



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, October 10, 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 – 7:03 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 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 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.

**D. CONSENT AGENDA**

1. City Council Minutes: September 26, 2017 Special Meeting and September 26, 2017 Regular Meeting
2. Nominate Russell Summers to be appointed to Rockwall CAD Board of Directors.  
Council Member Branch made a motion to approve the Consent Agenda. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

**E. BUSINESS**

1. Discussion of the Waterscape Public Improvement District (PID) and upcoming scheduling, and any matters related thereto.  
Jason Day stated everything is going really well. He introduced Collin Huffines, developer, and Misty Ventura, developer’s attorney. This item is on the agenda in

case there were any questions. Collin can answer any questions about development and Misty about what is going on. All and all, we are really happy with the project. It has come a long way. It is something we are going to be proud of and it is something for the City. Collin has been working with Kevin Shephard who did our Comp Plan. They have also been in touch with Rockwall Commissioner David Magnus. Collin has been working on a way to coordinate all of the new subdivisions going into the City to have trails that hook-up to each other using existing easements. Kevin is working on that, possibly doing it through Open Space and getting some funding from the county. There are some exciting things going forward on that. Misty will talk about the schedule of what is coming up and what you will see next week. If you have any questions for me or for her, this would be a good time to answer them. Of course, if you have anything over the next couple of weeks you can come ask me or ask Shannon.

Misty is present on behalf of the developer. It is a document intensive process. We are going back before council two times in addition to this evening. I believe the next time is October 24, 2017. At that council meeting you will have a small stack of documents. In this document set, what you are getting is two different things; two resolutions directing staff to publish and post notices and call a public hearing for the last action item on November 14, 2017; and, in that stack of paper, with the resolution, you have the service and assessment plan both for the capital improvements that are contemplated to be constructed with the project and the services that you wanted funded with this PID all as documented in the development agreement that you approved a long time ago. All you will be asked to do on October 24, 2017 is to adopt the resolutions calling for public hearings for November 14, 2017. Then on November 14, 2017, those hundreds of papers Jason was talking about will be before you. Those will be a combination of the final documents, which are the service and assessment plan. The action items for that November 14, 2017 meeting will be a public hearing. After the hearing is closed you will consider an ordinance levying the assessments on the property. Those assessments are what secures the public financing, which will be the third action item you will be asked to consider on November 14, 2017. In that public financing you will have a big stack of documents related to the offering and the documentation that evidences that debt is being issued secured solely, not by City taxes, but solely by the assessments levied on the property. Proceeds from those bonds go to fund the infrastructure. We have a very exciting, fun, project.

Jason said once the bonds are issued that triggers the dissolution of the MUD. The MUD goes away and it is replaced by the PID. There are PID bonds issued, which are issued by the City, but, as Misty said, they are not secured by the taxes, but only a levy on the property. The one interesting thing on them is that they are part outside the City and part inside the City. They are contracting with us to provide police, fire, and EMS services. A portion of the PID assessment goes to pay those bonds and a portion is coming back to fund police, fire, and EMS services.

Council Member Crowley asked, rather than having to go review a hundred plus pages, if an executive summary could be presented to the Council. Bring our attention to the most saline points.

Mayor Nichol asked when they would be starting. Collin addressed the Mayor's question. Collin gave a general update. They have broken ground and anticipate delivering the model lots in December. Phase 1, approximately 200 lots in our 1A, will be available for purchase from the builders by Spring. Misty added they have

already spent millions of dollars on the infrastructure that is already in the ground. That documentation will be included in the documentation you will receive. Only a portion of the infrastructure that is needed for this project is funded with the PIDs, the rest these developers get to fund.

Jason asked Collin to speak about the trails. Collin said the trail system is an organic idea he and Jason kicked around way back when Waterscape was just breaking ground. We had this off-site water line come online. It's twenty feet wide easement that is buried fifteen feet. The conversation we had been having is what are we going to do with it. After a lot of thought and process, we discussed the fact that we could put it into the parks department. Get a trail easement, if the landowners on it sign easements. Then we thought to build it out further, because there is an Oncor easement that runs right along Waterscape. The idea is to get it going along FM 548 and go along the Oncor easements. He called a couple other developers who are all very interested because the number one thing new home owners and buyers are all interested in is inter-connected trail systems. It is the first thing they ask about. He got in touch with Kevin, and they are drawing up a comprehensive master plan for the southern side of Royse City. There is an issue connecting under Interstate 30. TxDOT does not understand the intricacies of what is trying to be done. It is an ongoing issue that he is sure they will get to when they have something to present to City Council in the near future.

Mayor Nichol asked Collin about the amenities that will be provided. Collin said they are planning a 2,000 – 3,000 square foot club house with an Olympic size swimming pool, and a splash pool. There are already two ponds. They will build sidewalks around them for an inter-trail system on-site. They will be stocked for fishing. They would like to bring the community together for activities and programing. At the club house you will have the pool, combined with the park spaces with the lakes. He really hopes that the entire community will be brought together, not only in the space provided, but in the programing provided to get and drive the community together for a long period of time to hold its value.

Collin further said they are in discussions with the Royse City ISD to get an elementary school onsite. That would come with whatever they will need in terms of green space, fields, etc. Their time frame on that is five to eight years out, which is past our development timeframe. We are trying to time it with the ISD based on when they will come online. Right now, the space is being put aside pending their timeframe, probably for the next 24 – 36 months.

2. Consider and act concerning authorizing the City Manager to accept and enter into Scope and Fee Proposal for Professional Services for Zoning Ordinance Update and Associated Services with Verdunity, and any matters related thereto.

Janet McPherson stated that they did the Comp Plan in the spring and it was adopted. It is typical that after you complete a Comp Plan is then to update your zoning ordinance, because your Comp Plan is your base and everything else should follow that. Our zoning ordinance is out of date. This was a budgeted item. The budgeted amount was based on the proposal we have been tossing around for the last several of months. There is a schedule of fees in the proposal in the packet. We are asking that you give the City Manager permission to sign the contract so we can get this done.

Mayor Nichol asked if this is something we need to do. Janet explained it is a little difficult to get them to work together right now.

Council Member Houk asked if this goes out for bid. Shannon Raymond explained it is consider professional services so it is not required to go out for bid.

Council Member Houk asked if there was a discount on this because of all the work Verdunity has done in the community. Shannon and Janet said yes. Janet explained that when they sat down originally to come up with a price for us, there wasn't a number they were trying to hit. Shannon said they combined the processes, the Comp Plan and the ordinances, because it is typical that those two projects are tied together. Janet further explained Verdunity started shaving off and cutting down on meetings to help us out. As far as going with a different company, the process would take longer and probably cost more. Using them helps us out a lot.

Council Member Bradley asked if the proposal was still completely valid because they had passed the 15-day period. Janet said everything will be edited in the proposal. Janet said all of it is still completely valid.

Council Member Branch made a motion to authorize the City Manager to accept and enter into Scope and Fee Proposal for Professional Services. Council Member Crowley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning an Ordinance cancelling the November 28, 2017 and December 26, 2017 Regular City Council meetings, and any matters related thereto.

Council Member Branch made a motion to cancel the meetings. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

### **C. CITIZENS PARTICIPATION**

Becca and Julie Nichols, 1905 Louis Miller Drive – book donations for Hurricane Harvey victims. After we all heard about the Hurricane Harvey victims, Becca started decorating a box and we didn't really know what it was for, but Becca had already talked to the school about collecting books for the libraries, for the schools, that had been affected by Hurricane Harvey. The more I found out what Becca planned and what she had put into motion, we contacted the principal, Mrs. Pense, at Davis. We got her support and we put a box out for them to start taking donations. She did an announcement and they sent out a flyer. Books started coming in like crazy. We have got about seven big boxes of books that have been donated just from Davis. We now have boxes at Ruth Cherry and Vernon. Becca keeps coming up with things to do to get this thing started. I contacted Mayor Nichol to see what we could do as far as the City goes. Mayor Nichol put us in contact with the librarian and we are going to join them for their FunFest. We would appreciate any help or ideas. As far as getting the books down there, we been contacted the Royse City ISD. Adi Bryant has contacted us and said that there is an organization down there who is willing to take them because the schools have limitations on what types of books they can accept. And, they are not ready to put them in a library yet. They are still going through their construction phase. What they are going to be donated to is a missionary group down there that right now is housed in Houston. A hotel that is housing misplaced families. They do a big event every Saturday where they give out these different things they have collected to the families. Becca is very excited because at least the kids can hear a bedtime story, at least they can have something to do throughout the week when they are going to school. [The books] are going to go to a missionary group and they are going to be dispersing them out to different families. Not just to families in Houston, but wherever they are needed. That is our idea. We would appreciate some support and ideas that you guys can mention.

Mayor Nichol said Chief Stapleton would be happy to put a box here for books to be dropped off and you can put one at City Hall.

Herldine Radley, the library director, mentioned they could place a box at the library.

Mayor Nichol said it was a great idea and thanked them for coming.

**F. 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 Pro Tem Ellis asked that we contact TxDOT regarding putting a temporary traffic light at FM 2453 and FM 35 for when the bridge comes down at FM 2642. Let's be prepared, not reactive.

Council Member Branch stepped down from the dais at 7:21 PM.

**G. ADJOURN AT 7:21 PM**

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 6-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary

