



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, September 26, 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
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 3, Bruce Bradley
Council Member Place 4, Matt Wheatley
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 1, Charles Houk
Council Member Place 5, James Branch

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
Director of Public Works, Dario Lopez
Executive Director of Community Development Corp., Larry Lott

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Ellis gave invocation and led the Pledge of Allegiance.

C. CITIZENS PARTICIPATION

Carl Alsabrook introduced Richard Pense, Principal at Ruth Cherry Intermediate School and Scout Master for Troup 312; along with Scout Troup 312. There were in attendance for their Citizenship Merit Badge.

D. PROCLAMATION

1. Hispanic Heritage Month

Mayor Nichol presented Erika Ledford, with Rockwall LULAC, with a Proclamation for Hispanic Heritage Month.

E. APPOINTMENT

1. Appointment with Brent South, with Hunt County Central Appraisal District (CAD), to discuss a building proposal, and any matters related thereto.

Brent South, Chief Appraiser with Hunt County CAD, presented the Hunt CAD Building Proposal. The Hunt County CAD Board of Directors recognized that they have outgrown their current building. The Board of Directors are proposing to purchase a 10,000 square foot building located at 3301 Ridgecrest Road in

Greenville. The purchase price is \$586,000 and remodel estimate is \$750,000 to \$850,000, bringing the total cost to \$1,336,000 to \$1,436,000. The annual cost to the City of Rose City would be \$200 to \$210. They are proposing to sell the existing building and the proceeds from the sale will be used to buy down the note of the new building. Brent South stated that the Hunt County CAD is not asking for any action yet. The Hunt County CAD Board plans on passing the official resolution on October 30th and taxing units governing bodies must take official action on or before November 30, 2017. Any taxing entity that does not take action must be considered a no vote.

F. RECESS CITY COUNCIL MEETING AT 7:10 PM

G. PUBLIC HEARING

1. Take testimony concerning a request by owner/owner representative for a zoning change (conceptual plan) from Agricultural (AG) and Commercial 2 (C2) to Planned Development (PD) (mixed use/urban village) for Anderson Crossing, the properties described as Tract R1 of the John Davis Survey, Abstract No. 1317, Royse City, Hunt County, Texas; Tract 2-1 of the R Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas; and Tract 20 of the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.

Chris O'Connor, with Masterplan 900 Jackson Street, Dallas, stated he supports the recommendation of the Planning & Zoning Commission to approve the zoning change.

H. CLOSE PUBLIC HEARING AT 7:12 PM

I. RECONVENE CITY COUNCIL MEETING AT 7:12 PM

J. 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: September 12, 2017
2. Authorize the City Manager to sign letter engaging Rutledge Crain & Company, PC as the firm to conduct the City's audit for the fiscal year ending September 30, 2017, and any matters related thereto.

Council Member Wheatley made a motion to approve the Consent Agenda. Council Member Crowley seconded the motion. **Motion passed 5-0.**

K. BUSINESS

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

Shannon Raymond presented the August monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. August 2017 receipts are for June sales and were 13.91% higher compared to June 2016 receipts after 380 rebates. Budget amendments are included in the Water/Sewer Fund. Revenues and expenditures are expected to end the year within budget.

2. Consider and act concerning authorizing the City Manager to accept and enter into Chapter 43 Texas Local Government Code Development Agreement with the Clinard Family, and any matters related thereto.

Jason Day explained this 212 Agreement is with the Clinard Family for 31 properties. Keith Clinard is in attendance representing the family. This agreement will allow the properties to remain outside of the city limits as long as they keep farming the land and not develop the properties. Staff supports this agreement.

Council Member Crowley made a motion for the City Manager to accept and enter into Chapter 43 Texas Local Government Code Development Agreement with the Clinard Family. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Ordinance Allowing Minor Plats in the Extra-Territorial Jurisdiction (ETJ) of Royse City, and any matters related thereto.

Jason Day stated that currently we allow minor plats in the city limits, but not in the ETJ. By allowing the minor plats in the ETJ, it will allow the land to be subdivided easier.

Council Member Bradley made a motion to allow minor plats in the ETJ of Royse City. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

4. 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 stated this item was originally postponed. Staff is now bringing this item back for consideration. Rockwall County handles all of the dispatching, both for fire and police for all of Royse City. Staff is satisfied with the price of the contract, it was the length of termination notice that was the problem. Originally it was a 30 or 60 day notice to terminate and now it is a 12 month notice. The contract is set to renew each year. Staff recommends approving the contract.

Council Member Wheatley made a motion to enter into an Interlocal Cooperation Agreement between Rockwall County and the City of Royse City. Council Member Crowley seconded the motion. **Motion passed 5-0.**

5. Consider and act concerning an Ordinance regarding a Final/Development Plat of Lot 1, Block 1 of the Firewheel Addition, situated in the JWF Stone Survey, Abstract No. 198, Royse City, Rockwall County, Texas, and any matters relating thereto.

Mayor Pro Tem Ellis excused himself from the Dais due to a conflict of interest.

Janet McPherson stated the property is located on the southeast corner of FM 35 and FM 2453. Though there is no subdivision/dividing of property taking place, because it has never been platted and is being developed as commercial, a plat is required. Public utilities exist to serve the property, ROW dedication is being made on by the plat. The Planning & Zoning Commission took action on the plat on September 20, 2017, recommending approval.

Council Member Crowley made a motion to approve the Final/Development Plat of Lot 1, Block 1 of the Firewheel Addition, situated in the JWF Stone Survey, Abstract No. 198. Council Member Wheatley seconded the motion. **Motion passed 4-0.**

Mayor Pro Tem Ellis returned to the Dais.

6. Consider and act concerning an Ordinance regarding a Zoning Change from Agricultural (AG) and Commercial 2 (C2) to Planned Development (PD) (mixed use/urban village) for Anderson Crossing, the properties described as Tract R1 of the John Davis Survey, Abstract No. 1317, Royse City, Hunt County, Texas; Tract 2-1 of the R Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas; and Tract 20 of the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.

Janet McPherson stated Property is approximately 107 acres and is located on the northwest corner of Interstate 30 and FM 2642 (and is in all three counties), known as Anderson Crossing. It contains retail, commercial, and residential uses. It outlines temporary uses; contains a land use table of uses allowed, etc and definitions; street design; has its own design standards for development; outlines signage and more. This is the conceptual plan. It will set the 107 acres as Planned Development zoning. As each phase develops, it will be brought back to the City for approval of the phase's development plan. The Planning & Zoning Commission recommended approval on September 7, 2017. This follows in line with our Comp Plan.

Council Member Wheatley made a motion to approve the Zoning Change for Anderson Crossing. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

7. Consider and act concerning a Resolution Appointing Four Commissioners to the Planning and Zoning Commission (term October 1, 2017 to September 30, 2019), and any matters related thereto.

Janet McPherson stated that Kari Hollifield and Russ Flanigan have agreed to continue to serve on the Planning & Zoning Commission. She will have two open seats to fill.

Council Member Bradley made a motion to appoint Kari Hollifield and Russ Flanigan to the Planning & Zoning Commission. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

8. Consider and act concerning a Resolution appointing David Hollifield to the North Texas Municipal Water District (NTMWD) Board of Directors for an unexpired term (September 27, 2017 to May 31, 2018), and any matters related thereto.

Carl Alsbrook stated David Hollifield has agreed to serve on the Board of Directors for NTMWD. He has met with Jim Mellody, our other NTMWD Board of Director.

Mayor Pro Tem Ellis made a motion to appoint David Hollifield to the North Texas Municipal Water District Board of Directors. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

9. Discussion concerning City Manager update: Development, Appointments to Rockwall CAD Board of Directors, Main Street Pumpkin Patch – October 17th thru October 31st, 111 E. Main Street, Trick-or-Treat on Main Street – October 25th 6:00-8:00 pm and any matters related thereto.

Carl Alsbrook gave an update on road repairs. Live Oak is complete now and is two ways. He thanked Dario and his crew. On Shaw Drive, the asphalt started last night. It should be done by Thursday night.

Buc-ee's will begin their infrastructure construction shortly. They plan to open in January 2019. Panda Express is nearing completion.

Carl added that it is time to make appointments to the Rockwall County CAD Board of Directors. He will send out a list of who is on the CAD Board.

Main Street Pumpkin Patch is October 17th through October 31st at 111 E. Main Street. Pumpkins will be delivered on the 16th at 4 pm. Volunteers are needed. Trick-or-Treat on Main Street will be on October 25th, 6:00-8:00 pm.

Mayor Nichol asked Dario Lopez for an update on Wood Street. He responded that the water line is in on Wood Street. They are working on the sewer line. The longest part of the project is the road and drainage.

K. 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

L. ADJOURN AT 7:33 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 5-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC City Secretary

