



**MINUTES SPECIAL JOINT
COUNCIL MEETING WITH RCISD**

Thursday, October 18, 2018 – 6:00 pm

Royse City ISD Ernest Epps Education Service Center
810 Old Greenville Road
Royse City, Texas

A. CALL TO ORDER 6:02 PM BY MAYOR NICHOL

Announce the presence of a quorum.

City Council

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 5, James Branch
Council Member, Place 6, Tom Crowley

Members Absent: Council Member Place 1, Charles Houk

Staff Present: City Manager, Carl Alsabrook
City Secretary, Deborah Sorensen
Executive Director of Community Development Corp., Larry Lott

RCISD

Members Present: President, Julie Stutts
Vice President, Scott Muckensturm
Secretary, Christina Carrion
Board Member, Mike Anderson
Board Member, Eric Fort
Board Member, Bobby Summers
Board Member, Brian Zator

Staff Present: Superintendent, Kevin Worthy
Assoc. Superintendent, Jeff Webb
Asst. Superintendent, Julia Robinson
Asst. Superintendent, Kenny Kaye Hudson
Chief Financial Officer, Byron Bryant
Chief Communications Officer, Adi Bryant
Admin. Asst., Lisa Cook

**B. WELCOME MESSAGE FROM MAYOR JANET NICHOL AND
SCHOOL BOARD PRESIDENT JULIE STUTTS**

**C. INTRODUCTIONS OF CITY COUNCIL AND STAFF AND SCHOOL
DISTRICT BOARD OF TRUSTEES**

D. INVOCATION

President Stutts gave invocation.

E. PLEDGE OF ALLEGIANCE

President Stutts lead the Pledge of Alliance.

F. DISCUSSION ITEMS

1. Discussion items from Royse City ISD:

a. District Report

Presenter: Superintendent Kevin Worthy

Kevin Worthy presented the District Report. The ISD has a total of 9 campuses and 6,158 enrolled students; that is 350 more than the end of the last school year. Right now Miss May Vernon Elementary has 762 students and this school is designed for 660. Right now they are accommodating the overflow through using portables. Royse City High School has 1,755 students. They have captured space at the high school and can grow up to 2,000 students. The next bond election, they will need to address the high school and a couple of elementary schools, as well as, money for land site for a future second high school. He appreciates the City always including the school district with new developers. He reviewed the District demographics including housing prices and number of lots available and vacant. They are definitely going to need an elementary school in the Waterscape subdivision area. They are projecting a 6% growth in enrollment next year. Mr. Worthy reviewed the status of bond projects. They are seeking names for Royse City Middle School and the second middle school. He reviewed the new learner profile, which is LEAD. LEAD stands for Learn, Excel, Advocate, and Discover. He shared the RCISD Scorecard 2018 Community Report.

2. Discussion items from Royse City, City Council:

a. Infrastructure Update

Carl Alsbrook reported the city has completed water capacity upgrade for downtown and will have to upgrade the sewer plant. Wood Street is completed and we need the drainage study for Howard Street to begin construction. We were also able to rebuild nine streets. A new Comprehensive Plan was adopted; we updated the Thoroughfare Plan and are updating the Master Plans. The FM 2642 project should be complete by January of 2019. In 2020, the widening of FM 2642 from FM 35 to SH 66 will begin.

About eight months ago, the city purchased 53 acres of land near the middle school that fronts SH 66, approximately three months ago, we purchased 17 acres from the school district, and then we purchase 80 acres behind the 53 acres. The goal is to have a sports complex and want to keep City Hall downtown.

b. Residential Development

Carl Alsbrook reported people look at safety, convenience, value, and schools. He really appreciates the school district; it makes the city's job easier to attract businesses and new residents. The city is experience a crushing growth. From 2012 to 2016 we averaged below 100 home permits a year; last year we had 195 home permits. Through October 16th of this year, we have had 445 permits issued. In 2012, City Council identified as a goal was to increase the quality of homes, the size, and the valuation. The homes values in 2012 were about \$129,000 to \$130,000. The average home value in 2018 is \$276,911. Currently we have 4,182 homes, with a population of 14,000 to 15,000; depending on who you ask. In 10 years, we are projecting to have 10,872 homes and a population of

39,948. At build out, we estimate to have 18,500 homes with a population of approximately 128,000. There is a lot of land mass and a lot of growth. Currently, of the subdivisions being developed there are approximately 2,900 lots. The undeveloped acreage is about 3,006 acres. The total taxable value for the city was \$447,000,000 and for this year, it should be approximately \$900,000,000. Carl thanked the school district and the City values the relationship with the school district.

c. Commercial Development

Larry Lott gave an update on commercial development. Commercial success is dependent upon intangible items. The quality of our schools always comes up. This helps with residential and commercial development. In 2017, we added 26 new retail businesses, from small to large. So far this year, we have added 14 new businesses. That translates into sales tax. Our sales tax this year will exceed \$3,000,000. Sales tax now represents 30% of the city's budget.

Walmart came in and created eight pad sites, which have sold. Tractor Supply also came in and added six pad sites, of which four have been built. The fifth pad site has been acquired and the sixth pad site is still available. On the northeast corner of Erby Campbell and I-30, Burger King opened; Pappy's Car Wash has broken ground, and a medical facility of 8,000 square feet building has acquired property. On the south side of the interstate, 1½ acres was purchased by 7-11. On the southeast side, there are about five or six pad sites available. The infrastructure is already there. On the southwest side, there is a four acre tract of land available for commercial. There has been a lot of attention from the medical industry. Buc-ee's should be open around March 2019. Buc-ee's bought 43 acres and are only use 18 acres. There are 25 available acres to develop. The southeast side of I-30 and FM 2642, there are 16 acres available. It is a company out of Dallas that owns the property and we don't know what the plans are. It will be commercial and retail. On the north side, there are 107 acres called Anderson Crossing. This is a Planned Development for commercial and retail. The baseball stadium has been very slow to develop. The owner has been approved for financing of 16 teams. He should be closing on 19 acres of Anderson Crossing, sometime by the end of the month. They continue to say that they will play baseball in April 2019. That will speed up the 107 acre project as a whole. The Meadows project is still alive, but don't know when it will start. The Compound of RC is still happening.

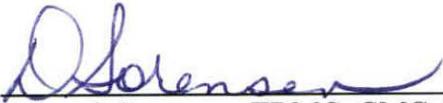
In the downtown area, 1885 Barbershop opened and is doing great. They have now added a fourth barber. Other businesses that have opened are Alumni Sports Bar and Grill, Merry Melody, and Cookston Court is open as well. There are tons going on in downtown. Carl added that the city is adding lights for downtown parking.

G. ADJOURN AT 7:30 PM

Mayor Nichol adjourned the meeting.


Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary

