City Council of Royse City, Texas

MINUTES REGULAR COUNCIL MEETING

Tuesday, March 13, 2018 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER 7:02 PM BY MAYOR NICHOL

Announce the presence of a quorum.

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 5, James Branch Council Member, Place 6, Tom Crowley
Members Absent:	Council Member Place 4, Matt Wheatley
Staff Present:	City Manager, Carl Alsabrook City Attorney, Jason Day City Secretary, Deborah Sorensen Assistant City Secretary, Amy Dial Director of Finance, Shannon Raymond Interim Director of Develop. & Community Services, Rob Cooper Police Chief, Jeff Stapleton Fire Chief, Rickey Bell Director of Public Works, Dario Lopez Parks & Facilities Superintendent, Martin Torres 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. NEW EMPLOYEE

1. Anthony Martinez – Public Works Laborer

   This item was removed from the agenda.

E. CONSENT AGENDA

1. City Council Minutes: February 27, 2018

   Council Member Branch made a motion to approve the Consent Agenda. Council Member Crowley seconded the motion. **Motion passed 6-0**.

F. BUSINESS

1. Consider and act concerning an Ordinance regarding a Preliminary Plat of Ridge Park Estates Phase I, 50.39 acres in the James Roads Survey, Abstract No. 872, Royse City, Hunt County, Texas, and any matters related thereto.

   Rob Cooper reported that Phase I of this Preliminary Plat consists of 42 residential lots on 50 acres. All lots are one acre in size or greater. The development requires the extension of a looped 8-inch water main to serve the property. The City is participating in oversizing the 8-inch to a 16 inch line to be consistent with the City's Water Master Plan. The Planning & Zoning Commission is recommending approval of the preliminary plat.

   Mayor Pro Tem Ellis made a motion to approve the plat of Ridge Park Estates Phase 1. Council Member Bradley seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning a Resolution regarding the type of screening and/or material of rooftop equipment as it related to Chapter 14 Zoning, Section 5-3 Interstate 30 Corridor Overlay District (I-30/COD) for the property described as Lot 3, Erby Campbell Retail Two Addition, (Arby's), and any matters related thereto.

   Rob Cooper stated the site is located on the north side of I-30 service road. The builder has installed a larger RTU on the roof than what was originally planned, causing an increase in the height of the parapet wall. The parapet wall has been raised to fully screen the roof-top mechanical equipment. There are no other changes. The Planning & Zoning Commission recommended approval.

   Council Member Branch made a motion to approve the Resolution. Council Member Houk seconded the motion.

3. Consider and act concerning a Resolution appointing one Board Member to the Parks & Recreation Advisory Board (March 14, 2018 to December 31, 2019) and one Board Member for an unexpired term (March 14, 2018 to December 31, 2018), and any matters related thereto.

   Martin Torres stated that two applicants have applied to the Parks & Recreation Advisory Board. The Parks Board recommends appointing Neenu Suri to fill the unexpired term of Clinton Brunson and Heather Todish to fill the open seat.

   Council Member Bradley made a motion to appoint the two people presented to the Parks & Recreation Advisory Board. Council Member Crowley seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning a Resolution appointing Blair Johnson to the North Texas Municipal Water District (NTMWD) Board of Directors for an unexpired term (March 14, 2018 to May 31, 2019), and any matters related thereto.

   Mayor Nichol reported that Blair Johnson is in attendance if anyone has any questions. She is very honored that Blair Johnson wants to serve on this board. There has been an opening on this board for a few months. If appointed, Blair will join David Hollifield on the board. Mr. Johnson stated that he has over 21 years' worth of experience in water treatment. He's done technical training and has worked with TCEQ.

   Council Member Branch made a motion to appoint Blair Johnson to the NTMWD Board. Council Member Crowley seconded the motion.

5. Discussion concerning City Manager update: Development, Flashlight Easter Egg Hunt on March 29th beginning at 7 pm at Walker Hawk Sports Complex, and any matters related thereto.

   Carl Alsabrook stated FM 2642 construction continues to move fairly quickly. Buc-ee's continues to pour concrete. Wood Street should have blacktop on both sides. Burger King is moving along, Arby's has been issued a Certificate of Occupancy (CO) and should open by April 1st. Popeye's is very close behind. The 1885 Barbershop is now opened and had a great week. The Flashlight Easter Egg Hunt will begin at 7 pm on March 29th at Walker Hawk. Pre-registration is required and ends on Monday March 26th. Cookston Court has started construction and should be completed by June 1st.

G. RECESS CITY COUNCIL MEETING AT 7:18 PM

H. EXECUTIVE SESSION

Recess into Closed Session in compliance with Section §551.001 etseq. Texas Government Code, to wit:

Section §551.071 - Private consultation with the City Attorney

1. Discussion regarding Vista Oaks Subdivision Improvement Agreement.

I. CLOSE EXECUTIVE SESSION AT 8:06 PM

J. RECONVENE CITY COUNCIL MEETING AT 8:06 PM

1. Further discussion and possible action from Executive Session concerning Vista Oaks Subdivision Improvement Agreement, and any matters related thereto.

   No action taken

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.

   Mayor Nichol gave an update on what has been accomplished. 195 residential permits were issued in 2017. The average value of the homes is $238,000. There were 102 residential permits issued in 2016. She reviewed the new subdivisions coming in which will produce 1,987 lots. There currently 840 lots available right now. On the commercial side, all of the pad sites at the northwest corner of Erby Campbell and I-30 have been sold. There are six pad sites by Tractor Supply. Baylor Scott and White Therapeutic is coming. The northeast corner of Erby Campbell and I-30 has CVS, Pappy's Car Wash is coming, and there is an emergency center which will be 8,000 that is waiting on permit fees to build. Burger King has begun the dirt work and there are two pad sites available. The southeast corner of Erby Campbell and I -30 7-11 has purchased a pad site and there are six pad sites available. The northwest corner of FM 2642 and I-30, there are 172 acres that is a PD with entertainment, which includes the ballpark. The southwest corner of FM 2642 and I-30, there are 43 acres, which Buc-ee's has 18 acres. Buc-ee's is scheduled to open in January 2019; however, they are trying to open earlier. On the southeast corner of FM 2642 and I-30 there are 16 acres available to be developed. Ellis Insurance building at FM 35 and FM 2453 has begun construction and hopes to be completed in June. The Compound of Royse City will be in the Industrial Park is finalizing financing and hopes to turn dirt in May. In downtown, 1885 Barbershop is now open,

Alumni Sports Bar & Grill is almost ready to open, hopes to be opened by April 15th. Regarding infrastructure projects, we have completed a water capacity upgrade to the downtown area. In the process of updating the sewer plant which will be double the current capacity. Currently working on two streets, Wood and Howard. Recently adopted a Comprehensive Plan and a Thoroughfare Plan and are currently updating the Water and Wastewater Master Plan. She thanked City Council and staff for all of the hard work

L. ADJOURN AT 8:17 PM

Council Member Branch 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

CITY OF ROYSE CITY SEAL TEXAS