



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, May 8, 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 7:02 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 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  
 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  
 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. OATH OF OFFICE**

Clay Ellis, Council Member Place 2  
 Matt Wheatley, Council Member Place 4  
 Tom Crowley, Council Member Place 6

The Oaths of Office were given by City Secretary, Deborah Sorensen.

**D. APPOINT MAYOR PRO TEM**

1. Consider and act concerning appointment of Mayor Pro Tem, and any matters related thereto.

Council Member Bradley made a motion to appoint Clay Ellis as Mayor Pro Tem.  
 Council Member Wheatley seconded the motion. **Motion passed 7-0.**

**E. CITIZENS PARTICIPATION**

Russell Flanigan, 216 Welch Road, spoke regarding large pothole at Circle and to the right of Erby Campbell. He stated that he has had several residents come to his house and asked him to speak to City Council. He would appreciate an addition in the budget to allow for a temporary fix of the pothole.

**F. RECESS CITY COUNCIL MEETING AT 7:05 PM**

**G. 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; and Section §551.072 – Deliberation regarding Real Property

1. Discussion with City Attorney regarding the purchase, exchange, lease, or value of real property located in Collin County for future city facilities.

**H. CLOSE EXECUTIVE SESSION AT 7:33 PM**

**I. RECONVENE CITY COUNCIL MEETING AT 7:33 PM**

1. Further discussion and possible action from Executive Session concerning the purchase, exchange, lease, or value of real property located in Collin County for future city facilities.

Council Member Branch made a motion to authorize the City Manager to negotiate a land purchase and bring it back to City Council for final approval. Council Member Crowley seconded the motion. **Motion passed 6-1, with Mayor Pro Tem Ellis voting against.**

**J. CONSENT AGENDA**

1. City Council Minutes: April 24, 2018

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

**K. BUSINESS**

1. Consider and act concerning the Fourth Amendment to Verandah MUD Development Agreement, Releasing Certain Property from 212 Agreement and Consenting to the Addition of Such Property to the Verandah MUD, and any matters related thereto.

Jason Day stated that the end of last year, City Council gave staff authority to enter into this agreement subject his final approval. The property that the MUD wants to add is on the east side of FM 2642 and south of Hwy 66. The property is actually just north of The Meadows. There are three tracts that are under a 212 agreement, which would trigger an annexation once the property starts being developed. This agreement would state that once the developer purchases the three tracts, the City will then release the properties from the 212 agreements so that it could be added to the MUD. Part of the benefits will be providing police and fire and being compensated for the services.

**City Council adjourned into Executive Session at 7:39 p.m. for Section §551.071 Private Consultation with City Attorney regarding Fourth Amendment to Verandah MUD Development Agreement.**

**City Council reconvened from Executive Session at 8:00 p.m. with no action taken.**

Mayor Pro Tem Ellis made a motion to approve the Fourth Amendment to Verandah MUD Development Agreement, Releasing Certain Property from 212 Agreement and Consenting to the Addition of Such Property to the Verandah MUD subject to the City Attorney, City Manager, and Mayor approvals. Council Member Bradley seconded the motion. **Motion passed 7-0.**

2. Discussion concerning City Manager update: Development, Main Street Car Show May 12th - 10 am and awards presented at 2:30 pm, and any matters related thereto.

Carl Alsbrook stated Burger King continues to go up at a fast pace, Kwik Kar is almost nearing completion. The first strip center is completed and they are waiting on some outside customers to come in. The house on 902 N. Houston is progressing; it has made it through the Heritage Commission and next is the Zoning Board of Adjustment on May 14th. Cookston Court is proceeding nicely. The planner boxes are being stoned and the canopy went in for the covered stage. He is hoping the project will be done early June.

Regarding roadways, Wood Street is done except for the tie-ins at the north and south end. About half of the north side sidewalks are completed. The widening of I-30 contracts should let in 2021. The FM 2642 project has been bumped back the anticipated completion of the project to April 2019, due to the rain. Which will in turn delay Buc-ee's from opening by a few months.

Main Street Car Show is this Saturday, May 12th beginning at 10 am and awards will be presented at 2:30 pm. Hwy 66 will be closed from 8 am to 3:30 pm for the car show.

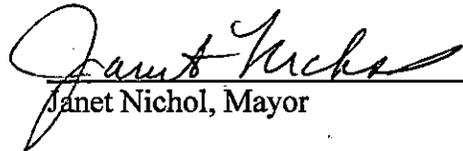
**L. FUTURE AGENDA ITEMS**

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

**M. ADJOURN AT 8:08 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

