



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, November 13, 2018 – 7:00 pm**  
Police and Courts Building, 100 West Main Street  
Royse City, Texas

**A. CALL TO ORDER 7:02 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

Members Present: Mayor, Janet Nichol  
Council Member Place 1, Charles Houk - 7:13 pm  
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  
Assistant City Secretary, Camille Johnson  
Director of Develop. & Community Services, Rob Cooper  
Police Chief, Jeff Stapleton  
Fire Chief, Rickey Bell  
Fire Marshall, Tanner Dietz  
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**

Pastor Josh McGrew, with Trinity Baptist Church, gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

Terri Miller, 320 Barton – spoke about issues at the corner of Barton and Lamar Street. Cars are cutting the corner and driving through part of her year. She has had to replace sprinkler heads seven times. There are also water drainage issues.

Council Member Branch directed the City Manager to have Dario, Public Works Director, get in contact with Ms. Miller.

**D. RECOGNITION**

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

Herldine Radley, Library and Museum Manager, presented a plaque to Lily Sue and Annie Jean Sperl. They presented Ms. Glenda with a copy of the book that they wrote about her.

**E. NEW EMPLOYEES**

1. Dawn Patella – Development Services Permit Technician

Rob Cooper introduced Dawn Patella and gave a brief background.

**F. RECESS CITY COUNCIL MEETING AT 7:11 PM**

**G. PUBLIC HEARING #1 AT 7:11 PM**

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).

No one spoke for or against.

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.

No one spoke for or against.

**H. CLOSE PUBLIC HEARING #1 AT 7:13 PM**

**I. PUBLIC HEARING #2 AT 7:13 PM**

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.

No one spoke for or against.

**J. CLOSE PUBLIC HEARING #2 AT 7:15 PM**

**K. RECONVENE CITY COUNCIL MEETING AT 7:15 PM**

**L. CONSENT AGENDA**

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.

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

## **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.

Rob Cooper stated the Comprehensive Plan has identified this area as Traditional Mixed-Use, which allows a flexible mix of residential and non-residential uses. Development in these areas is dense enough to accommodate various uses. The concept plan has a light neighborhood commercial element mixed in with a medium residential density set at 7.68 dwelling units per acre on approximately 10.77 acres and 132 residential units total. Access will be from Erby Campbell Blvd. The internal roadway is public with a 50-ft. right-of-way and a driving surface width at 31-feet. All electrical, telephone and cable lines will be installed underground. Exterior materials on all buildings will be masonry brick and stone veneer. Internal sidewalks installed throughout the development will be 4-foot wide. Commercial area will be screened from residential dwelling units. Residential units along the north side will have rear access garages utilizing a wider, shared alley with adjoining residential. The Planning and Zoning Commission has recommended approval.

Council Member Crowley asked if the residential would be one-story. Rob responded they would be one and two stories. Council Member Crowley asked if this was the same location that the apartments were denied. Rob confirmed it was. Council Member Crowley asked what the difference is. Rob explained that the perimeter would be one story duplexes and the two story townhomes would be in the middle.

Darrel Kotzur, with Crosspoint Engineering, gave a brief presentation. They plan to have duplexes and triplexes on the perimeter of the property and have the townhomes in the middle of the property. There will be some retail commercial. They will build an eight foot wall separating the commercial from the residential. He confirmed the residential will be rental, which would be approximately \$1 per square foot. City Council prefers to have something upscale. Council Member Crowley asked if the developer will be the same as the builder. It was confirmed it will be the same.

Council Member Crowley made a motion to accept the concept plan of Capstone Court mixed-use development. Council Member Branch seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning awarding a bid for Ultrasonic Service Water Flow Meters, and any matters related thereto.

Carl Alsbrook stated we received two bids for the Ultrasonic Service Water Flow Meters. This is for new construction and our water meter replacement program to automatic reading. The sealed bid is for 700 - 5/8 inch meters, 20 - 1 inch meters, and 20 - 2 inch meters, along with, Itron connectors to connect to our billing software. Staff is recommending awarding the bid to Republic Meter Inc. in the amount of \$88,882.50.

Council Member Branch made a motion to award the bid for the Ultrasonic Service Water Flow Meters to Republic Meter Inc. Council Member Houk seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning a Maintenance Agreement with Waterscape Home Owner's Association, and any matters related thereto.

Jason Day stated he and Shannon have been working with the attorneys for Waterscape HOA regarding a Maintenance Agreement. There are certain areas that are owned by the city, but are to be maintained by the HOA. There are some recent changes in the laws concerning how long these types of agreements are for. Staff is recommending tabling this item until the next meeting.

Mayor Pro Tem Ellis made a motion to Table this item. Council Member Branch seconded the motion. **Motion passed 7-0.**

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.

Tanner Dietz stated currently we are using the 2009 International Fire Code and are asking to adopt the 2018 International Fire Code. This will help with the ISO rating study coming up. This will also allow us to regulate the current modern technology used in building construction. Jason Day added that he and Tanner have spent hours working on the amendments to this ordinance.

Council Member Branch made a motion to amend the Code of Ordinances by Adopting the 2018 International Fire Code. Council Member Crowley seconded the motion. **Motion passed 7-0.**

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.

Larry Lott stated the CDC has approved an incentive request from Vivian Trejo and Brad Nguyen, business owners of Main Street Emporium) in conjunction with building owner Mary Mitchell for an amount not to exceed \$17,000. The grant will be used to offset a portion of the remodeling costs for the interior of the building located at 101 E. Main Street. This is a reimbursement grant subject to a performance agreement.

Council Member Bradley made a motion to approve the incentive request. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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.

Martin Torres stated Colleen Shinn has requested to be on the Animal Shelter Advisory Committee. The Animal Shelter Advisory Committee has recommended approval of appointment. This will be for an open at large seat.

Council Member Bradley made a motion to appoint Colleen Shinn to the Animal Shelter Advisory Committee. Council Member Branch seconded the motion. **Motion passed 7-0.**

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.

Shannon Raymond stated Connie Goodwin, Loren Kelly, and Lynn Powell's terms will expire December 31, 2018. All are willing to continue to serve.

Council Member Branch made a motion to appoint Connie Goodwin, Loren Kelly and Lynn Powell to the Cultural Arts Advisory Board. Council Member Crowley seconded the motion. **Motion passed 7-0.**

8. Consider and act concerning a Resolution appointing three Board Members to the Main Street Board (term January 1, 2019 to December 31, 2021), and any matters related thereto.

Paula Morris stated Janet Nichol, Kelly Rogers, and Amy Hayes' terms will expire December 31, 2018. All are willing to continue to serve.

Council Member Matt Wheatley made a motion to appoint Janet Nichol, Kelly Rogers, and Amy Hayes to the Main Street Board. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

9. Discussion concerning City Manager update: Development, Holiday Movie Night Series, Tree Lighting Ceremony, and Lighted Christmas Parade, and any matters related thereto.

Carl Alsbrook reported they are looking into a resolution for Walnut Street. There were no plans for drainage in Old Town. The engineers have looked into it. Due to the costs of repairs, they will be done in phases. Carl also stated that he, Larry, Shannon, and Jason attended a planning session for Bearpen Creek Development. They will also meet tomorrow and Thursday.

The Holiday Movie Night Series is on November 15<sup>th</sup>. The movie is Nut Job 2. The movie will be seen at Cookston Court beginning at 7 pm.

The Tree Lighting Ceremony will be held on November 29<sup>th</sup> beginning at 5:30 pm.

The Lighted Christmas Parade will be held on December 8<sup>th</sup> at 6:30 pm. Santa will be at Cookston Court on the same day at 10 am.

## **N. RECESS CITY COUNCIL MEETING AT 8:03 PM**

### **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 AT 8:34 PM**

**Q. RECONVENE CITY COUNCIL MEETING AT 8:34 PM**

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

No action taken

**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.

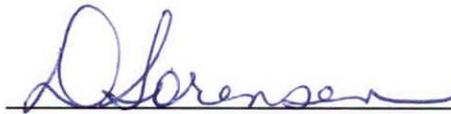
Mayor Nichol would like an update on the baseball field.

**S. ADJOURN AT 8:35 PM**

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

  
Janet Nichol, Mayor

**ATTEST:**

  
Deborah Sorensen, TRMC, CMC, City Secretary

