



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, June 27, 2017 – 7:00 pm

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

A. CALL TO ORDER 7:00 PM BY MAYOR PRO TEM ELLIS

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol
Council Member Place 1, Charles Houk
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: Mayor Pro Tem, Council Member Place 2, Clay Ellis

Staff Present: City Manager, Carl Alsabrook
City Secretary, Deborah Sorensen
City Attorney, Jason Day
Executive Dir. of Development & Community Services, Janet McPherson
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Director of HR, Tauna Ratliff
Main Street Manager, Paula Morris

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. CITIZEN PARTICIPATION

Jason Castleberry, with American Legion, spoke about Boys State. Boys State is an American Legion program that teaches about government and democracy. Mr. Castleberry introduced Bryan Barnes and Patrick Gaily, who were two local students selected to participate in Boys State. Bryan ran for governor and was a delegate for his party. Patrick ran for Justice of the Peace.

D. NEW EMPLOYEE

1. Cindy Carr – Peace Officer
Chief Stapleton introduced Officer Cindy Carr and gave brief background.
2. Zak Ravella – Peace Officer
Chief Stapleton introduced Officer Zak Ravella and gave brief background.
3. Johnie Clark – Peace Officer
Chief Stapleton introduced Officer Johnie Clark and gave brief background.

4. Rob Cooper – Planner

Janet McPherson introduced Rob Cooper and gave brief background.

E. CONSENT AGENDA

1. City Council Minutes: June 13, 2017

Council Member Branch made a motion to approve the Consent Agenda. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

F. RECESS CITY COUNCIL MEETING AT 7:10 PM

G. EXECUTIVE SESSION

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

Section §551.071 - Consultation with Attorney

1. Jason Day called for an Executive Session to meet with the Council regarding Items 3 – 9.

H. CLOSE EXECUTIVE SESSION AT 7:16 PM

I. RECONVENE CITY COUNCIL MEETING AT 7:16 PM

No action taken

J. BUSINESS

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

Carl Alsbrook presented the May monthly revenue and expenditure report.

2. Consider and act concerning a Resolution regard a Preliminary Plat of Stone River Estates, Phase Two, 29.308 acres situated in the Juana Delgado Survey, Abstract No. 68; Ranson Norton Survey, Abstract No. 169; and James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson explained the preliminary plat was previously approved, which is good for nine months. The original preliminary plat for Stone River Estates recently expired. The applicant resubmitted a preliminary plat, which is the same as the initial preliminary plat. The Planning & Zoning Commission recommended approval.

Council Member Wheatley made a motion to approve the Preliminary Plat. Council Member Bradley seconded the motion. **Motion passed 6-0.**

3. 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; RCAD ID 33381, A0109 A Hanna, Tract 1-2, 25.64 Acres; RCAD ID 12181, A0176 B B Parker, Tract 5, 88 Acres, (Pt of 103 Ac Tr); RCAD ID 12193, A0177 GM Parker, Tract Part of Tract 80 (Pt of 370.734 Ac Tr), 69.112 Acres; RCAD ID 12349, A0188 J Stephenson,

Tract 7, 93.101 Acres; RCAD ID 12191, A0177 GM Parker, Tract 5, 36.039 Acres (Pt of 370.734 Ac Tr); RCAD ID 10352, A0032 J L M Baker, Tract 3, 39.73 Acres (Pt of 370.734 Ac Tr), RCAD ID 12189, A0177 GM Parker, Tract 3, 62.646 Acres (Pt of 370.734 Ac Tr); RCAD ID 12342, A0188 J Stephenson, Tract 1-01, 33 Acres (Pt of 34.00 Ac Tr); RCAD ID 10357, A0032 J L M Baker, Tract 7, 51 Acres; RCAD ID 10356, A0032 J L M Baker, Tract 6, 79.7 Acres; RCAD ID 10358, A0032 J L M Baker, Tract 8, 25 Acres; RCAD ID 10354, A0032 J L M Baker, Tract 4, 91.046 Acres; RCAD ID 10351, A0032 J L M Baker, Tract 2, 52.659 Acres (Pt of 61.196 Ac Tr); RCAD ID 12369, A0188 J Stephenson, Tract 23, 40 Acres (Pt of 85.95 Ac Tr); RCAD 10038, A0004 ES Alexander, Tract 5, 2.25 Acres (Pt of 85.95 Ac Tr); RCAD ID 10035, A004 ES Alexander, Tract 2-02, 8.355 Acres (Pt of a 15.622 Ac Tr); RCAD ID 11533, A0140 JW Love, Tract 1, 14 Acres; RCAD ID 46797, A0140 JW Love, Tract 1-1, 10.00 Acres; RCAD ID 11495, A0140 JW Love, Tract 11-1, 14.80 Acres; CCAD ID 1287994, A0513 W H Kuykendall, Tract 5, 11.00 Acres; CCAD ID 2746083, A0513 W H Kuykendall, Tract 36, 11.00 Acres; CCAD ID 2746082, A0513 W H Kuykendall, Tract 35, 5.564 Acres; CCAD ID 1288010, A0513 W H Kuykendall, Tract 7, 6.5 Acres; CCAD ID 1288001, A0513 W H Kuykendall, Tract 6, 10.0 Acres; CCAD ID 1288369, A0630 James McBride, Tract 2, 47.36 Acres; CCAD ID 1288341, A0630 James McBride, Tract 1, 69.805 Acres; CCAD ID 1287011, A0229 Russell Crawford, Tract 3, 43.8 Acres; CCAD ID 1296467, A0681 Turner Odell, Tract 3, 72.52 Acres; CCAD ID 2120783, A0244 John Davis, Sheet 3, Tract 7, 8.84 Acres; CCAD ID 1916467, A0244 John Davis, Sheet 3, Tract 28, 2.1 Acres; CCAD ID 1879827, A0244 John Davis, Sheet 3, Tract 27, 2.27 Acres; CCAD ID 1879818, A0244 John Davis, Sheet 3, Tract 26, 6.98 Acres; CCAD ID 1879809, A0244 John Davis, Sheet 3, Tract 25, 6.95 Acres; CCAD ID 2120147, A0244 John Davis, Sheet 3, Tract 9, 10.63 Acres; CCAD ID 2120148, A0244 John Davis, Sheet 3, Tract 36, 10 Acres; CCAD ID 1567227, A0244 John Davis, Sheet 2, Tract 24, 9.59 Acres; CCAD ID 1567236, A0244 John Davis, Sheet 2, Tract 25, 2.896 Acres; CCAD ID 1879774, A0244 John Davis, Sheet 3, Tract 23, 11.51 Acres; CCAD ID 1970816, A0244 John Davis, Sheet 2, Tract 26, 8 Acres; CCAD ID 2117774, A0244 John Davis, Sheet 2, Tract 27, 32.352 Acres; CCAD ID 2117775, A0244 John Davis, Sheet 2, Tract 29, 3 Acres; CCAD ID 2602060, A0244 John Davis, Sheet 3, Tract 33, 9.97 Acres; CCAD ID 1284531, A0244 John Davis, Sheet 3, Tract 11, 21.5 Acres, HCAD ID 113633, A1317 John Davis, Tract R16, 2.996 Acres; HCAD ID 38804, A1317 John Davis, Tract R4-1, 18.63 Acres; HCAD ID 217213, A1317 John Davis, Tract R5-4, 5 Acres; HCAD ID 111715, A1317 John Davis, Tract R5-3, 9.4028 Acres; HCAD ID 108386, A1317 John Davis, Tract R5-1, 10 Acres; HCAD ID 111714 A1317 John Davis, Tract R5-2, 37.3 Acres; HCAD ID 32881, A0851 Joseph Dewitt¹, Tract 8, 0.534 Acres; HCAD ID 111929, A0851 Joseph Dewitt¹, Tract 12-1, 1.72 Acres; HCAD ID 107286, A0851 Joseph Dewitt¹, Tract 13-1, 3.17 Acres; HCAD ID 120830, A0851 Joseph Dewitt¹, Tract 14-1, 0.65 Acres; HCAD ID 38803, A1317 John Davis, Tract R4, 38.9 Acres; HCAD ID 38798, A1317 John Davis, Tract R14, 72.041 Acres; HCAD ID 38809, A1317 John Davis, Tract R9, 23.625 Acres; HCAD ID 32858, A0851 Joseph Dewitt¹, Tract 12, 22.12 Acres; HCAD ID 32859, A0851 Joseph Dewitt¹, Tract 13, 20.67 Acres; HCAD ID 32860, A0851 Joseph Dewitt¹, Tract 14, 23.19 Acres; HCAD ID 32861, A0851 Joseph Dewitt¹, Tract 15, 23.84 Acres; HCAD ID 120160, S3934 Magnolia Place, Lot 27, 4.98 Acres; HCAD ID 34831, A0946 Shelby County School Land, Tract 118, 23.7 Acres; HCAD ID 34880, A0946 Shelby County School Land, Tract 46, 8.762 Acres; HCAD ID 34877, A0946 Shelby County School Land, Tract 43, 9.38 Acres; HCAD ID 34837, A0946 Shelby County School Land, Tract 123, 9.89 Acres; HCAD ID 117275, A0946

Shelby County School Land, Tract 68-3, 5.3881 Acres; HCAD ID 34771, A0946 Shelby County School Land, Tract 68, 6.547 Acres; HCAD ID 34739, A0946 Shelby County School Land, Tract 46, 19.92 Acres; HCAD ID 112447, A0946 Shelby County School Land, Tract 68-1, 2.634 Acres; HCAD ID 117274, A0946 Shelby County School Land, Tract 68-2, 5.8881 Acres; HCAD ID 34827; A0946 Shelby County School Land, Tract 114, 10.154 Acres; HCAD ID 34692, A0946 Shelby County School Land, Tract 21, 17.6349 Acres; HCAD ID 34702, A0946 Shelby County School Land, Tract 25, 19.41 Acres; HCAD ID 34735, A0946 Shelby County School Land, Tract 43, 13.04 Acres; HCAD ID 34908, A0946 Shelby County School Land, Tract 77, 5.06 Acres; HCAD ID 34906, A0946 Shelby County School Land, Tract 73, 12.351 Acres; HCAD ID 34905, A0946 Shelby County School Land, Tract 72, 10 Acres, *Life Estate to GW Jr & Minn R Peoples, and HCAD ID 101513, A0946 Shelby County School Land, Tract 40-1, 44.17 Acres, and any matters related thereto.

¹Joseph Dewitt should be Joseph Prewitt

Jason Day said this would allow the City Manager to sign the 212, or non-annexation, agreements. If approved, the City Manager will sign the agreements and these properties will remain outside of the city limits for a period of time according to their individual agreement.

Council Member Wheatley made a motion authorizing the City Manager to accept and enter into Chapter 43 agreements. Council Member Crowley seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Involuntary Annexation the following properties, RCAD ID 49817, A0109 A Hanna, Tract 1-7, MH Serial# MSFLW25A/B014590C12 LABEL# RAD1077311/12, Acres 5; RCAD ID 33381, A0109 A Hanna, Tract 1-2, 25.64 Acres; RCAD ID 12193, A0177 GM Parker, Tract Part of Tract 80 (Part of 370.734 Ac Tr); 69.112 Acres; RCAD ID 12349, A0188 J Stephenson, Tract 7, 93.101 Acres; RCAD ID 12191, A0177 GM Parker, Tract 5, 36.039 Acres (PT of 370.734 Ac Tr); RCAD ID 10352, A0032 J L M Baker, Tract 3, 39.73 Acres (Pt of 370.734 Ac Tr); RCAD ID 12189, A0177 GM Parker, Tract 3, 62.646 Acres (Pt of 370.734 Ac Tr); RCAD ID 12342, A0188 J Stephenson, Tract 1-01, 33 Acres (Pt of 34.00 Ac Tr); RCAD ID 10357, A0032 J L M Baker, Tract 7, 51 Acres; RCAD ID 10356, A0032 J L M Baker, Tract 6, 79.7 Acres; RCAD ID 10358, A0032 J L M Baker, Tract 8, 25 Acres; RCAD ID 10351, A0032 J L M Baker, Tract 2, 52.659 Acres (Pt of 61.196 Ac Tr); RCAD ID 12369, A0188 J Stephenson, Tract 23, 40 Acres (Pt of 85.95 Ac Tr); RCAD 10038, A0004 ES Alexander, Tract 5, 2.25 Acres (Pt of 85.95 Ac Tr); RCAD ID 10035, A004 ES Alexander, Tract 2-02, 8.355 Acres (Pt of a 15.622 Ac Tr); RCAD ID 11533, A0140 JW Love, Tract 1, 14 Acres; RCAD ID 46797, A0140 JW Love, Tract 1-1, 10.00 Acres; CCAD ID 1287994, A0513 W H Kuykendall, Tract 5, 11.00 Acres; CCAD ID 2746083, A0513 W H Kuykendall, Tract 36, 11.00 Acres; CCAD ID 2746082, A0513 W H Kuykendall, Tract 35, 5.564 Acres; CCAD ID 1288010, A0513 W H Kuykendall, Tract 7, 6.5 Acres; CCAD ID 1288369, A0630 James McBride, Tract 2, 47.36 Acres; CCAD ID 1288341, A0630 James McBride, Tract 1, 69.805 Acres; CCAD ID 1287011, A0229 Russell Crawford, Tract 3, 43.8 Acres; CCAD ID 1296467, A0681 Turner Odell, Tract 3, 72.52 Acres; CCAD ID 2120783, A0244 John Davis, Sheet 3, Tract 7, 8.84 Acres; CCAD ID 1916467, A0244 John Davis, Sheet 3, Tract 28, 2.1 Acres; CCAD ID 1879827, A0244 John Davis, Sheet 3, Tract 27, 2.27 Acres; CCAD ID 1879818,

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Jason Day said this was to set the date and time for the public hearings for July 25, 2017. These are the property owners that have been offered the 212 agreements and at the time of this posting have not yet accepted the 212 agreements. Those that have signed the agreement as of tonight will be removed from this annexation. There are currently 36 property owners that have not signed the agreement.

Council Member Houk made a motion to accept and set the Public Hearing for July 25, 2017. Council Member Crowley seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Involuntary Annexation Located along West Hwy 66 in Rockwall County, and any matters related thereto.

Council Member Houk made a motion set the Public Hearing for July 25, 2017. Council Member Branch seconded the motion. **Motion passed 6-0.**

6. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Involuntary Annexation Located along East Hwy 66 in Collin and Hunt County, and any matters related thereto.

Council Member Branch made a motion setting the date for public hearing for July 25, 2017. Council Member Crowley made a motion to amend the motion to also

include the location that would be East Hwy 66 in Collin and Hunt Counties. Council Member Branch accepted the amended motion. Council Member Wheatley seconded the amended motion. **Motion passed 6-0.**

7. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Involuntary Annexation Located along North I-30 in Hunt County, and any matters related thereto.

Council Member Wheatley made a motion setting July 25, 2017 for the hearing for the property located along North I-30 in Hunt County. Council Member Crowley seconded the motion. **Motion passed 6-0.**

8. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Involuntary Annexation Located along South I-30 and FM 1565 in Hunt County, and any matters related thereto.

Council Member Crowley made a motion to set the Date, Time, and Place for Public Hearing on Proposed Involuntary Annexation located along South I-30 and FM 1565 in Hunt County for July 25, 2017 at 7:00 PM. Council Member Bradley seconded the motion. **Motion passed 6-0.**

9. Consider and act upon a approving a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Voluntary Limited Purpose Annexation of commercial land (designated "Commercial") within Verandah Municipal Utility District pursuant to Strategic Partnership Agreement, and any matters related thereto.

Jason Day stated that the southern part of Verandah MUD that fronts I-30, the District has two pieces of property they wanted annexed into the city for limited purposes only. This is pursuant to the Partnership Agreement we currently have. This would be for limited purposes for commercial areas that would pay sales tax to the city, but not property tax. The public hearing would also be for July 25, 2017.

Council Member Crowley made a motion to set the Date, Time, and Place, being July 25, 2017, at 7:00 PM, and at the Municipal Court Building, on Proposed Voluntary Annexation of commercial land within Verandah Municipal Utility District pursuant to Strategic Partnership Agreement. Council Member Branch seconded the motion. **Motion passed 6-0.**

10. Discussion concerning City Manager update: Development, Hot Summer Nights, Celebrating Freedom, and any matters related thereto.

Carl Alsbrook said bids for the Wood Street Project would be opened tomorrow at 2:00 PM.

Carl added that he met with the Hunt County Road Consortium. The FM 2642 improvements have been fully funded. Construction should begin in 2019. This is for a four-lane concrete divided highway with curb and gutter.

Panda Express is under construction. Arby's and Papa Johns are coming. He also mentioned there were some preliminary developments that he would possibly be bringing more information forward on a later date.

Hot Summer Nights is this Thursday at City Lake Park. The Jungle Book will be starting at 9:00 pm. There will be activities for children before the movie.

Celebrating Freedom will be Friday from 6:00 pm to 10:00 pm at the Royse City High School Stadium. There will be several food options. Three acts will be playing,

Zach Tressler at 6:00 pm, Shanandoah at 7:00 pm, and Big Gus & Swampadelic at 8:15 pm. Fireworks will begin at 9:30 pm.

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 will be attending the Emergency Services Corporation board meeting on Thursday at 5:00 PM. Mayor Nichol will have an update on the EMS contract at the next meeting.

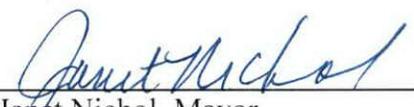
H. ADJOURN AT 7:55 PM

Council Member Branch made a motion to adjourn meeting. Council Member Crowley seconded the motion. **Motion passed 6-0.**

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary



Janet Nichol, Mayor

