



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, October 24, 2017 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER 7:01 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 6, Tom Crowley

Members Absent: Council Member Place 1, Charles Houk
Council Member Place 4, Matt Wheatley
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
Police Chief, Jeff Stapleton
Executive Dir. of Develop. & Community Services, Janet McPherson
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. CITIZENS PARTICIPATION

None

D. RECESS CITY COUNCIL MEETING AT 7:03 PM

E. PUBLIC HEARING

1. Take testimony concerning the need to continue the Teen Curfew Ordinance, and any matters related thereto.

No one spoke for or against.

2. Take testimony concerning lowering the posted speed limit on Live Oak between County Line and Birch to 25 mph, and any matters related thereto.

No one spoke for or against.

3. Take testimony concerning a request for zoning change amending a Planned Development of the Rolling Meadows, Phase 2, removing the fence/masonry wall

from Phase I of Rolling Meadows, as outlined in the zoning of the Rolling Meadows, Phase 2 Planned Development Zoning Ordinance and Conceptual Plan. Planned Development is Tracts 22-24 of the WH Kuykendall Survey, Abstract 513, Royse City, Collin County, Texas, and any matters related thereto.

This item was removed from the agenda.

F. CLOSE PUBLIC HEARING AT 7:04 PM

G. RECONVENE CITY COUNCIL MEETING AT 7:04 PM

H. 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: October 10, 2017

Council Member Bradley made a motion to approve the Consent Agenda. Mayor Pro Tem Ellis seconded the motion. **Motion passed 4-0.**

I. BUSINESS

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

Shannon Raymond presented the September monthly revenue and expenditure report. Sales tax represents 23% of General Fund revenues. September 2017 receipts are for July sales and were 3.84% higher compared to July 2016 receipts after 380 rebates. Budget amendments are included in the Water/Sewer Fund. Revenues and expenditures ended the year within budget. The audit will start in the next couple of weeks.

2. Consider and act concerning award of Banking Service Contracts, authorizing the City Manager to sign necessary documents to execute agreements for bank depository for the City of Royse City to begin December 1, 2017, and extend through November 30, 2020, with two possible one-year extensions, and any matters related thereto.

Shannon Raymond stated that two proposals were received; they were American National Bank and Guaranty Bank. The proposals were reviewed and both banks were interviewed. Guaranty Bank provided a more financially favorable proposal and they are our current bank depository.

Council Member Crowley made a motion to appoint Guaranty Bank & Trust as the City's Bank Depository and authorize the City Manager to sign the associated documents. Mayor Pro Tem Ellis seconded the motion. **Motion passed 4-0.**

3. Consider and act concerning a Resolution for the Continuation of Teen Curfew Ordinance No. 08-09-677, and any matters related thereto.

Jason Day stated the city has had a teen curfew for 20 or more years. In 2008 City Council passed the most recent teen curfew. State law requires that we have a public hearing every three years to continue to stop the teen curfew. This resolution will continue the Teen Curfew.

Chief Stapleton stated this is a formality and the police department requests the curfew be continued. The time of the curfew is Sunday through Thursday 11 pm and Friday through Saturday 12 midnight. This applies to under 17.

Mayor Pro Tem Ellis made a motion to continue the Teen Curfew. Council Member Bradley seconded the motion. **Motion passed 4-0.**

4. Consider and act concerning a Resolution related to the Waterscape Public Improvement District (PID) determining the costs of authorized Improvements, Accepting a Preliminary Service and Assessment Plan, including Proposed Assessment Rolls, related to the authorized improvements, directing the Proposed Assessment Rolls be filed with the City Secretary and made available for public inspection, calling a public hearing on the levy of special assessments against property in the District to pay certain costs, directing notice of such public hearing, providing an effective date, and resolving other matters incident and related thereto, and any matters related thereto.

Jason Day stated that this item is the next step for the PID. The first part is to set the Public Hearing for November 14, 2017 and to accept the preliminary service and assessment plan. This final plan will be approved at the November 14th meeting.

Mayor Pro Tem Ellis asked why is the City is issuing the bonds instead of the developer. Jason responded that it is a Public Improvement District; therefore, it requires the approval of the municipality. The City can control the issuance of debt.

Mayor Pro Tem Ellis made a motion to accept the Preliminary Services and Assessment Plan and to set a date for the Public Hearing. Council Member Bradley seconded the motion. **Motion passed 4-0.**

5. Consider and act concerning a Resolution related to the Waterscape Public Improvement District (PID) determining the costs of authorized Services, accepting a Preliminary Service and Assessment Plan, including Proposed Assessment Rolls, related to the authorized services, directing the Proposed Assessment Rolls be filed with the City Secretary and made available for public inspection, calling a public hearing on the levy of special assessments against property in the District to pay certain costs, directing notice of such public hearing, providing an effective date, and resolving other matters incident and related thereto, and any matters related thereto.

Jason Day explained that typically in PIDs, the only costs that are being assessed on the property owners are the costs associated with improving the property. This item is for a levy for public safety and road maintenance.

Council Member Crowley made a motion to accept the Resolution as presented in agenda item 5. Mayor Pro Tem Ellis seconded the motion. **Motion passed 4-0.**

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah 3B, 68.670 acres, situated in the JW Beckton Survey, Abstract No. 91, and the James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated the preliminary plat of Verandah 3B had been previously approved. Since then, engineers have been working to accommodate drainage, etc. They are filing a new Verandah 3B which takes out several lots that were on the southwest area and replaces them with some lots on the east area. Basically, they are switching out areas of land. The original lots on the preliminary plat (in the southwest area) will instead be used for detention area for the near future. The plat is in conformance with the development agreement of the City and Verandah. The Planning & Zoning Commission recommended approval.

Mayor Pro Tem Ellis made a motion to accept the Preliminary Plat of Verandah 3B. Council Member Bradley seconded the motion. **Motion passed 4-0.**

7. Consider and act concerning an Ordinance regarding a Final Plat of Union Square, Phase 2, 33.777 acres, situated in the Richard Mead Survey, Abstract No. 1226, Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated the property is located off of FM 2642 and FM 35 (across from the High School). Phase 2 is south of Phase 1. Infrastructure is complete. The Planning & Zoning Commission recommended approval.

Council Member Crowley made a motion to accept the Planning & Zoning Commission's recommendation of approval of the Final Plat of Union Square, Phase 2. Mayor Pro Tem Ellis seconded the motion. **Motion passed 4-0.**

8. Consider and act concerning an Ordinance regarding a Master Plat of Ridge Park Estates, situated in the James Rhodes Survey, Abstract No. 872, containing 100 acres of land, Royse City, Hunt County, Texas, and any matters related thereto.

Janet McPherson stated the property is located off of FM 35, approximately 7/10 of miles south of the High School. The Planned Development was amended earlier this year to accommodate larger lots. The master plat reflects such. The Planning & Zoning Commission recommended approval.

Council Member Crowley made a motion to accept the Planning & Zoning Commission's of approval of the Master Plat of Ridge Park Estates. Mayor Pro Tem Ellis seconded the motion. **Motion passed 4-0.**

9. Consider and act concerning an Ordinance regarding a Final Plat of Maverick Ridge Estates, 30.324 acres situated in the William C. Ward Survey, Survey No. 949, City of Royse City ETJ, Collin County, Texas, and any matters related thereto.

This item was removed from the agenda.

10. Consider and act concerning an Ordinance regarding a Re-plat of Royse City Industrial Park Lot 25r, being lots 25, 26, and 27 of Royse City Industrial Park, an addition to the City of Royse City, Collin County, Texas, being 2.755 acres out of the Turner Odell Survey, Abstract No. 681, City of Royse City, Collin County, Texas, and any matters related thereto.

Janet McPherson stated the property is located on Industrial Drive, on the east side of the road. One of the properties is where the City's water tower used to stand. The owner is re-platting the 4 lots he owns (lots 25a, 25a/b, 26a, and 27) into one lot.

Council Member Bradley made a motion to approve the Ordinance regarding a Re-plat of Royse City Industrial Park Lot 25R. Mayor Pro Tem Ellis seconded the motion. **Motion passed 4-0.**

11. Consider and act concerning an Ordinance regarding a Zoning Change Amending a Planned Development of the Rolling Meadows, Phase 2, for the properties described as Tracts 22-24 of the WH Kuykendall Survey, Abstract 513, Royse City, Collin County, Texas, and any matters related thereto.

This item was removed from the agenda.

12. Consider and act concerning an Ordinance regarding a Final Plat of Rolling Meadows Addition, Phase Two, 28.978 acres, situated in the William H. Kuykendall Survey, Abstract No. 513, Royse City, Collin County, Texas, and any matters related thereto.

This item was removed from the agenda.

13. Consider and act concerning an Ordinance Altering the Prima Facie Speed Limits Established for Vehicles Under the Provisions of the State Transportation Code for Live Oak Street (25 mph from County Line to Birch), and any matters related thereto.

Jason Day stated this brought on a recommendation of one of the City's Traffic Engineers. This is road leading into the park.

Council Member Crowley made a motion to accept the change of the Speed Limit Ordinance on Live Oak. Council Member Bradley seconded the motion. **Motion passed 4-0.**

14. Consider and act concerning a Resolution Removing Two Board Members and Appointing a Board Member to the Parks and Recreation Advisory Board (term October 25, 2017 to December 31, 2018), and any matters related thereto.

Carl Alsabrook stated that the Park's Board has recommended removing Dawn Peoples and Jarrod Buck due to lack of attendance. They recommend appointing Clinton Brunson to the Parks & Recreation Advisory Board. This will leave an open seat on the Board.

Council Member Crowley made a motion to accept the recommendation of appointing Clinton Brunson to the Parks & Recreation Advisory Board and removing Dawn Peoples and Jarrod Buck from the Board. Mayor Pro Tem Ellis seconded the motion. **Motion passed 4-0.**

15. Discussion concerning City Manager update: Development, 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 Alsabrook gave an update on development. Panda Express is now open and everything is great. Work is continuing to the west of the Wal-Mart area. There will be a retail strip in that area.

Last year there were 18 new business opened and as of October 1st, there have been 17 new business opened. That is 35 businesses within the last two years.

There was a meeting last week in Greenville with representatives from TxDot and Buc-ee's regarding the FM 2642 bridge project. They believe the bridge project will be completed in January 2019. They are hoping for the project to be completed in November 2018 so that Buc-ee's can open earlier.

Carl announced that Nerdwallet has named Royse City as one of the Top 10 places to raise a family.

Main Street Pumpkin Patch is October 17th through October 31st at 111 E. Main Street. Trick-or-Treat on Main Street will be tomorrow night, October 25th, 6:00-8:00 pm.

Main Street Café did sale and the new owner is looking to open up a sports themed restaurant.

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.

Council Member Crowley would like to see the Industrial Park cleaned up to make it more presentable to prospects.

Mayor Nichol would like to have an update on the status of the gas station that burned a couple of years ago. The property is along frontage road on the I-30.

L. ADJOURN AT 7:32 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 4-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC City Secretary

