



**MINUTES SPECIAL JOINT  
COUNCIL MEETING WITH RCISD**

**Tuesday, February 20, 2018 – 6:30 pm**  
Royse City ISD Ernest Epps Education Service Center  
810 Old Greenville Road  
Royse City, Texas

**A. CALL TO ORDER 6:33 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

City Council

Members Present: Mayor, Janet Nichol  
Council Member Place 1, Charles Houk  
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  
Executive Director of Community Development Corp., Larry Lott

RCISD

Members Present: President, Julie Stutts  
Vice President, Scott Muckensturm  
Secretary, Christina Carrion  
Board Member, Eric Fort  
Board Member, Bobby Summers  
Board Member, Brian Zator

Members Absent: Board Member, Mike Anderson

Staff Present: Superintendent, Kevin Worthy  
Assoc. Superintendent, Jeff Webb  
Asst. Superintendent, Julia Robinson  
Asst. Superintendent, Kenny Kaye Hudson  
Chief Financial Officer, Byron Bryant  
Chief Technology Officer, Matt Yeager  
Chief Communications Officer, Adi Bryant  
Admin. Asst., Lisa Cook

**B. WELCOME MESSAGE FROM MAYOR JANET NICHOL AND  
SCHOOL BOARD PRESIDENT JULIE STUTTS**

**C. INTRODUCTIONS OF CITY COUNCIL AND STAFF AND SCHOOL  
DISTRICT BOARD OF TRUSTEES**

**D. INVOCATION**

President Stutts gave invocation.

**E. PLEDGE OF ALLEGIANCE**

President Stutts lead the Pledge of Alliance.

**F. DISCUSSION ITEMS**

1. Discussion items from Royse City ISD:

a. Bond Program 2018

Presenter: Superintendent Kevin Worthy

Kevin Worthy presented the Bond Program. The RC 2028 Bond Steering Committee was appointed and Nereida Bond and Todd Wharton were co-chairs. The committee was comprised of representatives with a variety of perspectives, including parents, citizens, business leaders, principals, teachers, PTA leaders, and others. Their scope of work was consideration and analysis of data related to possible bond election. Basic knowledge of public school finance issues and district financial data. Review of district facilities, demographic needs, educational adequacy, and safety and security needs. Collaborative formulation of bond package and participation in follow-up activities that result from bond proposal. Mr. Worthy reviewed the parameters of the committee. A master facilities plan was started in 2014. There was a facility audit with three priorities, low, medium, and high. Low items would come out of the budget, medium items would come from the facility improvement plan and high items would be big ticket items and require a bond.

Short term goals were established and can be expected for completion within the next ten years. The first is to shift the district's current grade configuration to a long-term grade configuration model allocating grades PK-5 to elementary, grades 6-8 to middle school and 9-12 to high school. The second is to construct a new middle school on Highway 66 in Fate, across from Fate City Hall. The third is to construct classroom additions and other building additions to the existing Royse City High School to accommodate student population increases when other options for relief are not available.

Long term goals were established and are beyond a ten year horizon and are dependent upon growth and capacity. The first is the construct a second high school campus in the western portion of Royse City ISD to accommodate student population increases when other options for relief are not available. The second is to construct classrooms additions and other building additions to the existing Royse City Middle School to accommodate student population increases when other options for relief are not available.

Mr. Worthy reviewed the various enrollment trends in the area and regions. The bond is due to enrollment growth. Royse City may enroll 6,000 students by 2018. The five year enrollment growth is 2,025 students. The bond is for \$60 million with no anticipated increase in property tax due to increase property valuations. The bond package consists of a new middle school in Fate for grades 6-8 with a 1,000 student capacity. Next is for expansion of the band hall at the high school to accommodate for growth. It includes capital improvements to the current middle school to make it a 1,000 student capacity facility. It also includes capital improvements to multiple campuses; Ruth Cherry, Davis, and Scott.

Larry Lott asked if approved, when all of the projects will start. Mr. Worthy stated that they plan to break ground for the middle school in January 2019 and all of the other projects would begin in the summer of 2019. Council Member Crowley asked how the school district plans to market the bond plan. Mr. Worthy explained that they have set up meetings with various group/service organizations and relators. They plan to use social media, etc.

2. Discussion items from Royse City, City Council:

a. Infrastructure Update

Carl Alsbrook stated the city completed water capacity upgrade for downtown. We are currently in the process of upgrading sewer plant to almost double its current size. Currently, we are rebuilding two streets, Wood and Howard. The new comp plan has been adopted, as well as an updated thoroughfare plan. In the process of updating the water and sewer masterplans along with performing updates to water, wastewater, and roadway impact fees. There is substantial completion of the I-30/FM 2642 Overpass Project and is slated to be completed January 2019. Hunt County will start the upgrade of FM 2642 from FM 35 to Hwy 66 in 2019. FM 2642 will become a four lane divided highway. Anticipation start date is April 2019.

b. Residential Development

Carl Alsbrook gave updates on residential development. In 2017, 195 permits were issued with an average valuation of \$238,832. The highest valuation is Creekview at \$321,896. Homes are being constructed in 10 different subdivisions. 77% of new home permits were in two subdivisions. The average home prices are increasing. Two current subdivisions will have homes starting in the \$350,000 range. Currently, the housing market is strong in Royse City, which is necessary for commercial and retail growth.

The 2013/2014 appraised value was \$447,369,504. So far for 2017/2018 it is \$775,865,351. That's a 15.88% increase from the previous year. There have been 1,987 lots approved in the last 18 months. There are 840 lots of various phases. There are 3,006 acres of undeveloped acreage that has already been approved for development. Bearpen is back on the radar; their development is 982 acres. They have actually asked about the comp plan and what the city would like to see in their development.

In 2016 the Community Development Corporation (CDC) bought a pocket park between Domino's and Joe's Meat Market on Main Street. City Council has approved improvements to be made. It will be an outdoor gathering space to be used.

The city purchased 55 acres of land near Ruth Cherry Intermediate School. The city has now agreed to purchase 17 acres of land from the RCISD in the same area. This will total over 70 acres of land for sporting fields, future police and fire station, etc.

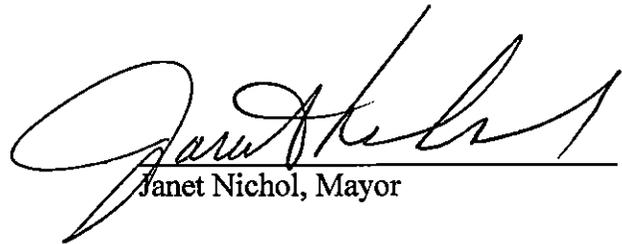
c. Commercial Development

Larry Lott gave an update on commercial development. There has been a lot of growth at Erby Campbell and I-30 over the last three to five years. All 8 pad sites in front of Wal-Mart have been sold. The 6 pad sites by Tractor Supply have been sold with the exception of one. There are two strip centers, then Arby's,

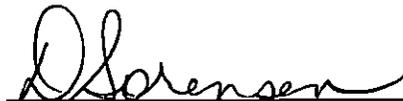
which is set to open in May. Next to Arby's is Kwik Kar. Next to that is Popeye's, which is set to open late March to early April. Across from Wal-Mart by CVS, there is an automatic car wash going in. It is set to start in 60 days. North of that is an 8,000 square foot emergency facility. In addition to that, just east of CVS, Burger King is set to break ground. Across I-30 on the south side, there is a ten acre piece of land. 7-11 has bought one pad site and 6 are still available. At I-30 and FM 2642, northwest corner, there is a 107 acre planned development. It has been split into four sections and has approved what can go into each section. It will be an entertainment area. This is next the where the ballpark is going in. They are still slated to be there. The southwest corner is where Buc-ee's is going in. They are building a 55,000 square foot facility on 18 acres of land. It is scheduled to open January 2019. There are pad sites available on the addition 25 acres of land. On the southeast corner, there is a 16 acre site that will be commercial. At the corner of FM 35 and FM 2453, there is a 10,000 square foot building going in. Near the Industrial Park, The Compound at Royse City is going in. It is 29 acres off of County Line Road. It is an indoor shooting range. They are scheduled to turn dirt in May of this year. The Meadows is a 172 acre tract of land for mixed use subdivision. They have a new investor that should be coming in and talk to us in March. There is excitement in the downtown area. An old style barber shop is coming in, 1885 Barbershop and Shave Parlor is scheduled to open mid-March. The Alumni Sports Bar & Grill is going in where Main Street Café was. They are scheduled to open in May. In 2016/2017 26 new businesses opened. We already have 8 committed businesses for 2018. Sales Tax is a great indicator of how the economy is doing. Sales Tax in 2013 was \$1.6 and in 2017, it was \$2.8 million.

**G. ADJOURN AT 8:08 PM**

Mayor Nichol adjourned the meeting.

  
Janet Nichol, Mayor

**ATTEST:**

  
Deborah Sorensen, TRMC, CMC, City Secretary

