



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, August 28, 2018 – 7:00 pm

Police and Courts Building, 100 West Main Street
Royse City, Texas

Janet Nichol	Mayor
Charles Houk	Place 1
Clay Ellis	Mayor Pro Tem, Place 2
Bruce Bradley	Place 3
Matt Wheatley	Place 4
James Branch	Place 5
Tom Crowley	Place 6
Carl Alsabrook	City Manager
Deborah Sorensen	City Secretary
Jason Day	City Attorney

The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment. If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

- Texas Government Code Section
- §551.071 – Private consultation with the attorney for the City of Royse City
- §551.072 – Discussing purchase, exchange, lease or value of real property
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §551.087 – Discussing economic development negotiations

The Mayor and Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Chambers to respond to a page or to conduct a phone conversation.

- A. CALL TO ORDER**
Announce the presence of a quorum.
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. NEW EMPLOYEE**
1. Magdalena Desalvo – Administrative Assistant
- D. CITIZENS PARTICIPATION**
This Period is reserved for citizens to discuss items not listed on the printed agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items. Council may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.
- E. RECESS CITY COUNCIL MEETING**

F. PUBLIC HEARING

1. Take testimony concerning the proposed tax rate of \$0.6215 per \$100 value for fiscal year 2018-2019.
2. Take testimony in accordance with Chapter 372 of the Texas Local Government Code, concerning the petition filed by Young & Sun Yoo on July 20, 2018 requesting that the City create a public improvement district to include the property consisting of 109.509 acres and located within the City Limits of the City; regarding the advisability of the improvements to be made for the benefit of the property within the public improvement district.

G. CLOSE PUBLIC HEARING

H. RECONVENE CITY COUNCIL MEETING

I. CONSENT AGENDA

All items under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. City Council Minutes: August 7, 2018 and August 14, 2018

J. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for July 2018, and any matters related thereto.
2. Consider and act concerning approval of an Ordinance Authorizing the Issuance and Sale of City of Royse City, Texas Combination Tax and Revenue Certificates of Obligation, Series 2018; levying an annual ad valorem tax and providing for the security for and payment of said certificates of obligation; providing an effective date; and enacting other provisions relating to the subject, and any matters relating thereto.
3. Consider and act concerning approval of an Ordinance Adopting the 2018 Annual Service Plan Update including the collection of the 2018-2019 annual installments for the Union Square Public Improvement District, and any matters related thereto.
4. Consider and act concerning approval of an Ordinance Adopting the 2018 Annual Service Plan Update including the collection of the 2018-2019 annual installments for the Waterscape Public Improvement District, and any matters related thereto.
5. Consider and act concerning approval of an Ordinance Adopting the 2018 Annual Operations and Maintenance (O&M) Service Plan Update including the collection of the 2018-2019 annual installments for the Waterscape Public Improvement District, and any matters related thereto.
6. Consider and act concerning approval of a Capital Improvement Agreement with DFW Devco, LLC, regarding Parkside Village, and any matters related thereto.
7. Consider and act concerning awarding a contract for fire station remodel to Makk Construction in the amount of \$25,850, and any matters related thereto.
8. Consider and act concerning an Interlocal Cooperation Agreement between Rockwall County and the City of Royse City for the Provision of Emergency Dispatch Services in the amount of \$58,000, for a period of October 1, 2018 through September 31, 2019, and any matters related thereto.

9. Consider and act concerning condemnation of sewer line easement located on Elm Street between the railroad tracks and Main Street on the west side, and any matters related thereto.
10. Consider and act concerning continuation with the Royse City Herald Banner or possible bid on the official newspaper, and any matters related thereto.
11. Discussion concerning City Manager update: Development, and any matters related thereto.

K. RECESS CITY COUNCIL MEETING

L. EXECUTIVE SESSION

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

Section §551.087 – Deliberation regarding Economic Development Negotiation and Section §551.074 – Personnel Matters

1. Discussion concerning Community Development Corporation (CDC) Incentive Request for potential tenant in strip center, not to exceed \$100,000.
2. To deliberate annual evaluations of the City Manager, City Attorney, City Secretary, and Municipal Judge.

M. CLOSE EXECUTIVE SESSION

N. RECONVENE CITY COUNCIL MEETING

1. Further discussion and possible action from Executive Session regarding the Community Development Corporation (CDC) Incentive Request for potential tenant in strip center, not to exceed \$100,000.00, and any matters related thereto.
2. Further discussion and possible action from Executive Session concerning the annual evaluations for the City Manager, City Attorney, City Secretary, and Municipal Judge, and any matters related thereto.

O. 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.

P. ADJOURN

CERTIFICATION

I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

Posted August 24, 2018 by 3:00 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, CMC, City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact:

City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.

NOTE: The City of Royse City, Texas meets regularly on the second and fourth Tuesday night of each month at 7:00 pm. The Council follows a printed Agenda for official action. *Any individual desiring official action should submit his/her request to the office of the City Manager not later than fifteen (15) days prior to the Council Meeting.*