I-30; and HCAD ID 101513, A0946 Shelby County School Land, Tract 40-1, 44.17 acres more or less, situated along I-30, and any matters related thereto.

E. RECESS CITY COUNCIL MEETING

F. PUBLIC HEARING

1. Take testimony concerning involuntary annexations located in Rockwall County: RCAD ID 49817, A0109 A Hanna, Tract 1-7, MH Serial#

MSFLW25A/B014590C12 LABEL# RAD1077311/12, 5 acres more or less, situated along Hwy 66; RCAD ID 33381, A0109 A Hanna, Tract 1-2, 25.64 acres more or less, situated along Hwy 66; RCAD ID 12349, A0188 J Stephenson, Tract 7, 93.101 acres more or less, situated along I-30; RCAD ID 10357, A0032 J L M Baker, Tract 7, 51 acres more or less, situated along Parker Road; RCAD ID 10356, A0032 J L M Baker, Tract 6, 79.7 acres more or less, situated along Elm Grove Road; RCAD ID 10351, A0032 J L M Baker, Tract 2, 52.659 acres more or less (Pt of 61.196 Ac Tr), situated along FM 548; RCAD ID 10033, A0004 ES Alexander, Tract 2, 8.537 acres more or less (Pt of a 61.196 Ac Tr), situated along Elm Grove Road; and RCAD ID 10035, A0004 ES Alexander, Tract 2-02, 8.355 acres more or less (Pt of a 15.622 Ac Tr), situated along FM 548. Involuntary Annexations located in Collin County: CCAD ID 1287994, A0513 W H Kuykendall, Tract 5, 11.00 acres more or less, situated along CR 940; CCAD ID 2746083, A0513 W H Kuykendall, Tract 36, 11.00 acres more or less, situated along CR 940; CCAD ID 2746082, A0513 W H Kuykendall, Tract 35, 5.564 acres more or less, situated along CR 940; CCAD ID 1288010, A0513 W H Kuykendall, Tract 7, 6.5 acres more or less, situated along Hwy 66; CCAD ID 1288369, A0630 James McBride, Tract 2, 47.36 acres more or less, situated along Hwy 66; CCAD ID 1287011, A0229 Russell Crawford, Tract 3, 43.8 acres more or less, situated along CR 940; CCAD ID 2120783, A0244 John Davis, Sheet 3, Tract 7, 8.84 acres more or less, situated along Hwy 66; CCAD ID 1916467, A0244 John Davis, Sheet 3, Tract 28, 2.1 acres more or less, situated along CR 1031; CCAD ID 2120148, A0244 John Davis, Sheet 3, Tract 36, 10 acres more or less, situated along Hwy 66; CCAD ID 1567227, A0244 John Davis, Sheet 2, Tract 24, 9.59 acres more or less, situated along Hwy 66; CCAD ID 1567236, A0244 John Davis, Sheet 2, Tract 25, 2.896 acres more or less, situated along Hwy 66; CCAD ID 1879774, A0244 John Davis, Sheet 3, Tract 23, 11.51 acres more or less, situated along Hwy 66; and CCAD ID 2117775, A0244 John Davis, Sheet 2, Tract 29, 3 acres more or less, situated along Hwy 66. Involuntary Annexations located in Hunt County: HCAD ID 113633, A1317 John Davis, Tract R16, 2.996 acres more or less, situated along Hwy 66; HCAD ID 38804, A1317 John Davis, Tract R4-1, 18.63 acres more or less, situated along Hwy 66; HCAD ID 38803, A1317 John Davis, Tract R4, 38.9 acres more or less, situated along FM 2642; HCAD ID 34831, A0946 Shelby County School Land, Tract 118, 23.7 acres more or less, situated along CR 2509; HCAD ID 34880, A0946 Shelby County School Land, Tract 46, 8.762 acres more or less, situated along CR 2509; HCAD ID 34877, A0946 Shelby County School Land, Tract 43, 9.38 acres more or less, situated along CR 2509; HCAD ID 117275, A0946 Shelby County School Land, Tract 68-3, 5.3881 acres more or less, situated along CR 2509; HCAD ID 34771, A0946 Shelby County School Land, Tract 68, 6.547 acres more or less, situated along CR 2509; HCAD ID 34827, A0946 Shelby County School Land, Tract 114, 10.154 acres more or less, situated along CR 2509; HCAD ID 34702, A0946 Shelby County School Land, Tract 25, 19.41 acres more or less, situated along FM 1565; HCAD ID 34908, A0946 Shelby County School Land, Tract 77, 5.06 acres more or less, situated along I-30; HCAD ID 34906, A0946 Shelby County School Land, Tract 73, 12.351 acres more or less, situated along I-30; and HCAD ID 101513, A0946 Shelby County School Land, Tract 40-1, 44.17 acres more or less, situated along I-30.

2. Take testimony concerning involuntary annexations located in Rockwall County: RCAD ID 11101, A0109 A Hanna, Tract 1, 5 acres more or less, situated along Hwy 66; RCAD ID 88491, Cade Addition, Block 1, Lot 2, 4.29 acres more or less, situated along Hwy 66; RCAD ID 12891, Cade Addition, Block 1, Lot 1, 4.29 acres more or less, situated along Hwy 66; RCAD ID 49811, A0226 J Wilks, Tract 4-1, 5.02 acres

more or less, Oakcreek, situated along Hwy 66; RCAD ID 49812, A0226 J Wilks, Tract 4-2, 5 acres more or less, situated along FM 1138; RCAD ID 49813, A0226 J Wilks, Tract 4-3, MH Serial# PH0513204A Label# PFS0447086, 5 acres more or less, Palm Harbor, situated along FM 1138; RCAD ID 49814, A0226 J Wilks, Tract 4-4, 5 acres more or less, situated along FM 1138; and RCAD ID 12183, A0176 B B Parker, Tract 7, 1 acre more or less, situated along Floyd Road.

3. Take testimony concerning involuntary annexations located in Collin County: CCAD ID 1288617, A0631 James McBride, Tract 7, 2 acres more or less, situated along FM 1777; CCAD ID 1879783, A0244 John Davis, Sheet 3, Tract 24, 3.51 acres more or less, situated along Hwy 66; and CCAD ID 1284498, A0244 John Davis, Sheet 2, Tract 8, 0.833 acres more or less, situated along Hwy 66. Involuntary Annexations located in Hunt County: HCAD ID 120831, A1317 John Davis, Tract 16, 0.41 acres more or less, situated along Hwy 66; HCAD ID 32863, A1317 John Davis, Tract R17, 0.462 acres more or less, situated along CR 2656; HCAD ID 32857, A1317 John Davis, Tract R18, 2.257 acres more or less, situated along CR 2656; HCAD ID 32873, A0851 Joseph Prewitt, Tract R260, 0.5 acres more or less, situated along CR 2656; and HCAD ID 31316, A1325 Gerard A Foote (Hunt County), Tract 3, 1 acre more or less, situated along CR 2658.
4. Take testimony concerning involuntary annexations located in Hunt County: HCAD ID 210403, S5032 Southfork, Block B, Lot 1, 0.65 acres more or less, situated along Southfork Drive; HCAD ID 34740, A0946 Shelby County School Land, Tract 47, 9.759 acres more or less, Life Estate to Beverly J Whitney, situated along I-30; HCAD ID 34701, A0946 Shelby County School Land, Tract 24, 0.75 acres more or less, situated along I-30; HCAD ID 121000, A0946 Shelby County School Land, Tract 40-1A, 0.81 acres more or less, situated along I-30; HCAD ID 34721, A0946 Shelby County School Land, Tract 4, 52.813 acres more or less, situated along I-30; and HCAD ID 34866, A0946 Shelby County School Land, Tract 17, 22.569 acres more or less, situated along I-30.
5. Take testimony concerning involuntary annexations located in Hunt County: HCAD ID 34737, A0946 Shelby County School Land, Tract 44, 36.36 acres more or less, situated along FM 1565; HCAD ID 224307, A0946 Shelby County School Land, Tract 44-2, 5 acres more or less, situated along FM 1565; HCAD ID 208098, A0946 Shelby County School Land, Tract 43-3, 0.566 acres more or less, situated along I-30; HCAD ID 208097, A0946 Shelby County School Land, Tract 43-2, 0.578 acres more or less, situated along I-30; HCAD ID 211857, A0946 Shelby County School Land, Tract 43-5, 0.498 acres more or less, situated along I-30; HCAD ID 211856, A0946 Shelby County School Land, Tract 43-4, 1.572 acres more or less, situated along I-30; and HCAD ID 34736, A0946 Shelby County School Land, Tract 43-1, 0.848 acres more or less, situated along I-30.
6. Take testimony concerning voluntary limited purpose annexations located in Hunt County: A1297, James May, 8.429 acres more or less, situated along I-30; and A1297, James May, 0.696 acres more or less, situated along I-30, Hunt County Texas.

G. CLOSE PUBLIC HEARING

H. PUBLIC HEARING #2

1. Take testimony concerning involuntary annexations located in Rockwall County: RCAD ID 49817, A0109 A Hanna, Tract 1-7, MH Serial# MSFLW25A/B014590C12 LABEL# RAD1077311/12, 5 acres more or less, situated

along Hwy 66; RCAD ID 33381, A0109 A Hanna, Tract 1-2, 25.64 acres more or less, situated along Hwy 66; RCAD ID 12349, A0188 J Stephenson, Tract 7, 93.101 acres more or less, situated along I-30; RCAD ID 10357, A0032 J L M Baker, Tract 7, 51 acres more or less, situated along Parker Road; RCAD ID 10356, A0032 J L M Baker, Tract 6, 79.7 acres more or less, situated along Elm Grove Road; RCAD ID 10351, A0032 J L M Baker, Tract 2, 52.659 acres more or less (Pt of 61.196 Ac Tr), situated along FM 548; RCAD ID 10033, A0004 ES Alexander, Tract 2, 8.537 acres more or less (Pt of a 61.196 Ac Tr), situated along Elm Grove Road; and RCAD ID 10035, A0004 ES Alexander, Tract 2-02, 8.355 acres more or less (Pt of a 15.622 Ac Tr), situated along FM 548. Involuntary Annexations located in Collin County: CCAD ID 1287994, A0513 W H Kuykendall, Tract 5, 11.00 acres more or less, situated along CR 940; CCAD ID 2746083, A0513 W H Kuykendall, Tract 36, 11.00 acres more or less, situated along CR 940; CCAD ID 2746082, A0513 W H Kuykendall, Tract 35, 5.564 acres more or less, situated along CR 940; CCAD ID 1288010, A0513 W H Kuykendall, Tract 7, 6.5 acres more or less, situated along Hwy 66; CCAD ID 1288369, A0630 James McBride, Tract 2, 47.36 acres more or less, situated along Hwy 66; CCAD ID 1287011, A0229 Russell Crawford, Tract 3, 43.8 acres more or less, situated along CR 940; CCAD ID 2120783, A0244 John Davis, Sheet 3, Tract 7, 8.84 acres more or less, situated along Hwy 66; CCAD ID 1916467, A0244 John Davis, Sheet 3, Tract 28, 2.1 acres more or less, situated along CR 1031; CCAD ID 2120148, A0244 John Davis, Sheet 3, Tract 36, 10 acres more or less, situated along Hwy 66; CCAD ID 1567227, A0244 John Davis, Sheet 2, Tract 24, 9.59 acres more or less, situated along Hwy 66; CCAD ID 1567236, A0244 John Davis, Sheet 2, Tract 25, 2.896 acres more or less, situated along Hwy 66; CCAD ID 1879774, A0244 John Davis, Sheet 3, Tract 23, 11.51 acres more or less, situated along Hwy 66; and CCAD ID 2117775, A0244 John Davis, Sheet 2, Tract 29, 3 acres more or less, situated along Hwy 66. Involuntary Annexations located in Hunt County: HCAD ID 113633, A1317 John Davis, Tract R16, 2.996 acres more or less, situated along Hwy 66; HCAD ID 38804, A1317 John Davis, Tract R4-1, 18.63 acres more or less, situated along Hwy 66; HCAD ID 38803, A1317 John Davis, Tract R4, 38.9 acres more or less, situated along FM 2642; HCAD ID 34831, A0946 Shelby County School Land, Tract 118, 23.7 acres more or less, situated along CR 2509; HCAD ID 34880, A0946 Shelby County School Land, Tract 46, 8.762 acres more or less, situated along CR 2509; HCAD ID 34877, A0946 Shelby County School Land, Tract 43, 9.38 acres more or less, situated along CR 2509; HCAD ID 117275, A0946 Shelby County School Land, Tract 68-3, 5.3881 acres more or less, situated along CR 2509; HCAD ID 34771, A0946 Shelby County School Land, Tract 68, 6.547 acres more or less, situated along CR 2509; HCAD ID 34827, A0946 Shelby County School Land, Tract 114, 10.154 acres more or less, situated along CR 2509; HCAD ID 34702, A0946 Shelby County School Land, Tract 25, 19.41 acres more or less, situated along FM 1565; HCAD ID 34908, A0946 Shelby County School Land, Tract 77, 5.06 acres more or less, situated along I-30; HCAD ID 34906, A0946 Shelby County School Land, Tract 73, 12.351 acres more or less, situated along I-30; and HCAD ID 101513, A0946 Shelby County School Land, Tract 40-1, 44.17 acres more or less, situated along I-30.

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Tract 4-2, 5 acres more or less, situated along FM 1138; RCAD ID 49813, A0226 J Wilks, Tract 4-3, MH Serial# PH0513204A Label# PFS0447086, 5 acres more or less, Palm Harbor, situated along FM 1138; RCAD ID 49814, A0226 J Wilks, Tract 4-4, 5 acres more or less, situated along FM 1138; and RCAD ID 12183, A0176 B B Parker, Tract 7, 1 acre more or less, situated along Floyd Road.

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6. Take testimony concerning voluntary limited purpose annexations located in Hunt County: A1297, James May, 8.429 acres more or less, situated along I-30; and A1297, James May, 0.696 acres more or less, situated along I-30, Hunt County Texas.

I. CLOSE PUBLIC HEARING #2

J. RECONVENE CITY COUNCIL MEETING

K. 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

L. BUSINESS

2. Discussion concerning monthly revenue and expenditure report for June 2017, and any matters related thereto.
3. Consider and act concerning authorization to award street repair of Live Oak Street (from County Line to Birch) to APAC-Texas, Inc. in the amount of \$66,301.22, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.
4. Consider and act concerning authorizing the City Manager to accept and enter into Chapter 43 Texas Local Government Code Development Agreements for RCAD ID 11538, A0140 JW Love, Tract 6, 43.7 acres more or less, (Pt of 85.95 ac tr), situated along Elm Grove Road, Rockwall County, Texas, and any matters related thereto.
5. Consider and act concerning a Resolution regarding revised elevations as they relate to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for a shopping center at the property described as Lot 1 of the Erby Campbell Retail Two Addition (part of the J Stephenson Survey, Abstract 188), Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consider and act concerning a Resolution appointing three Commissioners to the Heritage Preservation Commission (term July 25, 2017 to June 30, 2019), and any matters related thereto.
7. Discussion concerning City Manager update: Development, Hot Summer Nights, and any matters related thereto.

M. 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.

N. 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 21, 2017 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, CMC, 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) 635-2434. 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 _____