



City Council of Royse City, Texas

MINUTES REGULAR COUNCIL MEETING

Tuesday, August 8, 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
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
Director of Finance, Shannon Raymond
Executive Dir. of Develop. & Community Services, Janet McPherson
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Director of HR, Tauna Ratliff
Main Street 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. RECESS CITY COUNCIL MEETING AT 7:01 PM

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.

City Council did not go into Executive Session per the City Attorney’s request.

E. CLOSE EXECUTIVE SESSION AT 7:01 PM

F. RECONVENE CITY COUNCIL MEETING AT 7:01 PM

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

No action taken.

G. CITIZENS PARTICIPATION

None

H. APPOINTMENT

1. Appointment with Margie VerHagen, Executive Director of Meals on Wheels, to discuss increase in fees, and any matters related thereto.

Margie VerHagen thanked the Council for their continued support for the Meals on Wheels program. Ms. VerHagen spoke about her request for an increase in funding for the new year. Meals on Wheels has two agreements with the City of Royse City, one for home delivery services and one for the congregate site at the Royse City Senior Center. Meals on Wheels is not sure about their federal funding for the upcoming year. The amount of federal funding will not be known until the end of September. The increase is of the home delivery. This past year they were awarded \$16,000. There were 4,788 meals not covered by the agreement. The program was maintained through fundraising and other grants and foundations. It is projected that 14,000 meals will be reimbursed at the Senior Center this upcoming year.

The goal of Meals on Wheels is to keep the elderly in their homes for as long as safely possible by providing nutritious meals, daily human contact and supportive services. During the day, the home service recipients know they can call Meals on Wheels for any information they need. Also, Meals on Wheels has an agreement with Toyota of Rockwall to provide home service recipients with transportation to appointments. Ms. Verhagen sees an 8 – 10% increase for the demands of services for the next year for the City of Royse City for the delivery service.

I. BUSINESS

1. Consider and act concerning authorizing the City Manager to accept and enter into Development Agreements exempting such properties from certain City ordinances for RCAD ID 87615, A4 ES Alexander, Tract 2-07, 2.33 acres more or less, situated along Elm Grove Road; HCAD ID 34861, A946 Shelby County School Land, Tract 29-1, 3 acres more or less, situated along CR 2509; HCAD ID 102388, A946 Shelby County School Land, Tract 99, 2.439 acres more or less, situated along CR 2509; HCAD ID 34821, A946 Shelby County School Land, Tract 107, 12.826 acres more or less, situated along CR 2509; and HCAD ID 221710, A946 Shelby County School Land, Tract 44-1, 2.5 acres more or less, situated along I-30; and approving an Ordinance regarding annexation of said properties, and any matters related thereto.

Deborah Sorensen stated HCAD ID 34861 and HCAD ID 102388 did not enter into a Development Agreement, however, they are still on the list to be annexed. Staff is adding RCAD ID 48666 and HCAD ID 34860 to enter into a Development Agreement and be annexed. RCAD ID 48666 will be moved from agenda item #3 and HCAD ID 34860 will be moved from agenda item #7.

Jason Day explained that all properties entered into agreements with the City except for HCAD ID 34861 and HCAD ID 102388.

Staff recommends City Council enter into such Development Agreements with these properties and all these properties be annexed.

Council Member Branch made a motion to authorize the City Manager to accept and enter into Development Agreements with said properties and the others be annexed. Council Member Crowley seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning authorizing the City Manager to accept and enter into Chapter 43 Texas Local Government Code Development Agreements for HCAD ID 224307, A946 Shelby County School Land, Tract 44-2, 5 acres more or less, situated along FM 1565; HCAD ID 34737, A946 Shelby County School Land, Tract 44, 36.36 acres more or less, situated along FM 1565; and HCAD ID 129351, A946 Shelby County School Land, Tract 55-3, 12.5 acres more or less, situated along I-30; and any matters related thereto.

Deborah Sorensen stated HCAD ID 223425 will be moved from agenda item #7 and added to this agenda item.

Jason Day explained these properties are agricultural exemption properties that will enter into the 212/Chapter 43 Agreements. HCAD ID 223425 property has an agricultural exemption and staff is asking that this property be removed from Item 7 and not be annexed, but instead for them to do the Development Agreement for the non-annexation of these properties.

Council Member Branch made a motion to authorize the City Manager to accept and enter into Development Agreements with said properties, adding the one that the City Secretary mentioned. Council Member Bradley seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of 28.24 acres, more or less, located in A Hanna Survey, Abstract No. 109, situated along Hwy 66, Rockwall County, Texas, and any matters related thereto.

Deborah Sorensen stated since RCAD ID 48666 was moved from this agenda item, the correct number of acres is 22.98 acres.

Jason stated these are properties along Highway 66 that did not come in to reach an agreement with the City. Staff is recommending that we go forward with the involuntary annexation of these properties.

Council Member Crowley made a motion to approve an Ordinance regarding an Involuntary Annexation in Item 3, in the A Hanna Survey. Council Member Branch seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of 34.35 acres, more or less, located in ES Alexander Survey, Abstract No. 4, situated along FM 548 and Elm Grove Road, Rockwall County, Texas, and any matters related thereto.

Jason Day stated this will extend the City Limits to Parker Creek/Waterscape development. A lot of the property along FM 548 is going to have agricultural exemptions, so they will enter into agreements. This will be for the properties that will not be subject to the agricultural exemptions along FM 548 up to the Waterscape development.

Council Member Crowley made a motion to approve the Ordinance regarding an Involuntary Annexation of 34.35 acres as described in Item 4. Council Member Branch seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of 24.75 acres, more or less, located in JWF Stone Survey, Abstract No. 198, situated along FM 35 and FM 2453, Rockwall County, Texas, and any matters related thereto.

Jason Day stated these properties will fill in some holes and clean up the City Limits to help First Responders.

Council Member Crowley made a motion to approve the Ordinance regarding an Involuntary Annexation of 24.75 acres in the Stone Survey as described in Item 5 of the Agenda. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

6. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of 26.45 acres, more or less, located in Shelby County School Land Survey, Abstract No. 946, situated along CR 2597, Hunt County, Texas, and any matters related thereto.

Jason Day explained this is the Hunt County area that will fill in holes and preserve the commercial corridor. These are the properties in which the property owners did not enter into an agreement with the City.

Council Member Wheatley made a motion approving an Ordinance in Item 6. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

7. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of 172.51 acres, more or less, located in Shelby County School Land Survey, Abstract No. 946, situated along I-30 and CR 2509, Hunt County, Texas, and any matters related thereto.

Deborah Sorensen stated since HCAD ID 34860 and HCAD ID 223425 were moved from this agenda item, the correct number of acres is 159.73 acres.

Jason Day explained one of the properties had agricultural exemption and will be under a non-annexation agreement with the City. The other property entered into an agreement so they could continue doing certain things on their property. The remaining properties are those that did not enter into an agreement.

Council Member Wheatley made a motion approving an Ordinance regarding an Involuntary Annexation in Item 7. Council Member Bradley seconded the motion. **Motion passed 6-0.**

8. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of 7.91 acres, more or less, located in John Davis Survey, Abstract No. 244, situated along FM 2462, Collin County, Texas, and John Davis Survey, Abstract No. 1314, Hunt County, Texas and any matters related thereto.

Jason Day stated these are two small areas in the Collin County area that were surrounded by the City on all four sides. These areas are south of Hwy 66 and west of FM 2642.

Council Member Bradley made a motion approving an Ordinance regarding an Involuntary Annexation of properties list in Item 8. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

9. Consider and act concerning approving an Ordinance regarding an Involuntary Annexation of 6.43 acres, more or less, located in WH Kuykendall Survey, Abstract No. 513, situated along FM 1777 and along CR 1031, Collin County, Texas, and any matters related thereto.

Jason Days explained these are small pieces of properties in Collin County.

Council Member Crowley made a motion to consider and to act on approving an Ordinance regarding the Involuntary Annexation of 6.43 acres in the Kuykendall Survey as described in Item 9. Council Member Wheatley seconded the motion.

Motion passed 6-0.

10. Consider and act concerning an Ordinance regarding a Final Plat of Vista Oaks Estates Addition – Phase One, being 196.063 acres of the Shelby County School Land Survey, Abstract No. 946, Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated Vista Oaks Estates is located off of FM 1565, south of I-30. The tract consists of 159 residential lots. Variances were approved for the development, including the use of septic systems, due to the large lot sizes and extended cul-de-sacs. During the review process, it was found that several lots would need flood studies. Instead of doing an entire flood study on the 206+ acres, it will be required that those lots with drainage courses and potential hazards will have to have individual flood studies provided to the City prior to development of each of those lots. Those are marked on the plat and a note indicates the requirement on the plat.

The owner/developer has provided a letter of credit in the amount to cover the public improvements to be made on and off-site (\$4 million). The public infrastructure is not complete. This Letter of Credit allows the final plat to be approved.

Mayor Nichol asked if anything was going on now. Mr. Tucker, developer, said they have not done anything out there, except put up a sign. Mayor Nichol asked Mr. Tucker when they are planning on getting started. Mr. Tucker said as soon as they get through tonight.

Council Member Crowley asked Mr. Tucker if the trailer is going to be their sales office. Mr. Tucker stated it will be the construction trailer. Council Member Crowley asked if it is also a point of contact. Mr. Tucker said if someone has immediate questions, or something, on site they will use that as a meeting place. Mr. Tucker said it is not going to be a full sales office of any kind.

Janet added there are some lots marked on the plat and a note indicates there are some lots that will be required to have individual flood studies done, instead of doing a study on the full 206 acres. The land itself is not in an identified flood plan but there are some questionable areas. If someone were to buy one of the lots they would do a flood study to provide to the City prior to development of the lot.

Council Member Wheatley made a motion approving the Final Plat of Vista Oaks Estates. Council Member Branch seconded the motion. **Motion passed 6-0.**

11. Consider and act concerning a Resolution appointing a Commissioner to the Heritage Preservation Commission (term August 8, 2017 to June 30, 2019), and any matters related thereto.

Janet McPherson said they received an application from Mike Gilbert for the Heritage Preservation Commission. Mr. Gilbert has served for quite a long time.

Mayor Pro Tem Ellis made a motion to appoint Mike Gilbert. Council Member Bradley seconded the motion. **Motion passed 6-0.**

12. Discussion concerning City Manager update: Development, NTMWD Representation, Hot Summer Nights, Back 2 School Bash, and any matters related thereto.

Carl Alsbrook stated work has begun on the southeast corner of Erby Campbell Blvd and I-30. Work progresses on the Panda Express. Shaw Drive looks like it is ready to pour.

There is a lot of interest in our community, which says a lot for the job that we do.

Carl said the City needs a representative for the Water District. Carl explained they are looking for someone preferably with experience as an engineer, an attorney, or in finance.

The final Hot Summer Nights will be this Thursday, August 10, 2017. Free hot dogs will be provided by Fellowship Church. Start time is 7:00 PM, with the movie starting at 9:00 PM. The movie will be Finding Dory.

Friday, August 18, 2017, will be Back to School Bash from 6:30 PM to 8:30 PM on Main Street.

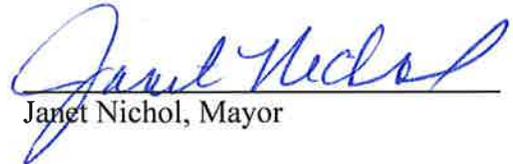
R. FUTURE AGENDA ITEMS

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

S. ADJOURN AT 7:25 PM

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


Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary

