



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, August 22, 2017 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**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 – 7:11 p.m.  
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  
Director of Public Works, Dario Lopez  
Director of HR, Tauna Ratliff  
Executive Director of Community Development Corp., Larry Lott

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Council Member Bradley gave invocation and led the Pledge of Allegiance.

**C. CITIZEN PARTICIPATION**

Russ Flannigan, 216 Welch Road – City Council has done a great job. City Council also did a great job getting an extra drive-in at the school, Anita Scott. He spoke about the school parking at Anita Scott Elementary. He suggested no parking on the curb side of the school. It may help with congestion.

**D. PRESENTATION**

1. Presentation by Council Member Bradley of letter for Kanana, Kenya.

Council Member Bradley presented a letter signed by Chief Rashio of Kanana, Kenya. Kevin Jones, with Fellowship Baptist Church, presented photos of a group with Chief Rashio and a photo of Council Member Bradley with Chief Rashio. Council Member Bradley stated that he had the privilege of going on a mission trip to Kanana, Kenya, led by Kevin Jones with Fellowship Baptist Church. The letter was a statement of friendship from Royse City to Kanana, Kenya. Chief Rashio signed the letter extending friendship from Kanana, Kenya to Royse City.

## **E. 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: July 11, 2017, July 19, 2017, and July 25, 2017

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

## **F. 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 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; CCAD ID 1879783, A244 John Davis, Sheet 3, Tract 24, 3.51 acres more or less, situated along Hwy 66; HCAD ID 211856, A946 Shelby County School Land, Tract 43-4, 1.572 acres more or less, situated along I-30; and HCAD ID 210403, S5032 Southfork, Block B, Lot 1, 0.65 acres more or less, situated along I-30; and approving Ordinances regarding annexation of said properties, and any matters related thereto.

Jason Day stated that the five property owners have agreed to the annexations in an exchange of a development agreement.

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

2. Consider and act concerning approving an Ordinance regarding Annexation of 288.97 acres, more or less, located in Rockwall County, Texas, and any matters related thereto.

Jason Day explained these are the remaining properties in Rockwall County to be annexed.

Council Member Branch made a motion to approve the ordinance. Council Member Bradley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning approving an Ordinance regarding Annexation of 2.834 acres, more or less, located in Collin County, Texas, and any matters related thereto.

Jason Day explained these are two properties in Collin County.

Council Member Crowley made a motion to approve an Ordinance regarding Annexation of 2.834 acres. Council Member Branch seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning approving an Ordinance regarding Annexation of 148.62 acres, more or less, located in Hunt County, Texas, and any matters related thereto.

Deborah Sorensen stated that initially a property was left out of the ordinance, it has been added and the correct acreage is 157.32.

Council Member Wheatley made a motion to approve an Ordinance regarding Annexation of 157.32 acres. Council Member Houk seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah 3B, 58.164 acres, situated in the JW Beckton Survey, Abstract No. 91, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated Verandah 3B is the next phase of Verandah. It contains 225 residential lots. The development agreement between Verandah MUD and the City requires a preliminary plat and final plat. This is the preliminary plat. The Planning and Zoning Commission recommend approval.

Council Member Wheatley made a motion to approve the Preliminary Plat of Verandah 3B. Council Member Crowley seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning an Ordinance regarding Design Manual and Pole Attachment Agreement Regulating the installation of Network Nodes on City Service Poles and Utility Poles, and any matters related thereto.

Jason Day stated that items 6 and 7 actually go together. Legislation passed and signed into law, SB 1004, which allows cellular companies to install wireless facilities on poles in rights-of-way of local communities. The legislation allows local communities some ability to regulate these wireless installations. This is a generic ordinance provided by TML and we can always amend this at a later date.

Mayor Pro Tem Ellis made a motion to approve the Design Manual and Pole Attachment Agreement. Council Member Bradley seconded the motion. **Motion passed 7-0.**

7. Consider and act concerning an Ordinance regarding Regulating the Physical Use, Occupancy and Maintenance of City Rights-of-Way by Wireless Network Providers, and any matters related thereto.

Jason Day added that is ordinance deals more with the safety aspect.

Council Member Bradley made a motion to adopt the Ordinance. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

8. Consider and act concerning approving the Community Development Corporation (CDC) Budget for FY 2017-2018, and any matters related thereto.

Larry Lott presented the Community Development Corporation (CDC) Budget for FY 2017-2018.

Council Member Crowley made a motion that the Community Development Corporation (CDC) Budget for FY 2017-2018 be approved. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

9. Consider and act concerning continuation with the Royse City Herald Banner or possible bid on the official newspaper, and any matters related thereto.

Deborah Sorensen stated this is an annual housekeeping item. It is time to name the official newspaper for the City for the next year. Resolution No. 05-05-458R states Royse City Herald Banner is our official newspaper until another selection is made by City Council. Action could be to bid the official newspaper or to continue with the Resolution.

Council Member Crowley asked if there are other options. Deborah responded that the Rockwall County News is no longer in publication. The City of Heath uses The Dallas Morning News.

Jason Day added that the only paper that holds a second-class permit for this area is the Royse City Herald Banner.

Council Member Crowley made a motion to continue with the Royse City Herald Banner as the official newspaper. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

10. Consider and act concerning authorizing a change order and associated documents From Texas Department of Transportation for improvements to Shaw Drive in an amount not to exceed \$153,000, and any matters related thereto.

Carl Alsabrook stated Shaw Drive will be hard surface from FM 2642 to the service road to I-30. Originally, it was just seal coat. Once approved, the work should start in 7 to 10 days.

Council Member Houk made a motion to approve the change order. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

11. Discussion concerning monthly revenue and expenditure report for July 2017, and any matters related thereto.

Shannon Raymond presented the July monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. July 2017 receipts are for May sales and were 11.84% higher compared to July 2016 receipts after 380 rebates. Sewer expenditures are ahead of the budgeted threshold because sewer treatment services/debt payments to NTMWD must be paid in advance (2 months). Additionally, prior year sewer treatment exceeded allocation and was paid in April. Bond funds were received mid-July.

Mayor Nichol congratulated Shannon for doing an awesome job and thanked Shannon and her staff.

12. Discussion concerning City Manager update: Development, and any matters related thereto.

Carl Alsabrook reported the repair to Live Oak Street (from County Line to Birch Street) should begin on Monday. It is a 7 day job and it will be a two way street when completed.

Next Thursday at 2 pm at City Hall, probably in the conference room, there will be a Kick-Off Meeting for the widening of FM 2642. Hunt County Voters approved a bond last November for a four lane divided concrete curb and gutter road. It was number one on the list and has been funded.

Close to tearing down a house on Houston Street, then Habitat for Humanity will begin construction of a new home.

Carl stated that Paula Morris did a great job regarding the Back to School Bash. She had a lot of help from the Parks Department. They did an excellent job.

## **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.

Mayor Nichol stated that she has invited Rockwall Medic Rescue to come to the next City Council Meeting to let us know about their Request for Proposal and all of the changes that they have made.

Carl asked the Mayor if she was interested in allowing Rockwall County Commissioner Magness to come to the next City Council Meeting and give an overview of all of the road projects in Rockwall County. Mayor Nichol confirmed that she wanted Rockwall County Commissioner Magness to be at the next council meeting.

Council Member Branch wants to know what Oncor plans to do about the city's electricity situation. He wants to see a plan of action from Oncor, either in person or in writing. He would like to see a time frame or time line, what they plan on doing. Mayor Nichol said that she received a call from an Oncor Representative yesterday informing her that we should be seeing tree trimmers trimming the trees back from the electric lines. There is Oncor staff that were upset that it hadn't been handled already, as well as a lot of citizens. Council Member Branch reiterated that he wants to see in writing the time lines of their plan. He also wants to know what action the City can take if they don't get something done in a timely fashion.

**N. ADJOURN AT 7:43 PM**

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

  
Janet Nichol, Mayor

**ATTEST:**

  
Deborah Sorensen, TRMC, CMC City Secretary



