



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, June 25, 2019 – 7:00 pm

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

A. CALL TO ORDER 7:01 PM BY MAYOR NICHOL

Announce the presence of a quorum.

- Members Present: Mayor, Janet Nichol
Council Member Place 1, Charles Houk – 7:34 pm
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 4, Matt Wheatley
Council Member Place 5, James Branch
Council Member, Place 6, Tom Crowley
- Members Absent: Council Member Place 3, Bruce Bradley
- 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 Lieutenant, Troy Eavenson
Fire Chief, Rickey Bell
Fire Marshal, Tanner Dietz
Director of Public Works, Dario Lopez
Executive Director of Community Development Corp., Larry Lott

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro Tem Ellis gave invocation and led the Pledge of Allegiance.

C. CITIZENS PARTICIPATION

None

D. CONSENT AGENDA

- 1. City Council Minutes: June 11, 2019 Regular Meeting
Council Member Branch made a motion to approve the consent agenda Council Member Wheatley seconded the motion. **Motion passed 5-0.**

E. BUSINESS

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

Shannon Raymond presented the May monthly revenue and expenditure report. May 2019 sales tax receipts are for March sales and were 3.85% higher compared to May 2018 receipts after 380 rebates. Each department is working on budget requests. July 15th or 16th will be the Budget Workshop with City Council.

2. Consider and act concerning a Resolution Authorizing the City Manager to execute an Interlocal Agreement with Rockwall Central Appraisal District (CAD) for collection of all Royse City Public Improvement Districts, and any matters related thereto.

Jason Day stated that the city has been working with Rockwall CAD's Board of Directors regarding Interlocal Agreements for PID collections. He is still working on the language in number 4 of the agreement dealing with indemnity. Staff recommends approval contingent upon getting the language corrected.

Council Member Branch made a motion to approve the Resolution of an Interlocal Agreement with the Rockwall Central Appraisal District contingent upon the language getting fixed dealing with the indemnification. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning an Amended and Restated Capital Improvement Agreement with GRBK Edgewood, LLC regarding Parkside Village, and any matters related thereto.

Jason Day asked that this item be Tabled until the next meeting. The other party to this agreement is currently out of town.

Mayor Pro Tem Ellis made a motion to table this item to July 9, 2019. Council Member Branch seconded the motion. **Motion passed 5-0.**

4. Consider and act concerning a Resolution appointing three Committee Members to the Heritage Preservation Committee (term July 1, 2019 to June 30, 2021), and any matters related thereto.

Rob Cooper stated that Jennifer Pizana, Donald Crenshaw, and Carol Burks' terms will expire on June 30, 2019. All have agreed to continue to serve and have provided their application. No other applications have been submitted for this committee.

Council Member Crowley made a motion to accept the renewal of all three applicants. Mayor Pro Tem Ellis seconded the motion. **Motion passed 5-0.**

5. Consider and act concerning an Ordinance regarding a Final Plat of Verandah 3B1 situated in the J.W. Beckton Survey, Abstract No. 91, and James May Survey, Abstract No. 1297, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated the final plat of Verandah 3B1 consists of 246 single-family residential lots on 66.909 acres. Lot sizes are 50'. The city's civil engineer and public works staff have signed off on the final plat regarding conformance with the city's Technical Construction Standards and Specifications (TCSS) regarding streets, storm drainage, sanitary sewer and domestic water. Planning and Zoning has recommended approval.

Council Member Crowley made a motion to accept the Planning & Zoning recommendation of approval of Verandah 3B1. Council Member Branch seconded the motion. **Motion passed 5-0.**

6. Consider and act concerning awarding a bid for Howard Street Paving and Utility Improvements and Miscellaneous Concrete Repair, and authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Dario Lopez stated Verdunity has tabulated and reviewed the bids submitted at the bid opening on Wednesday, May 29, 2019. The low bidder was LA Banda, LLC with a total base bid of \$1,334,26 and a total, with add alternate of miscellaneous concrete repairs throughout the city, of \$1,430,296. A modification to the accepted bid from La Banda has been made to incorporate \$18,000 for soil lab testing, which makes the adjusted total contract amount for Howard Street Improvements \$1,352,296. The total value of everything is \$1,448,296.

Mayor Pro Tem Ellis made a motion to approve the contact to LA Banda, LLC for Howard Street and miscellaneous concrete repair not to exceed \$1,448,296. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

7. Consider and act concerning approving an estimate for railroad crossing repair at Josephine Street and authorizing the City Manager to sign all documents related thereto, and any matters related thereto.

Dario Lopez stated the railroad company, Genesee & Wyoming, Inc., has provided an estimate for the railroad crossing repair at Josephine Street in the amount of \$38,994.00. Once City Council approves, then Genesee & Wyoming, Inc. will move forward with the contract and agreement. Anytime there is a crossing in the city, the city is responsible for the repair.

Council Member Branch made a motion to approve the estimate for railroad crossing repair at Josephine Street. Council Member Crowley seconded the motion. **Motion passed 5-0.**

8. Consider and act concerning a Community Development Corporation (CDC) Incentive Request to Native Station Beer Garden Café, to offset costs associated with building a new facility located at 105 E. Main, and any matters related thereto.

Larry Lott introduced Dr. Gary Sanders, owner of Native Station Beer Garden Café. Larry stated that the CDC has approved an incentive request from Native Station Beer Garden Café to offset a portion of the costs to build a new family friendly restaurant in downtown. This restaurant is unique to our community and will feature a 13,800 square feet garden café with a focus on family. It will be built on the lot previously known as Z's Quick Stop located at 105 E. Main Street and the adjacent lot, 117 S. Elm Street. The grant is a reimbursement grant contingent upon meeting or exceeding the requirements outlined in an executed Performance Agreement between the CDC and the developer of this project. The facility will create roughly 49 jobs, with 5 being management positions; with payroll in excess of a million dollars. The incentive grant is not to exceed \$125,000.

Council Member Crowley stated that the address should be 105 W. Main Street.

Council Member Wheatley made a motion to approve the incentive request. Council Member Branch seconded the motion. **Motion passed 5-0.**

9. Discussion concerning City Manager update: Development, Celebrating Freedom Concert and Firework Show on June 28th, and any matters related thereto.

Carl Alsbrook reported Buc-ee's grand opening was last Monday. Buc-ee's was very pleased with the grand opening. The city provided traffic control at the intersection of I-30 and FM 2642, since the traffic control lights have not been

installed. Carl stated that staff has a plan for downtown parking, but is not ready to discuss just yet. He added that he is going to meeting with Hunt County and TXDOT regarding FM 2642. They will also discuss getting some of the Hunt County Roads repaired. The schematic drawing of the Fire Station has been completed. The next step will be bonding capabilities for construction. He is hoping to have bids by the end of summer.

Celebrating Freedom Concert and Firework Show is this Friday night at the Royse City High School. The event is from 6 pm to 10 pm. The bands are Southern Ride, Big Gus, and Daryl Dodd.

F. 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 Branch wants a follow up on ideas for improving potential neighborhoods. Carl stated that we will have discussion at the next City Council Meeting.

G. ADJOURN AT 7:41 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 6-0.**

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary


Janet Nichol, Mayor