



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, June 11, 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 – 7:14 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 Finance, Shannon Raymond  
Director of Develop. & Community Services, Rob Cooper  
Police Chief, Jeff Stapleton  
Fire Chief, Rickey Bell  
Fire Marshal, Tanner Dietz  
Director of Public Works, Dario Lopez  
Parks & Facilities Superintendent, Martin Torres  
Director of HR, Tauna Ratliff  
Executive Director of Community Development Corp., Larry Lott

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Nichol gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

None

**D. PRESENTATION**

1. Presentation from Atmos Energy of a donation to the Police and Fire Department.

Eva Hummel, with Atmos Energy, presented a check in the amount of \$2,000.00 to the Police and Fire Department.

**E. APPOINTMENT**

1. Appointment with Russell Summers, Rockwall County Central Appraisal District Board Chairman, to introduce new Chief Appraiser and any matters related thereto.

Chairman Russell Summers introduced Kevin Passons, the new Chief Appraiser for Rockwall County Central Appraisal District.

**F. RECESS CITY COUNCIL MEETING AT 7:08 PM**

**G. PUBLIC HEARING AT 7:08 PM**

1. Take testimony concerning annexations located in Hunt County: HCAD ID 126095, A872 James Roads Survey, Tract 36-2, 53.871 acres more or less, situated along CR 2526; and HCAD ID 33453, A872 James Roads Survey, Tract 36, 88.182 acres more or less, situated along CR 2526.

Mark Plemmons, 5325 CR 2594, stated he is concerned the there are two public hearings for annexation on the same night.

2. Take testimony concerning a Development Plan for Parkside Village Planned Development, for the properties described as J. Stephenson Survey, Abstract No. 188, and the J.W. Love Survey, Abstract No. 140, Royse City, Rockwall County, Texas.

No one spoke for or against.

3. Take testimony concerning a Concept Plan with no zoning change to take place until Development Plan approval, for the properties described as James May Survey, Abstract No. 1297, and the James Roads Survey, Abstract No. 872, and the G.W. McCafferty Survey, Abstract No.1298, and the Shelby County School Land Survey, Abstract No. 946, and the John Stone Survey, Abstract No. 198 (a.k.a. Bearpen Creek), Royse City, Hunt County, Texas.

No one spoke for or against.

**H. CLOSE PUBLIC HEARING AT 7:12 PM**

**I. RECONVENE CITY COUNCIL MEETING AT 7:12 PM**

**J. CONSENT AGENDA**

1. City Council Minutes: May 28, 2019 Regular Meeting and May 29, 2019 Special Meeting

Council Member Branch made a motion to approve the consent agenda. Council Member Crowley seconded the motion. **Motion passed 6-0.**

**K. RECESS CITY COUNCIL MEETING AT 7:12 PM**

**L. PUBLIC HEARING #2 AT 7:12 PM**

1. Take testimony concerning annexations located in Hunt County: HCAD ID 126095, A872 James Roads Survey, Tract 36-2, 53.871 acres more or less, situated along CR 2526; and HCAD ID 33453, A872 James Roads Survey, Tract 36, 88.182 acres more or less, situated along CR 2526.

No one spoke for or against.

**M. CLOSE PUBLIC HEARING #2 AT 7:13 PM**

**N. RECONVENE CITY COUNCIL MEETING AT 7:13 PM**

**O. BUSINESS**

1. Consider and act concerning an amendment to a Development Agreement with Crowell Development, and any matters related thereto.

Jason Day stated that this is an amendment to a Development Agreement with Crowell Development regarding a billboard sign. Mr. Crowell was in the process of purchasing the billboard sign and realized that he needs a bigger sign. He is now asking to amend the Development Agreement to allow for a larger sign. In consideration of allowing a larger sign, Mr. Crowell has agreed to give additional right of way for Shaw Drive that will connect to the service road. He will also be improving the sign by bricking it all the way to the top. The sign will be just east of OMI Crane, which is the same location previously approved.

Council Member Wheatley made a motion to approve amending the Development Agreement. Council Member Branch seconded the motion. **Motion passed 6-1**, with Council Member Crowley abstaining.

2. Consider and act concerning a Resolution allowing change of ownership of Sanitation Solutions for purposes of the Solid Waste Contract, and any matters related thereto.

Jason Day stated a few years ago, there was an extension of the contract given to Sanitation Solutions with one of the conditions being that Josh Bray, owner of Sanitation Solutions, could not sell the company and maintain the contract. The city can withdraw the contract. Josh Bray is selling the company to Waste Connections and is requesting the contract stay in place. Josh will stay on as the point person for the city for the next two years. Josh confirmed that all of the services will remain the same. He introduced Adam Matthews with Waste Connections. Adam stated that they have agreed to keep Josh Bray on as an employee and has offered a retention bonus to all of the employees to keep them.

Council Member Branch made a motion to allow the change of ownership of Sanitation Solutions for purposes of the Solid Waste Contract. Council Member Crowley seconded the motion. **Motion passed 7-0**.

3. Consider and act concerning a revised Interlocal Agreement with Rockwall County for rendition of Fire Marshal Services, and authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Carl Alsbrook stated that only item changed was adding the payment of \$1,000 a month to the city. The rate will be negotiated for the next fiscal year.

Council Member Crowley made a motion to approve the Interlocal Agreement with Rockwall County for the Fire Marshal Services through September 30, 2019. Council Member Bradley seconded the motion. **Motion passed 7-0**.

4. Consider and act concerning a contract with PROVOX Systems, Inc. for agenda software and services, and authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Deborah Sorensen stated currently staff uses AgendaFree software for our Council Agenda Packets, which is a free program. iCompass is phasing out this software with a push to purchase their full software package. The software will be inactive the end of June 2019. Three quotes for agenda software were obtained and PROVOX Systems, Inc. was the lowest quote. Their program is very user-friendly. They are also a local company, being located in McKinney, Texas.

Mayor Pro Tem Ellis made a motion to approve contract with PROVOX Systems, Inc. effective July 1<sup>st</sup>. Council Member Houk seconded the motion. **Motion passed 7-0**.

5. Consider and act concerning a Development Agreement regarding DeBerry Reserves, and authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Jason Day stated this property is located on FM 35 south of Woodland Creek. They are currently outside of the city limits. Part of the agreement states that they will be annexing into the city limits. They will be running a sewer line south of the property to a newly constructed lift station, which is a \$1.5 to \$2 million dollar project. If approved there will be a voluntary annexation to come into the city. There will be public hearings in July and annexation and zoning taking place in August. This development meets all of our requirements. It will have an amenity center with a pool and splash pad.

Council Member Houk made a motion to approve the Development Agreement. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning a Resolution Setting the Date, Time, and Place for Public Hearings on Proposed Annexation located along FM 35 in Hunt County and Rockwall County, and any matters related thereto.

Jason Day stated this is the DeBerry Reserves and is a voluntary annexation.

Council Member Houk made a motion to approve the Resolution setting the public hearings for July 9<sup>th</sup>. Council Member Bradley seconded the motion. **Motion passed 7-0.**

7. Consider and act concerning a Resolution regarding a Development Plan for Parkside Village Planned Development, for the properties described as J. Stephenson Survey, Abstract No. 188 and J.W. Love Survey, Abstract No. 140, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Development Plan of Parkside Village consists of 445 residential lots on approximately 107.76 acres. The subdivision is located on the southwest side of the city, just south of Circle Drive and west of Sunrise Meadows subdivision. The subdivision will be developed in three phases. Phase I will have 99 lots at 45' lots and 99 lots at 50' lots; Phase II will have 140 lots at 45' lots and 19 lots at 50' lots; and Phase III will have 56 lots at 25' lots and 32 lots at 30' lots. The development plan shows proposed public streets; building sites or lots; and areas reserved as public parks, open space, utility easements, street widening; the points of ingress and egress from existing streets; general location and description of existing and proposed utility services. The Planning & Zoning Commission recommends approval with the condition of the fence on the back side of lots.

Council Member Crowley made a motion to accept mixed use Development Plan for Parkside Village, with the fence condition. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

8. Consider and act concerning a Resolution regarding a Concept Plan with no zoning change to take place until Development Plan approval, for the properties described as James May Survey, Abstract No. 1297, and the James Roads Survey, Abstract No. 872, and the G.W. McCafferty Survey, Abstract No.1298, and the Shelby County School Land Survey, Abstract No. 946, and the John Stone Survey, Abstract No. 198 (a.k.a. Bearpen Creek), Royse City, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated the Concept Plan of Bearpen Creek consists of approximately 3,440 residential lots. The Planned Development encompasses approximately 983 acres, south of Interstate 30, east of FM 2642/ FM 35, west of FM 1565 and north of County Road 2526. The site is within Royse City corporate limits, Royse City Independent School District and Hunt County. The Bearpen Creek Planned Development wishes to create a development of a master planned community, featuring a variety of lot sizes, residential product types, preserve natural features and drainage courses, and enhance the overall quality of life for the residents of the community. One of the objectives of the District is to integrate the neighborhoods around amenity areas and preserve existing hedge rows to define neighborhood boundaries. The plan is to divide the District into four (4) distinct different villages creating the opportunity to offer diverse product types and a variety of architectural styles. The village centers will provide an opportunity to build higher density around village plazas and gathering places.

The concept plan shows the developer's intent for the use of the land within the proposed Planned Development District in a graphic manner and is supported by written documentation of proposals and standards for development. The concept plan will show general use, thoroughfares, and preliminary lot arrangements. The Planning & Zoning Commission recommends approval.

Council Member Branch made a motion to approve the Concept Plan with no zoning change with a time limit of 18 months. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

9. Consider and act concerning an Ordinance regarding a Master Plat of Parkside Village, situated in the J. Stephenson Survey, Abstract No. 188 and J.W. Love Survey, Abstract No. 140, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Master Plat of Parkside Village consists of 445 residential lots on approximately 107.76 acres. The subdivision is located on the southwest side of town, just south of Circle Drive and west of the Sunrise Meadows subdivision. The subdivision will be developed in three phases.

Council Member Bradley made a motion to accept the Master Plat of Parkside Village. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

10. Consider and act concerning an Ordinance regarding a Specific Use Permit regarding a Temporary/Seasonal Stand, located on property described as, Jones Addition, Block 4, Lot(s) 5-10, addressed as 208 S. Elm Street, Royse City, Rockwall County, Texas, and any matters related thereto:

Carl Alsabrook stated this is continued from the last meeting. Rob Cooper and his staff have reached out to the applicant to answer questions and there has been no response. Staff recommends denying the permit with prejudice, which will make the applicant wait one year before re-applying.

Council Member Houk made a motion to deny with prejudice. Council Member Crowley seconded the motion. **Motion passed 7-0.**

11. Discussion concerning City Manager update: Development, Main Street Car Show on June 22<sup>nd</sup>, Summer Movie in the Park at City Lake Park on June 22<sup>nd</sup>, and Celebrating Freedom Concert and Firework Show on June 28<sup>th</sup> and any matters related thereto.

Carl Alsabrook reported the railroad crossing at FM 548 was completed today. The Josephine railroad crossing will be next. There is a soft opening for Buc-ee's this Friday from 11 am to 2 pm. The actual opening is Monday at 6 am. He has asked Rob to pull building standards from Frisco and Waxahachie to compare. We are currently exploring options for parking for downtown.

The Main Street Car Show is scheduled for June 22<sup>nd</sup>. The Summer Movie in the Park at City Lake Park is scheduled for June 22<sup>nd</sup> beginning at 7 pm movie is How to Train Your Dragon – the Hidden World. Celebrating Freedom Concert and Firework Show is scheduled for June 28<sup>th</sup> at Royse City High School 6 pm – 10 pm.

**P. RECESS CITY COUNCIL MEETING AT 8:55 PM**

**Q. EXECUTIVE SESSION AT 8:55 PM**

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 Hines development.

**R. CLOSE EXECUTIVE SESSION AT 9:19PM**

**S. RECONVENE CITY COUNCIL MEETING AT 9:19 PM**

**T. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

No action taken.

**U. 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.

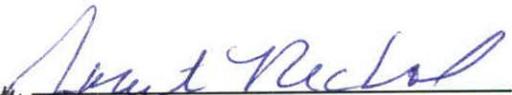
None

**V. ADJOURN AT 9:20 PM**

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

ATTEST:

  
Deborah Sorensen, TRMC, CMC, City Secretary

  
Janet Nichol, Mayor

