



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, September 11, 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
Director of Finance, Shannon Raymond
Police Chief, Jeff Stapleton
Fire Marshall, Tanner Dietz
Parks & Facilities Superintendent, Martin Torres
Director of HR, Tauna Ratliff
Main Street Manager, Paula Morris

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor David Barnes gave invocation and led the Pledge of Allegiance.

C. PROCLAMATION

1. National POW/MIA Recognition Day

Mayor Nichol presented the National POW/MIA Recognition Day Proclamation to the Royse City American Legion Post #100.

D. CITIZENS PARTICIPATION

None

E. RECESS CITY COUNCIL MEETING AT 7:06 PM

F. PUBLIC HEARING

1. 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.

No one spoke for or against.

G. CLOSE PUBLIC HEARING AT 7:07 PM

H. RECONVENE CITY COUNCIL MEETING AT 7:07 PM

I. CONSENT AGENDA

1. City Council Minutes: August 28, 2018 and September 4, 2018

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

J. BUSINESS

1. Consider and act concerning continuation with the Royse City Herald Banner or possible bid on the official newspaper, and any matters related thereto.

Carl Alsbrook stated the newspaper has hired a reporter to cover Royse City; they should be starting within the next couple of weeks.

Council Member Crowley made a motion to continue with the Royse City Herald Banner as the official newspaper for Royse City. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning an Ordinance Amending the FY 2017-2018 Annual Budget, and any matters related thereto.

Mayor Pro Tem Ellis made a motion to approve amending the FY 2017-2018 Annual Budget. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning an Ordinance Adopting the Annual Budget for the City of Royse City, Texas for the fiscal period of October 1, 2018 through September 30, 2019; providing for intra-fund and/or intra-departmental transfers; providing for investment of idle funds; and declaring an effective date, and any matters related thereto.

Shannon Raymond stated this item is in regards to adopting the FY 18-19 Budget. Mayor Nichol added the proposed budget has been discussed numerous times.

Council Member Houk stated he has been pretty clear on his reservations about the budget, mostly taking money out of the reserves fund. He is a no on this budget. There are no revenues from the fire department. Two firemen won't staff the fire station full time. Two firemen won't put out any more or less fires than a fully staffed fire department. The volunteer fire department will go from seven volunteers to five volunteers due to hiring two of the volunteers full time. By doing this, we are setting the fire department as a priority. He thinks that we should get to six firemen as soon as possible. If we are fortunate enough to have money to talk about at mid-year, we should go to six. If we are going to go all in, then we should go all in. He would not be in favor of any adjustments of department head requests at mid-year, until we get to the six firemen. He will also be a no vote if there is any

more debt issued to maintain infrastructure that we have on the ground now. We should be funding that through cash flow.

Council Member Branch asked about the NTMWD rate. Shannon Raymond reported originally they were going to have a 10% increase, but have now decreased it to 5%.

Council Member Wheatley made a motion to approve the Ordinance Adopting the Annual Budget for Fiscal Year 2018-2019. Council Member Bradley seconded the motion. **Motion passed 6-1**, with the roll call vote as follows:

Council Member Houk – no
Mayor Pro Tem Ellis – yes
Council Member Bradley – yes
Mayor Nichol – yes
Council Member Wheatley – yes
Council Member Branch – yes
Council Member Crowley - yes

4. Consider and act concerning an Ordinance fixing the tax rate/levy for Tax Year 2018 and Fiscal Year 2018-2019 Budget at \$0.6215 per \$100 valuation, and any matters related thereto.

The Fiscal 2019 Budget can be funded by maintaining the current tax rate of \$0.6215 per \$100 valuation. Of the total tax rate, \$0.4505 is dedicated to the general fund maintenance and operations (O&M) and \$0.1710 is dedicated for payment of general fund debt obligations, or interest & sinking (I&S).

Mayor Pro Tem Ellis made a motion that the property tax rate be increased by the adoption of a tax rate of \$0.6215, which is effectively a 9.8% increase in the tax rate. Council Member Houk seconded the motion. **Motion passed 7-0**, with the roll call vote as follows:

Council Member Houk – yes
Mayor Pro Tem Ellis – yes
Council Member Bradley – yes
Mayor Nichol – yes
Council Member Wheatley – yes
Council Member Branch – yes
Council Member Crowley - yes

5. Consider and act concerning ratifying the Property Tax Revenue increase reflected in the FY 2018-2019 Budget, and any matters related thereto.

Shannon Raymond stated this is the last procedural step in adopting the budget and tax rate.

Mayor Pro Tem Ellis made a motion to ratify the property tax revenue increases reflected in the City's Annual Budget for FY 2018-2019. Council Member Bradley seconded the motion. **Motion passed 7-0**, with the roll call vote as follows:

Council Member Houk – yes
Mayor Pro Tem Ellis – yes
Council Member Bradley – yes
Mayor Nichol – yes
Council Member Wheatley – yes
Council Member Branch – yes

Council Member Crowley - yes

6. Consider and act concerning a Resolution in accordance with Chapter 372 of the Texas Local Government Code, authorizing the creation of a Public Improvement District (PID) related to 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; including, but not limited to, findings as to the advisability of the proposed improvement(s), the nature of such improvements, the estimated cost of such improvement(s), the boundaries of the public improvement district, the method of assessment(s) and the apportionment of costs between the district and the City, and any matters related thereto.

Carl Alsabrook stated this is regarding the Parkside Village development that has been discussed before. He introduced Mary Petty, with P3Works, she will review items that have to be presented.

Ms. Petty stated this proposed PID is 109 acres of development. The development consists of 1.7 acres of mixed use, 10 acres of parkland dedication, and 97.3 acres of residential use. She reviewed the timeline. The next step is the preliminary engineering for capital improvements. Per the Capital Improvement Agreement, from Erby Campbell to Elm Grove Road, there will be offsite roadway improvements and a 12" waterline extension. The preliminary engineering will be completed prior to PID Bonds. The offsite roadway improvements and the 12" waterline extension is to be completed within 24 months after PID bond revenues available and easements acquired. For the offsite sewer, acquisition of right of way by the City, and the preliminary engineering is to be completed prior to PID Bonds. The offsite sewer is to be completed within 24 months after PID bond revenues available and easements acquired. With regard to the 10 acres of parkland dedication, the majority of acres are outside the 100 year floodplain, \$150,000 in parkland improvements, dedication to the City with Phase 1 Plat, preliminary engineering to be completed prior to PID Bonds. The 10 acres parkland improvements are to be completed within 24 months after PID bond revenues available and easements acquired. The residential amenities, per the developer, are to be completed within 6 months of Phase 1 infrastructure dedication. The PID estimates for bonds are as follows: total bond anticipated - \$7,850,000; authorized improvements - \$6,525,328; developer deposit at closing - \$398,253; average PID assessment - \$1,427 annually; mixed use assessment - \$0.31/square foot (estimate 35,000 sq ft); and term of bonds – 30 years.

Council Member Crowley made a motion to authorize the creation of the PID For Parkside Village Project. Council Member Houk seconded the motion. **Motion passed 7-0.**

7. Consider and act concerning an Ordinance Approving a Negotiated Settlement Regarding 2018 Atmos Mid-Tex Rate Review Mechanism (RRM) Filings, and any matters related thereto.

Jason Day reported as a City we have a say in the rate utilities charge within our city limits. We are part of a steering committee that has negotiated the rates with Atmos.

Council Member Bradley made a motion to approve an Ordinance Approving a Negotiated Settlement Regarding 2018 Atmos Mid-Tex RRM Filings. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

8. Consider and act concerning a Resolution Appointing Three Commissioners to the Planning and Zoning Commission (term October 1, 2018 to September 30, 2020), and any matters related thereto.

Rob Cooper stated there are three regular commissioners whose terms expire October 1, 2018. Jeff Hays, David Shivers, and Spencer Pattison have expressed interest in continuing to serve and have completed their applications.

Spencer Pattison stated it has been an education serving on the Commission. It has been his pleasure to serve; he has been serving for 8 or 9 years. He hopes to serve another two years and be done.

Council Member Branch made a motion to appoint the three Commissioners to the Planning and Zoning Commission. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

9. Consider and act concerning a Resolution Appointing One Board Member to the Cultural Arts Advisory Board for an unexpired term (September 12, 2018 to December 31, 2018), and any matters related thereto.

Shannon Raymond reported there is an opening on the Cultural Arts Board. Lynn Powell has applied to the Board and the Board has reviewed and recommended appointing Lynn Powell to the Board. This term will expire on December 31, 2018.

Council Member Branch made a motion to appoint Lynn Powell to the Cultural Arts Advisory Board. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

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

Carl Alsbrook stated the final walk-through of Wood Street is this week. The FM 2642 Bridge Project is proceeding; it is still a little bit ahead of schedule. The widening of FM 2642 should start in 2020. The widening of Highway 66 going into Caddo Mills is still on schedule. The repairs CR 677 and CR 588, which was approved for Collin County to repair, are scheduled for this fall and the beginning of 2019.

There is a pre-con meeting with Pappy's Car Wash scheduled for this Friday.

Carl reported that he attended the Hunt County Judge's, John Horn, funeral this past Friday. He will be missed and was a good friend to Royse City.

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.

Mayor Nichol appreciates the Rotary Flags out in the City for Labor Day and today. She also commended the Police Department for help with traffic situations around the schools. She received a lot of compliments regarding the Police Department. Mayor Nichol also commended Shannon Raymond and Department Heads with regards to the Budget.

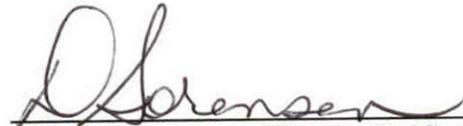
L. **ADJOURN AT 7:38 PM**

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



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary

