City Council of Royse City, Texas

MINUTES REGULAR COUNCIL MEETING

Tuesday, June 12, 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
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 3, Bruce Bradley
Council Member Place 4, Matt Wheatley
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 1, Charles Houk
Council Member Place 5, James Branch

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
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. PROCLAMATION

1. Women Veterans Day

   Jason Castleberry, with the Royse City American Legion, gave a brief update on activities for 2017-2018. Mayor Nichol presented Women Veterans Day Proclamation to Jason Castleberry.

D. RECOGNITION

1. Recognition of Deborah Sorensen for receiving the TMCA Lone Star Chapter Clerk of the Year, and any matters related thereto.

Mayor Nichol recognized Deborah Sorensen for receiving the TMCA Lone Star Chapter Clerk of the Year

E. CITIZENS PARTICIPATION

None

F. CONSENT AGENDA

1. City Council Minutes: May 22, 2018

   Council Member Crowley made a motion to approve the Consent Agenda. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

G. BUSINESS

1. Consider and act concerning authorizing City Manager to sign $35,963 change order from Jeske Construction for Wood Street project extending trail into City Lake Park, and any matters related thereto.

   Shannon Raymond stated that the Wood Street project should be nearing completion. The contractor will be back to complete the sidewalk by the end of the week. This is related to extending the end of the sidewalk to City Lake Park.

   Council Member Wheatley made a motion to approve the change order. Council Member Crowley seconded the motion. **Motion passed 5-0.**

2. Consider and act concerning an Ordinance regarding a Preliminary Plat of Frost Farm, consisting of 35.707 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.

   Rob Cooper stated this preliminary plat consists of 134 residential lots on 35.707 acres, including five lots owned and maintained by the homeowners association (HOA). The subdivision is located in SF2 zoning district. A 100' wide Texas Power & Light (TP&L) easement runs through the subdivision. A six foot wide concrete walking trail will be installed throughout the TP&L easement, to be owned and maintained by the HOA until the walking trail connects to the city trail system. They are requesting alley requirements be waived due to relative small size of lots. A ten foot landscape buffer will be installed along FM 548 frontage and a six foot brick wall will be constructed along FM 548 and at the entrance along with a subdivision entry sign. There will be a dog park as well. Planning & Zoning Commission recommended approval with the conditions of four documents be attached as referenced on the plat before final plat; the City's traffic engineer review the intersection alignment of Frost Farm Drive and Cookston Lane; roadway connectivity with adjoining properties; and adequacy of internal streets, widths and turning radius.

   Council Member Crowley asked if Sumeer Homes would be the builder. Rob confirmed Sumeer Homes is the builder. Council Member Crowley expressed concerns that as we grow and land is dedicated, will the City be able to have enough staff to maintain all the parks.

   Council Member Bradley made a motion to approve the Preliminary Plat of Frost Farm. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Ordinance regarding a Preliminary Plat of Woodland Creek, Phase 3, consisting of 40.775 acres, situated in the JWF Stone Survey, Abstract No. 1332, Royse City, Hunt County, Texas, and any matters related thereto.

   Rob Cooper stated the preliminary plat consists of 172 residential lots on 40.775 acres, including one lot owned and maintained by the homeowners association (HOA). This subdivision is part of a Planned Development District with includes Woodland Creek Phases I & II. The alley requirements are waived per the development standards. There are two access points from FM 35, Creek Drive and Woodland Drive. Planning & Zoning Commission recommended approved with the condition that each platted lot is no less than 8,000 sq. ft./combined lot types for the entire project.

   Council Member Crowley made a motion to approve the Preliminary Plat of Woodland Creek Phase 3. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

4. Discussion concerning City Manager update: Development, Hot Summer Nights, Celebrating Freedom, and any matters related thereto.

   Carl Alsabrook stated the north and south traffic on FM 2642 will stop on July 5th or 6th. The bridge will come down in October or November. Commissioner Magness is trying to get a temporary light at FM 35 and FM 2453. The six streets that were approved for rehab should begin next Monday or Tuesday.

   Cookston Court is almost complete, just waiting on lights and landscaping. The mural is almost completed. The ribbon cutting will possibly be the first weekend in August. He would like to have a concert and shut the street down for the ribbon cutting ceremony.

   The Mellody Room flooring should be replaced in the next couple of weeks. At about the same time, Martin Torres will begin taking out the current equipment out of the Senior Center and start the remodel.

   Clean-Up day is this Thursday through Saturday at Walker Hawk.

   A Certificate of Occupancy was issued to Baylor Rehab and Burger King is about a couple of weeks away from being completed.

   Carl attended ICSC with five other individuals. They had the most positive responses that they have ever had; the most being from restaurants and hotels. Things look very promising.

   Hot Summer Nights begins this Thursday with Peter Rabbit. The event begins at 7 pm and the movie will be at 9 pm.

   Celebrating Freedom is June 29th at the High School Football Stadium parking lot.

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 7:35 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 5-0.**

Janet Nichol, Mayor

ATTEST:

Deborah Sorensen, TRMC, CMC, City Secretary

CITY OF ROYSE CITY SEAL TEXAS