



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, November 13, 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.

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. 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.*

**D. RECOGNITION**

1. Recognition of Lily Sue and Annie Jean Sperl for writing “Glenda’s Adventure”, and any matters related thereto.

**E. NEW EMPLOYEE**

1. Dawn Patella – Development Services Permit Technician

**F. RECESS CITY COUNCIL MEETING**

**G. PUBLIC HEARING #1**

1. Take testimony concerning a request for approval of a Conceptual Plan for a Traditional Mixed-Use Development known as Capstone Court, for the properties described as Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (aka 1900 S. Erby Campbell Blvd., Royse City).
2. Take testimony concerning voluntary annexations located in Hunt County: James May Survey, Abstract No. 1297, 0.696 acres more or less, situated along IH-30; James May Survey, Abstract No. 1297, 8.429 acres more or less, situated along IH-30; James May Survey, Abstract No. 1297, 1.007 acres more or less, situated along IH-30; John Davis Survey, Abstract No.1317 and James May Survey, Abstract No. 1297, 3.527 acres more or less, situated along IH-30; Joseph Prewitt Survey, Abstract No. 851, JW Beckton Survey, Abstract No. 94, and James Chapman Survey, Abstract No. 185, 3.202 acres more or less, situated along FM 2642, CR 2650 and Hwy 66; and James Chapman Survey, Abstract No. 185, 11.463 acres of land, situated along Hwy 66.

**H. CLOSE PUBLIC HEARING #1**

**I. PUBLIC HEARING #2**

1. Take testimony concerning voluntary annexations located in Hunt County: James May Survey, Abstract No. 1297, 0.696 acres more or less, situated along IH-30; James May Survey, Abstract No. 1297, 8.429 acres more or less, situated along IH-30; James May Survey, Abstract No. 1297, 1.007 acres more or less, situated along IH-30; John Davis Survey, Abstract No.1317 and James May Survey, Abstract No. 1297, 3.527 acres more or less, situated along IH-30; Joseph Prewitt Survey, Abstract No. 851, JW Beckton Survey, Abstract No. 94, and James Chapman Survey, Abstract No. 185, 3.202 acres more or less, situated along FM 2642, CR 2650 and Hwy 66; and James Chapman Survey, Abstract No. 185, 11.463 acres of land, situated along Hwy 66.

**J. CLOSE PUBLIC HEARING #2**

**K. RECONVENE CITY COUNCIL MEETING**

**L. 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: October 18, 2018, October 23, 2018 Special Meeting and October 23, 2018 Regular Meeting
2. Authorize the City Manager to sign letter engaging Rutledge Crain & Company, PC as the firm to conduct the City's audit for the fiscal year ending September 30, 2018.
3. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County for home delivered meals, authorizing the City Manager to sign all documents related thereto.

4. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County to provide meals at the Senior Center, authorizing the City Manager to sign all documents related thereto.

**M. BUSINESS**

1. Consider and act concerning a Resolution regarding the Conceptual Plan of Capstone Court for the properties described as: Tracts 17-01 and 16-01 of the WM Love Survey, Abstract 135, Royse City, Rockwall County, Texas (aka 1900 S. Erby Campbell Blvd., Royse City), and any matters related thereto.
2. Consider and act concerning awarding a bid for Ultrasonic Service Water Flow Meters, and any matters related thereto.
3. Consider and act concerning a Maintenance Agreement with Waterscape Home Owner's Association, and any matters related thereto.
4. Consider and act concerning an Ordinance Amending the Code of Ordinances by Adopting the 2018 International Fire Code, with North Texas Council of Governments Amendments, and any matters related thereto.
5. Consider and act concerning Community Development Corporation (CDC) Incentive Request to Main Street Emporium, to offset costs associated with remodeling the interior of the building located at 101 E. Main Street, not to exceed \$17,000.00, and any matters related thereto.
6. Consider and act concerning a Resolution appointing a Committee Member to the Animal Shelter Advisory Committee (term November 14, 2018 to March 31, 2019), and any matters related thereto.
7. Consider and act concerning a Resolution appointing three Board Members to the Cultural Arts Advisory Board (term January 1, 2019 to December 31, 2020), and any matters related thereto.
8. Consider and act concerning a Resolution appointing three Board Members to the Main Street Board (term January 1, 2019 to December 31, 2020), and any matters related thereto.
9. Discussion concerning City Manager update: Development, Holiday Movie Night Series, Tree Lighting Ceremony, and Lighted Christmas Parade, and any matters related thereto.

**N. RECESS CITY COUNCIL MEETING**

**O. EXECUTIVE SESSION**

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

Section §551.071 – Consultation with City Attorney

1. Discussion with City Attorney concerning a Development Agreement regarding billboard signs.

**P. CLOSE EXECUTIVE SESSION**

**Q. RECONVENE CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session concerning a Development Agreement regarding billboard signs.

**R. 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.

**S. 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 November 9, 2018 by 2:00 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.*