



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, September 12, 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  
 Council Member Place 1, Charles Houk - 7:06 pm  
 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  
 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. CITIZENS PARTICIPATION**

None

**D. APPOINTMENT**

1. Appointment with Medic Rescue, Inc. (Rockwall County EMS) to discuss EMS Contract with Rockwall County, and any matters related thereto.

Mayor Nichol thanked Mitch Ownby and Rockwall County EMS for everything that they have done. Mayor Nichol stated that she asked Mitch to come give a presentation regarding what they have done and what they are doing. They were just awarded the contract for Rockwall County.

Mitch Ownby, owner of Rockwall County EMS, stated they started in 1996. They wanted to personalize Rockwall County. They just renewed their 10 year contract with Rockwall County. They answered their first 911 call on January 11, 1997. They

started out with two stations, one in Royse City and one in Rockwall. At that time, there was a difference in the response times to urban areas and rural areas.

In 2003 the Emergency Services Corporation was formed by Rockwall County. It is a coalition of all the cities in the county. In 2007, Rockwall County EMS was given a 5 year contract with five 1 year renewals. They just received the new contract beginning October 1, 2017.

Now the response times are the same, regardless of whether it is an urban area or a rural area. The only difference is if it is a Priority One or a Priority Two call. Now they have four stations and have added unit hours. They will also develop an Emergency Physician's Advisory Board. They are currently looking for an ESC Medical Director.

They are now partnering with AMR through a MSA, Master Services Agreement. They are using the AMR dispatch integration with a LOGIC intelligent dispatch system. They are looking for new ways to improve.

Mayor Nichol thanked Mitch once again and stated that she has only had two complaints in nine years. She is very appreciative of Mitch and his staff.

2. Appointment with Rockwall County Commissioner David Magness, to discuss Rockwall County Road Projects, and any matters related thereto.

Mayor Nichol thanked Commissioner Magness for all that he has done.

Commissioner Magness gave an update on various road projects in Rockwall County. The Road Consortium meets every fourth Wednesday to discuss road projects. They are currently working on three projects; FM 740 South in Heath, FM 3549 and Interstate 30 Interchange, and Hwy 276. The next projects coming up are FM 3549 North to Hwy 66, FM 549 from Hwy 276 to Hwy 205, and on Hwy 276 to Hwy 205. The Hwy 276 project should start in about six months.

TxDOT is planning to rebuild the interchange at FM 548 and I-30 and FM 35 and I-30. It will be rebuilt in the manner of the Erby Campbell interchange. There will also be an exchange at the Outer Loop and I-30. The Outer Loop was moved to align with Floyd Road. It is very important that these corridors are protected so that they can build the highway.

There are seven State Constitutional Amendments that will be on the ballot for the November 7<sup>th</sup> Election. Primary Elections and General Elections are paid for by the parties. Special Elections, like Constitutional Elections are paid for by the counties. The Secretary of State has recommended consolidating precincts due to low voter turnout. Based upon this, Early Voting will only take place at Fate City Hall, Heath City Hall, and Rockwall County Library. On Election Day, Royse City voters will only be able to vote at Fate City Hall.

#### **E. NEW EMPLOYEE**

1. Martin "Bubba" Torres, Jr. – Parks & Facilities Superintendent

Carl Alsbrook introduced Martin "Bubba" Torres, Jr. and gave brief background.

2. Jacob Riggs – Parks Maintenance

Martin Torres, Jr. introduced Jacob Riggs and gave brief background.

#### **F. RECESS REGULAR CITY COUNCIL MEETING AT 7:28 PM**

## **G. PUBLIC HEARING**

1. Take testimony concerning the Fiscal Year 2017-2018 Budget.

No one spoke for or against.

2. Take testimony concerning the Re-Plat of Block N, Part of Lot 88 of the McCasland Addition, also known as 300 Howard Street, Royse City, Rockwall County, Texas.

No one spoke for or against.

## **H. CLOSE PUBLIC HEARING AT 7:31 PM**

## **I. RECONVENE REGULAR CITY COUNCIL MEETING AT 7:31 PM**

## **J. CONSENT AGENDA**

1. City Council Minutes: August 8, 2017, August 10, 2017, and August 22, 2017

Council Member Wheatley made a motion to approve Consent Agenda. Council Member Branch seconded the motion. **Motion passed 7-0.**

## **K. BUSINESS**

1. Consider and act concerning an Interlocal Cooperation Agreement between Rockwall County and the City of Royse City for the Provision of Emergency Dispatch Services in the amount of \$57,000, for a period of October 1, 2017 through September 31, 2018, and any matters related thereto.

Jason Day asked for this item to be continued. Chief Stapleton would like a longer term in the contract. Commissioner Magness and the Rockwall County Sheriff's Department have agreed, however, it is a matter of getting in touch with the County Attorney to make the changes.

Council Member Branch made a motion to continue this item. Council Member Crowley seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning an Interlocal Agreement between Rockwall County and the City of Royse City for Fire Protection Services for a period of October 1, 2017 through September 31, 2018, and any matters related thereto.

Carl Alsbrook stated this is an annual contract. There aren't any changes and Fire Chief Bell and Jason Day are ok with the contract.

Council Member Crowley made a motion to enter into the Interlocal Agreement between Rockwall County and the City of Royse City for Fire Protection. Council Member Branch seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning an Ordinance amending the FY 2016-2017 Annual Budget, and any matters related thereto.

Shannon Raymond stated that is the final amendment to the FY 16-17 Budget. There are minor changes, added Police Officer, Building Inspector; server replacement, security cameras for both the police building and city hall, widening Live Oak, and vehicle replacements.

Mayor Pro Tem Ellis made a motion to amend the FY 2016-2017 Annual Budget. Council Member Bradley seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning an Ordinance adopting the annual budget for the City of Royse City, Texas for the fiscal period of October 1, 2017 through September 30,

2018; providing for intra-fund and/or intra-departmental transfers; providing for investment of idle funds; and declaring an effective date, and any matters related thereto.

Shannon Raymond stated this is the proposed budget. Staff may come back and ask to amend later.

Mayor Pro Tem Ellis made a motion to approve and Ordinance adopting the annual budget for FY 2017-2018. Council Member Branch seconded the motion. **Motion passed 7-0**, with the roll call vote as follows:

Council Member Houk – yes  
Mayor Pro Tem Ellis – yes  
Council Member Bradley – yes  
Mayor Nichol – yes  
Council Member Wheatley – yes  
Council Member Branch – yes  
Council Member Crowley - yes

5. Consider and act concerning an Ordinance fixing the tax rate/levy for Tax Year 2017 and Fiscal Year 2017-2018 Budget at \$0.6215 per \$100 valuation, and any matters related thereto.

Shannon Raymond announced the proposed tax rate is a \$0.0556 reduction of last year's tax rate.

Council Member Crowley made a motion to approve an Ordinance adopting the tax rate of \$0.6215 for FY 2017-2018. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0**, with the roll call vote as follows:

Council Member Houk – yes  
Mayor Pro Tem Ellis – yes  
Council Member Bradley – yes  
Mayor Nichol – yes  
Council Member Wheatley – yes  
Council Member Branch – yes  
Council Member Crowley - yes

6. Consider and act concerning ratifying the Property Tax Revenue increase reflected in the FY 2017-2018 Budget, and any matters related thereto.

Shannon Raymond stated this item is required due to the fact that there is additional tax revenue coming in over the prior year. This is associated to added values and new construction. The increase is \$280,000.

Council Member Bradley made a motion to ratify the Property Tax Revenue increase reflected in the FY 2017-2018 Budget. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0**, with the roll call vote as follows:

Council Member Houk – yes  
Mayor Pro Tem Ellis – yes  
Council Member Bradley – yes  
Mayor Nichol – yes  
Council Member Wheatley – yes  
Council Member Branch – yes  
Council Member Crowley - yes

7. Consider and act concerning approval of the 2017 Annual Service Plan Update including the collection of the 2017-2018 annual installments for the Union Square Public Improvement District, and any matters related thereto.

Shannon Raymond stated the Union Square PID was created in 2015. There are 152 lots that were platted and they are settling on all of those. Since they were not completed lots by January 1<sup>st</sup>, they are still considered owned by the developer. The Service Plan has to be update annually.

Council Member Branch made a motion to approve the Annual Service Plan including the collection of the 2017-2018 annual installments. Council Member Crowley seconded the motion. **Motion passed 7-0.**

8. Consider and act concerning an Interlocal Agreement for Assessment and Collection of Union Square PID Assessments by Rockwall County Appraisal District, and any matters related thereto.

Shannon Raymond stated this agreement allows Rockwall CAD to assess and collect for the Union Square PID, instead of City Hall handling everything.

Mayor Pro Tem Ellis made a motion to approve the Assessment and Collection Agreement with Rockwall County Central Appraisal District. Council Member Branch seconded the motion. **Motion passed 7-0.**

9. Consider and act concerning a Resolution regarding the elevations and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for a drive-thru restaurant (Arby's) to be located at Lot 3 of the Erby Campbell Retail Two Development, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated this property is located at Lot 3 of the Erby Campbell Retail Two development, which is between Wal-Mart and Tractor Supply Company. The Planning and Zoning Commission recommended approval of the elevations, etc. on September 7, 2017.

Council Member Wheatley made a motion to approve a Resolution regarding the elevations and other submitted materials as related to Chapter 14 Zoning. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

10. Consider and act concerning a Resolution regarding the elevations and other submitted materials as related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I30 COD) for drive-thru restaurant (Popeye's) to be located at Lot 5 of the Erby Campbell Retail Two Development, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated this property is located at Lot 5 of the Erby Campbell Retail Two development, which is between Wal-Mart and Tractor Supply Company. The Planning and Zoning Commission recommended approval of the elevations, etc. on September 7, 2017, with the condition that a gate of standing seam metal (matching/similar to the awnings/canopies) be placed on the grease trap area/maintenance area on the back of the building.

Council Member Crowley made a motion to approve Resolution regarding the elevations and other submitted materials as related to Chapter 14 Zoning. Council Member Branch seconded the motion. **Motion passed 7-0.**

11. Consider and act concerning an Ordinance regarding a Re-Plat of part of Block 88, Original Town of Royse City, being 0.488 acres, part of the JDF McCasland Survey,

Abstract No. 150, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated this property is located on Howard Street. It is nearly half of an acre on the west side of the lot on Howard Street and east side of lot on May Street. The owner has the square footage and availability to create two lots, meeting the single-family 2 lot requirements. This will leave an existing home on Howard Street lot and create a lot on May Street that will be vacant.

Council Member Wheatley made a motion to approve the Ordinance for Re-Plat. Council Member Bradley seconded the motion. **Motion passed 7-0.**

12. Consider and act concerning an Ordinance regarding a Re-plat of CVS-Royse City Addition, Lots 2R1, 6, 7, 8, & 9, Block 1, being a 4.698 acre tract of land situated in the W Love Survey, Abstract No. 135 and being a re-plat of Lot 2R & 4, Block 1 of CVS-Royse City Addition, Royse City, Rockwall County, Texas, and any matters related thereto.

Janet McPherson stated this property is located on the northeast corner of I-30 and Erby Campbell. The request of re-plat is being made as more lots are being platted and easements added for the Commercial 2 area. Re-plats only go to City Council for approval so there is no recommendation from the Planning and Zoning Commission.

Council Member Branch made a motion to approve the Re-Plat. Council Member Crowley seconded the motion. **Motion passed 7-0.**

13. Consider and act concerning an Ordinance regarding a Final Plat of Stone River Two, Phase Two, being 29.308 acre tract of land 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 stated this property is located off of FM 2453, south of Phase 1. It contains 100 single-family lots. All infrastructure/improvements have been completed. The Planning and Zoning Commission recommended approval of the final plat on September 7, 2017.

Council Member Crowley made a motion to approve the Final Plat of Stone River, Phase Two. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

14. Consider and act concerning an Ordinance regarding a Final Plat of West Main Addition, being a 6.028 acre tract of land situated in the JW Marshall Survey, Abstract No. 776, an addition in the ETJ of the City of Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated this property is located in the ETJ off of FM 35, approximately 2.5 miles past the high school. The frontage is on FM 35 and CR 2591. It contains 3 lots. The lot facing FM 35 is intended for a commercial business. The other two lots will face CR 2591 and are intended for single-family use. Because a commercial use is involved, staff requested the owner combine items of a development plat onto the final plat. At the time of consideration by Planning and Zoning Commission, the owner had site plan/development information on a separate sheet and a plat, but their surveyor had not provided the owner with the plat that contained all in one document. The Planning and Zoning Commission voted to recommend approval with the condition that those items be combined before the City Council Meeting take action on the plat.

Janet added that the property is not located near any wastewater facilities. The plat notes that they will be installing on-site sewage facilities on each property. The property is in Cash SUD's CCN. They have had a hard time getting information from Cash SUD to determine pressures. Since they cannot get information, they are requesting a waiver from the flow requirements. Easements for utility and drainage have been dedicated and ROW has been dedicated along FM 35 and CR 2591. Normally, a driveway on FM 35 for a commercial business would be, at least 24 feet, but due to TxDOT regulations, the cut cannot be any larger than 18 feet.

Council Member Branch made a motion to approve the Final Plat of West Main Addition with the addition of "Royse City" being added to item 10 of the plat. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

15. Discussion concerning City Manager update: Development, FM 2642 expansion, Bulldog Homecoming Pep Rally, and any matters related thereto.

Carl Alsbrook stated Live Oak should be done by Friday; it is going from one lane to two lanes. The paving of Shaw Drive should begin shortly. FM 2642 has been approved and funded for a four lane divided road with a bike path or large walking path to be added. Dario Lopez and his staff are handling a few concrete repairs in-house.

We will have a City Council Workshop on September 26<sup>th</sup> at 6 pm, prior to the 7 pm City Council Meeting.

The Homecoming Pep Rally is next Wednesday, September 20<sup>th</sup>. Main Street will be blocked off. Pumpkins will be delivered on October 16<sup>th</sup> for the Main Street Pumpkin Patch.

**L. RECESS CITY COUNCIL MEETING AT 8:08 PM**

**M. EXECUTIVE SESSION**

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

Section §551.071 - Private consultation with the City Attorney; and Section §551.072 - Deliberation regarding Real Property

1. Discussion with City Attorney regarding the purchase, exchange, lease, or value of real property located in Rockwall, Collin, and/or Hunt County for future city facilities.
2. Discussion with City Attorney regarding land acquisition located along Shaw Drive in Hunt County.

**N. CLOSE EXECUTIVE SESSION AT 8:57 PM**

**O. RECONVENE CITY COUNCIL MEETING AT 8:57 PM**

1. Further discussion and possible action from Executive Session concerning the purchase, exchange, lease, or value of real property located in Rockwall, Collin, and/or Hunt County for future city facilities.

Council Member Branch made a motion to authorize the City Manager to sign documents and fund the acquisition of 51.471 acres on Hwy 66 in Collin County for a future municipal complex for \$526,209.50. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

Council Member Branch made a motion to authorize the City Manager to sign documents and fund the acquisition of approximately 15 acres on Hwy 66 in Collin County for a future municipal complex not to exceed \$75,000. Council Member Crowley seconded the motion. **Motion passed 7-0.**

2. Further discussion and possible action from Executive Session concerning land acquisition along Shaw Drive in Hunt County.

No action taken.

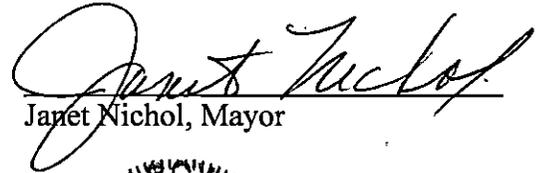
**P. FUTURE AGENDA ITEMS**

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.

None

**Q. ADJOURN AT 8:59 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

