



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, April 10, 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 7:00 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 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
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
Main Street Manager, Paula Morris
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. CONSENT AGENDA

1. City Council Minutes: March 27, 2018

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

E. BUSINESS

1. Consider and act concerning a Resolution Approving the Renovation/Addition of Rockwall Central Appraisal District's Building located at 841 Justin Road, Rockwall, and any matters related thereto.

Russell Summers, Chairman of Rockwall Central Appraisal District Board of Directors, presented the renovation and addition of Rockwall Central Appraisal District's building. Their current building is 6,600 square feet. The new area will cost approximately \$4 Million. They are proposing to make the driveway/parking area one way with the entrance on Justin Road and the exit on Townsend. They currently have 8 appraisers. The State says they should have 10. Council Member Crowley asked how many protesters appeared before the ARB. Mr. Summers responded approximately 6,000. They are looking to building an additional 12,000 square foot building, with three meeting rooms. Currently there are not enough meeting rooms to accommodate all of the protesters. They have to have the ARB hearings at their current building because they have to have access to the records. Council Member Houk asked if the records are on the computer. Mr. Summers stated they are. Council Member Houk asked why they can't meet somewhere else with computer access. Mr. Summers replied that they have to have the records with them. Mr. Summers added that the entities have 30 days to vote/respond and must have a response by the 40th day or it will be considered a no vote.

Council Member Crowley made a motion to Table this item. Council Member Houk seconded the motion. **Motion passed 5-2**, with Mayor Nichol and Council Member Branch voting against.

2. Consider and act concerning approving a Development Agreement for Public Improvements (Subdivision Improvement Agreement) with Parker Creek Estates, LP regarding the Waterscape Phase I Addition, and any matters related thereto.

Jason Day stated Waterscape would like to finalize their final plat for their first phase; however there are a few items that are not completed. Staff recommends entering into a Subdivision Improvement Agreement with Parker Creek Estates, LP. The applicant has paid their escrow by check. Council Member Crowley asked if the PID amounts were fair. Collin Huffines, with Parker Creek Estates, LP, responded that they are comparable to the North Texas area east of Lake Ray Hubbard.

Council Member Wheatley made a motion to approve the Development Agreement. Council Member Crowley seconded the motion. **Motion passed 7-0**.

3. Consider and act concerning an Ordinance regarding Final Plat of Waterscape, Phase I totaling 81.46 acres, situated in the SC Wright Survey, Abstract No. 218, Extraterritorial Jurisdiction of Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the subdivision is located at FM 548 and Crenshaw Road, within the ETJ. The final plat consists of 275 residential lots and 5 open spaces on 81.46 acres. The Planning & Zoning Commission recommended approval.

Council Member Bradley made a motion to approve the Final Plat of Waterscape, Phase I. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0**.

4. Consider and act concerning an Ordinance regarding Final Plat of Country View Estates, Phase I, consisting of 9.803 acres, situated in the James Roads Survey,

Abstract No. 872, Extraterritorial Jurisdiction of Royse City, Hunt County, Texas, and any matters related thereto.

Jason Day stated the subdivision is located along east CR 2526, just west of FM 1565, within the ETJ. Both plats are not in compliance with our subdivision regulations. Jason asked to table both plats since the applicant has signed the 30 day waiver.

5. Consider and act concerning an Ordinance regarding Final Plat of Country View Estates, Phase II, consisting of 32.565 acres, situated in the James Roads Survey, Abstract No. 872, Extraterritorial Jurisdiction of Royse City, Hunt County, Texas, and any matters related thereto.

Council Member Branch made a motion to Table the Final Plat of Country View Estates Phase I and Phase II. Council Member Crowley seconded the motion.

Motion passed 7-0.

6. Consider and act concerning Community Development Corporation (CDC) Incentive Request to 1001 Bargains, to offset costs associated with upgrades to the building, not to exceed \$25,000.00, and any matters related thereto.

Larry Lott stated the CDC approved an incentive request from Jack Alexander, owner of 1001 Bargains for an amount not to exceed \$25,000. The grant will be used to offset a portion of the remodeling costs for the exterior of the building located at 129 E. Main Street. This will be a reimbursement grant subject to a performance agreement.

Council Member Crowley made a motion to authorize the expenditure of \$25,000 for the CDC incentive request by 1001 Bargains. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

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

Carl Alsbrook stated the foundation has been poured for the stage at Cookston Court. Alumni Bar & Grill will open this Friday. Popeye's should be open this Friday as well. Burger King has gone vertical and is moving fairly quickly. The strip shopping center #1 has a certificate of occupancy. There was a pre-construction meeting for the medical emergency room building. Anticipate that they will start construction sometime next week. The market is very hot for Royse City.

Wood Street is close to being completed. FM 2642 project is moving at a rapid pace.

F. RECESS CITY COUNCIL MEETING AT 7:37 PM

G. EXECUTIVE SESSION

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

Section §551.072 – Deliberation regarding Real Property

1. Discussion regarding the subdivision and transfer of land to Royse City Community Development Corporation along SH 66, between Houston Street and Erby Campbell Blvd.

H. CLOSE EXECUTIVE SESSION AT 7:59 PM

I. RECONVENE CITY COUNCIL MEETING AT 7:59 PM

1. Further discussion and possible action from Executive Session regarding the subdivision and transfer of land to Royse City Community Development Corporation along SH66, between Houston Street and Erby Campbell Blvd.

Mayor Pro Tem Ellis made a motion to authorize the City Manager to sign the transfer of land to CDC provided all legal requirements are met. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

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.

None

L. ADJOURN AT 8:02 PM

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


Janet Nichol, Mayor

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary

