



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, April 23, 2019 – 7:00 pm

Police and Courts Building, 100 West Main Street
Royse City, Texas

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
Assistant City Secretary, Camille Johnson
Director of Finance, Shannon Raymond
Interim Director of Develop. & Community Services, Rob Cooper
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
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

Council Member Bradley gave invocation and led the Pledge of Allegiance.

C. PROCLAMATION

1. National Day of Prayer

Mayor Nichol presented the Proclamation for National Day of Prayer to Chief Stapleton. Royse City will celebrate National Day of Prayer on Thursday, May 2nd beginning at 7 pm at the police station.

2. Motorcycle Safety and Awareness Month

Mayor Nichol presented the Proclamation for Motorcycle Safety and Awareness Month to the Wolverines Motorcycle Club.

D. CITIZENS PARTICIPATION

James Cookston, 217 Howard Street – He has been here for 70 years and is upset that his street will be narrowed by 10 feet, which would reduce it from four lanes to three lanes. He wants the street to remain four lanes with parking on both sides of the street.

E. RECESS CITY COUNCIL MEETING AT 7:08 PM

F. PUBLIC HEARING AT 7:08 PM

1. Take testimony concerning a concept plan for a Traditional Mixed-Use Development, also known as Whiteside Village, consisting of 173 residential lots on approximately 52.775 acres, located at the southeast corner of FM 548 and Cookston Lane.

No one spoke for or against.

G. CLOSE PUBLIC HEARING AT 7:09 PM

H. RECONVENE CITY COUNCIL MEETING AT 7:09 PM

I. CONSENT AGENDA

1. City Council Minutes: April 9, 2019 Regular Meeting

Council Member Crowley made a motion to approve the minutes as presented. Council Member Houk seconded the motion. **Motion passed 7-0.**

J. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for March 2019, and any matters related thereto.

Shannon Raymond presented the February monthly revenue and expenditure report. March 2019 sales tax receipts are for January sales and were 15.91% higher compared to March 2018 receipts after 380 rebates. Water/Sewer revenues and expenditures are within their budgeted thresholds.

2. Consider and act concerning an Ordinance regarding a Final Plat of Twin Pines Estates, Phase 2, situated in the James Roads Survey, Abstract No. 872, Extraterritorial Jurisdiction (ETJ) of Royse City, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated the final plat of Twin Pines Estates, Phase 2 consists of ten single family residential lots on 11.502 acres. All lots are one acre or greater in size. A development and septic system permit is required prior to construction. In Phase 2, all lots front CR 2526. The existing road has been improved and will be paved up through Phase 2. This subdivision is in the ETJ. The Planning and Zoning Commission recommended approval on April 4, 2019.

Council Member Crowley made a motion to approve the Final Plat of Twin Pines Estates, Phase 2. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning a Resolution regarding a concept plan for a Traditional Mixed-Use Development, also known as Whiteside Village, consisting of 173 residential lots on approximately 52.775 acres, located at the southeast corner of FM 548 and Cookston Lane, and any matters related thereto.

Rob Cooper stated this project is approximately 52.775 acre tract of land with approximately 173 single family residential lots at 45'x120' / 5,400 square feet, and is located on the east side of FM 548, south of I-30, north of Starlight Lane. The

Whiteside Village Concept Plan is part of a Planned Development and will not impose a Public Improvement District (PID). The concept plan includes walking trail with benches which will be located within the 100' utility easement and will connect to the Frost Farm subdivision directly to the north. Common areas/open space will be owned and maintained by the HOA. It will have an internal street connectivity with adjacent Frost Farm development. Commercial 1 will be provided at the entrance, on a 1.32 acre lot with approximately 15,000 square feet of retail. The Planning and Zoning Commission recommended approval on April 4, 2019.

Council Member Bradley made a motion to approve the Resolution regarding a concept plan for Whiteside Village. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

4. Discussion concerning City Manager update: Development, Main Street Car Show May 11th, and any matters related thereto.

Carl Alsbrook reported interests remain high in our city. Anderson Crossing has hired a new broker to move along the project. The FM 2642 bridge is progressing. It looks like it will be complete any time.

The Main Street Car Show is scheduled for May 11th starting at 9 am. Judging will begin at noon and winners announced at 2:30 pm.

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.

Council Member Crowley wanted to know if there will be a trash pick-up this spring, referring to the residential annual cleaning event. It will be held June 13th – June 15th.

L. ADJOURN AT 7:20 PM

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

ATTEST:


Deborah Sorensen, TRMC, CMC, City Secretary




Janet Nichol, Mayor