



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, August 14, 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  
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  
Police Chief, Jeff Stapleton  
Fire Chief, Rickey Bell  
Fire Marshall, Tanner Dietz  
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**

Mayor Nichol gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

Brandi Luna, 1100 Colonial Drive – presented a check in the amount of \$1,692.80 from Luna Burk & Associates for a tshirt fundraiser they did.

Tom Shelton, 2661 FM 35 – spoke on behalf of Rotary Club. They are concerned that they don't have access to the kitchen at the new facilities at City Hall. They were moved from the old Senior Center to the new Senior Center at City Hall, but they could use the kitchen before. They just need to wash dishes or whatever the caterer needs.

Anna Dodd, 6537 Horizon Road, Rockwall – spoke on behalf of Senator Bob Hall’s office. She stated that the legislation starts in January and if there is anything that the City needs, just reach out.

**D. RECESS CITY COUNCIL MEETING AT 7:07 PM**

**E. PUBLIC HEARING**

1. Take testimony concerning a Specific Use Permit (SUP) application for a Storage Yard/Building Materials Manufacturing (asphalt batch plant) to be located at the property described as Tract 25 of the Turner Odell Survey, Abstract No. 0681, Royse City, Collin County, Texas, also known as 2210 E. County Line Road.

No one spoke for or against.

**F. CLOSE PUBLIC HEARING AT 7:08 PM**

**G. RECONVENE CITY COUNCIL MEETING AT 7:08 PM**

**H. CONSENT AGENDA**

1. City Council Minutes: July 24, 2018 Special Meeting, July 24, 2018 Regular Meeting, and August 2, 2018 Special Meeting

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

**I. BUSINESS**

8. Consider and act concerning an Ordinance regarding a Specific Use Permit (SUP) application for a Storage Yard/Building Materials Manufacturing (asphalt batch plant) to be located at the property described as Tract 25 of the Turner Odell Survey, Abstract No. 0681, Royse City, Collin County, Texas, also known as 2210 E. County Line Road, and any matters related thereto.

Mayor Nichol asked where this is located. Dario responded that it is behind Lattimore. Mayor Nichol confirmed that it is not on the service road, but is in the Industrial Park. Planning & Zoning Commissioner Pattison stated that this is located at the back of Lattimore Materials. RK Hall has requested to put an asphalt batch plant in. The batch plant will be a cement mix batch plant. The aggregate will come in by train and the mix will come in by truck. Planning & Zoning Commission recommended limiting the approval to 24 month time frame and to only be issued to RK Hall.

Council Member Crowley made a motion to grant the SUP to RK Hall for the asphalt batch plant. Council Member Houk seconded the motion. **Motion passed 6-1**, with Mayor Nichol voting against.

1. Discussion concerning overview of FY 2018-2019 Budget, and any matters related thereto.

Carl Alsabrook stated that the FY 2018-2019 has been presented. They took all of the input from department heads and City Council and are able to fund all request. The budget is based on maintaining the tax rate and it is a balanced budget.

Council Member Houk asked if it is the best use of money for 2 firefighters. What is wrong with a volunteer fire department? Tanner Dietz stated that currently we only have seven volunteers. With the amount of calls that we are running currently, it is inefficient. Over the past weekend, in a 24 hours span, they ran 15 calls and in

48 hours that had about 23 to 25 calls. At that time, there were only three to four guys running those calls. Council Member Houk asked what happened to the volunteers. Tanner responded that in 2015, we had approximately 15-20 volunteers. Everyone is hurting for volunteers. Getting individuals within the community to volunteer and meet the requirements that are needed to do the job correctly is getting harder. You have to train each firefighter. Council Member Houk asked what was being done to recruit firemen. Tanner implanted a new style of volunteer where you stay at the station and you get your stipend per call. It was advertised on TML, TCFP, City website, and Facebook. He received four individuals but they did not stay. Council Member Houk confirmed that we have overlapping agreements with other fire departments. He is worried that hiring two firefighters doesn't solve the problem; it just moves us towards spending more money. Tanner stated that they is why they presented that they needed six firefighters total and proposed doing two this year, two next year and two the following year, or however City Council decides. We just need to set a plan in place. Council Member Houk is worried that we won't have the money and if it is the best use of the money available. He is worried about having a full time fire department. Council Member Branch asked if \$92,000 per fireman is everything included, including benefits etc. Shannon Raymond stated it was. Council Member Branch asked what the strategy of the fire department is. Tanner stated that the current strategy is what was presented to have six firefighters. That would operate two firefighters per shift, which are three shifts. That will get us to operate safely. The grand scheme of things will come from the City Council. Council Member Branch asked if we get to six, do we keep the volunteers. We will. He also asked about if a fire station is built on the south end of town, will that be staffed as well. Tanner responded the ideal situation would be to man that station as well. Mayor Nichol is concerned that we only have seven volunteers. You don't really think about them until you need them. Mayor Pro Tem Ellis asked how many calls were run last month. They had 125 calls.

2. Consider and act concerning awarding a bid for solar lighting for City Hall, City Lake Park, Splash Park, and Walker Hawk parking lots, and any matters related thereto.

Carl Alsbrook stated that item was discussed at mid-year. He has added this item to include the City Hall parking lot for Main Street overflow parking. Public Works will re-stripe the parking lot and Dario and Paula are working on signage for Main Street itself. For \$43,733.50, this will cover all parking lots being considered. Staff is recommending approval.

Council Member Branch a motion to approve this item. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning authorizing City Manager to sign purchase order to Hoyt Breathing Air Products for Fire Department SCBA replacements, and any matters related thereto.

Tanner Dietz stated that we are about to become non-complaint in standards, which means that we won't be able to use the breathing apparatus anymore.

Council Member Branch made a motion to approve the purchase order to Hoyt Breathing Air Products. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning authorizing City Manager to sign purchase order to Four Brothers Outdoor Power for Mini-Excavator, and any matters related thereto.  
Carl Alsabrook stated that Dario has requested a mini-excavator to assist with a variety of repair projects. This will be an amended budget item for \$44,494.00.  
Council Member Houk made a motion to approve this item. Council Member Bradley seconded the motion. **Motion passed 7-0.**
5. Consider and act concerning amending a purchase order to APAC – Texas to include street repairs to portions of County Line Road, Gail Street, and Pearl Street, and any matters related thereto.  
Carl Alsabrook stated that this is part of the on-going project that has six older streets under reconstruction. We are asking to add County Line Road, Gail Street, and Pearl Street for \$49,761.86. Staff recommends approval.  
Council Member Wheatley made a motion to amend the purchase order to APAC – Texas for the streets listed. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**
6. Consider and act concerning authorization of Collin County to perform street repair of CR 677 in the amount of \$90,855.00, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.  
Carl Alsabrook stated Collin County contacted us about participating in the reconstruction of CR 677. They have agreed to reduce their price to reconstruct Birch (CR 588) if we participated in the CR 677 reconstruction. They have agreed to a five year payout.  
Council Member Crowley made a motion to authorize the City Manager to sign documents related to the street repairs of CR 677. Council Member Branch seconded the motion. **Motion passed 7-0.**
7. Consider and act concerning authorization of Collin County to perform street repair of CR 588 in the amount of \$188,244.00, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.  
Carl Alsabrook said that this project will be completed in early to mid-2019.  
Council Member Bradley made a motion to enter into an Interlocal Agreement with Collin County for the reconstruction of CR 588. Council Member Wheatley seconded the motion. **Motion passed 7-0.**
9. Consider and act concerning an Ordinance Adding Article 1.04, Division 7 - Court Security Committee to the Code of Ordinances, and any matters related thereto.  
Jason Day stated during the last legislative session, they passed a bill requiring all bailiffs to be trained and every court has to have a Court Security Committee. Council Member Crowley asked if City Council appoints the committee. Jason responded that the Chief Judge makes the appointments. Which in our case, it is the Municipal Judge.  
Council Member Branch made a motion to approve this item. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**
10. Discussion concerning City Manager update: Development, Back 2 School Bash, and any matters related thereto.

Carl Alsbrook stated Kwik Kar will be open soon. Next Thursday Cypress Creek will have a grand opening and ribbon cutting ceremony from 11:30 to 1 pm. The widening of FM 2642 will be late 2019 to 2020. They will begin at FM 2642 and Highway 66 and move south. The FM 2642 overpass project is progressing. It could be complete sometime between January to April of 2019. FM 2453 project will let January 2019. TxDOT will widen FM 2453 by four feet on each side and put in turn lanes. Highway 66 from FM 2642 to Caddo Mills will start May 2019. There is a lot of construction going on.

Back 2 School Bash is August 17<sup>th</sup> from 6:30 pm to 8:30 pm.

**J. RECESS CITY COUNCIL MEETING AT 8:03 PM**

**K. EXECUTIVE SESSION**

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

Section §551.071 – Private Consultation with City Attorney & Section §551.072 – Deliberations about 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.

**L. CLOSE EXECUTIVE SESSION AT 8:28 PM**

**M. RECONVENE CITY COUNCIL MEETING**

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

Council Member Wheatley made a motion to approve the purchase of the land in Collin County for \$680,000 and for the City Manager to sign all the documents on or after August 29<sup>th</sup>. Council Member Crowley seconded the motion. **Motion passed 7-0.**

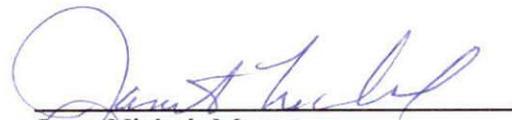
**N. FUTURE AGENDA ITEMS**

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

**O. ADJOURN AT 8:30 PM**

Council Member Crowley 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

