



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, February 13, 2018 – 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 7:01 PM BY MAYOR NICHOL

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol
Council Member Place 1, Charles Houk - 7:19 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 Attorney, Jason Day
City Secretary, Deborah Sorensen
Interim Director of Develop. & Community Services, Rob Cooper
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Parks & Facilities Superintendent, Martin Torres, Jr.
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 Pro Tem Ellis gave invocation and led the Pledge of Allegiance.

C. CITIZENS PARTICIPATION

Lonnie Ferguson, 5413 PR – Would like to know if he is in the city or the county. They just moved her from California and would like to get involved in the community. They were very active in their community in California.

D. APPOINTMENT

1. Appointment with David Magness, Rockwall County Commissioner, regarding update on Rockwall County Thoroughfare Plan, and any matters related thereto.

Commissioner Magness presented an update on the Rockwall County Thoroughfare Plan to City Council. The three projects currently under construction are SH 66, FM 740 South, and FM 3549 Interchange. The scheduled construction projects are FM 3549, SH 276, FM 549, and FM 552. These are all Rockwall County projects.

There are three TxDot projects that will be coming up; they are IH-30, SH 205, and the Outer Loop. Freese and Nichols is currently working on a Rockwall County Road Plan and should be finished by August.

E. CONSENT AGENDA

1. City Council Minutes: January 23, 2018

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

F. BUSINESS

1. Consider and act concerning approval of a Capital Improvement Agreement with Ridge Park, and any matters related thereto.

Jason Day stated that Ridge Park is a development south of the high school. They are bringing an upsized waterline to their development and further down to CR 2526.

Larry Lott explained the deal points of the Capital Improvement Agreement. The first deal point is that the sanitary sewer impact fees for the subdivision will be waived, since the development will be on septic. The second deal point is that the cost of extending the waterline to the south end of the property will be reimbursed to the developer via a credit of \$2,000 for each home permit issued. The maximum costs of the reimbursement shall be \$172,000 for the 86 lots. The third deal point is to reimburse the developer for the cost of upsizing the water line from an 8' to a 16' at a cost not to exceed \$200,000. The final deal point is that the developer will initiate a change order with Double R Utilities to allow for an extension of the 16' water line from the south edge of the development to CR 2526. The developer will pay for the extension in the amount of \$99,607 and be reimbursed by the City.

Mayor Pro Tem Ellis made a motion to approve the Capital Improvement Agreement with Ridge Park. Council Member Bradley seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning awarding a bid for Cookston Court Improvements and authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Carl Alsabrook stated that the Community Development Corporation (CDC) purchased the lot between Joe's Meat Market and Domino's for the purpose of doing an outdoor gathering space. Initially, we were going to do the construction of the park in two to three phases. Due to the financial situation we are in now, we have decided to do it in one phase. The total of the project is \$215,000. Last year, \$138,500 was approved through the budget process. Right now we are asking for an additional \$76,500, which \$50,000 would come from the Hotel/Motel fund and \$26,500 from the general fund.

Council Member Crowley made a motion to authorize the award of a contract that authorizes the City Manager to sign the purchase order. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning an Ordinance regarding Discharge Regulations/(MS4) Storm Sewer System, and any matters related thereto.

Carl Alsabrook stated since we are now classified as an urbanized city by TCEQ, we are required to pass a MS4 Ordinance which makes sure that our storm sewer system

is not polluted. Jason Day stated that a sample ordinance was provided by TCEQ, which is what we are following. This is a state mandate.

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

4. Consider and act concerning a Resolution regarding the elevation and site plan as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I-30/COD) for the property described as Lot 7, Block 1, of CVS-Royse City Addition Re-plat (Burger King), and any matters related thereto.

Rob Cooper stated the site is located east of CVS Pharmacy with access from the north side I-30 service road. The exterior material is full brick finish. The store front window material is aluminum and glass. The windows are recessed having a decorative brick ledge along the bottom. The door and entryways is a clear aluminum frame. The roof-top equipment is screened from public view and the top ribbon is a metal coping. The Planning & Zoning Commission is recommending approval.

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

5. Consider and act concerning a Resolution regarding the elevation, site plan, and other material as it relates to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I-30/COD) for the property described as Lot 2R1, Block A, CVS-Royse City Addition, (Pappy's Express Car Wash), and any matters related thereto.

Rob Cooper stated the site is located north of CVS Pharmacy with a shared access with CVS from Erby Campbell. The exterior material is smooth-face and split-face CMU. The store front window materials are aluminum and glass. All exposed CMU will be sealed and factory tinted. The gutters and down-spouts will have concrete splash stones. The facility will be opened from 8 am to 7 pm and will have an attendant. The Planning & Zoning Commission is recommending approval.

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

6. Consider and act concerning a Resolution appointing two Commissioners to the Planning & Zoning Commission (term February 14, 2018 to September 30, 2019), and any matters related thereto.

Rob Cooper presented the three applications for the two vacant Planning & Zoning Commission seats. The Planning & Zoning Commission interviewed all three applicants and has recommended appointing Don Strother and Daniel Sisk.

Council Member Crowley made a motion to accept the two nominees for the Planning & Zoning Commission. Council Member Bradley seconded the motion. **Motion passed 7-0.**

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

Carl Alsabrook stated FM 2642 construction project is going well. Wood Street is 63% done.

Mayor Nichol asked about the wall that the developer of Rolling Meadows is building. It is coming along well. There have been complaints, however, the wall is not complete.

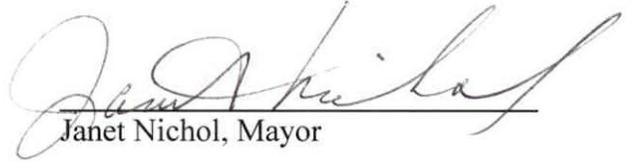
G. FUTURE AGENDA ITEMS

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.

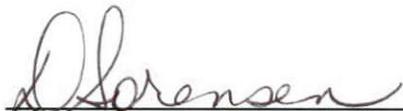
None

H. ADJOURN AT 7:50 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

