



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, July 9, 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  
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  
Planner, Aaron Zilz  
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  
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. CITIZENS PARTICIPATION**

None

**D. PRESENTATION**

1. Presentation of Rockwall County Open Space Plan by Rockwall County Open Space Alliance, and any matters related thereto.

Nell Welborn, with Rockwall County Open Space Alliance, gave presentation of Rockwall County Open Space Plan. The Rockwall County Open Space Alliance presented a check in the amount of \$457.0 for the purchase of a park bench.

**E. RECESS CITY COUNCIL MEETING AT 7:09 PM**

**F. PUBLIC HEARING AT 7:09 PM**

1. Take testimony concerning voluntary annexations located in Hunt County: HCAD ID 38870, A1332 JWF Stone Survey, Tract 3, 78.871 acres more or less, situated along FM 35; HCAD ID 205604, A1332 JWF Stone Survey, Tract 3-3, 6.26 acres more or less, situated along FM 35; and HCAD ID 110042 A1332 JWF Stone Survey, Tract 3-2, 7.983 acres more or less, situated along FM 35; and located in Rockwall County: RCAD ID 12528, A198 JWF Stone Survey, Tract 7, 16 acres more or less, situated along FM 35.

No one spoke for or against.

**G. CLOSE PUBLIC HEARING AT 7:10 PM**

**H. RECONVENE CITY COUNCIL MEETING AT 7:10 PM**

**I. CONSENT AGENDA**

1. City Council Minutes: June 25, 2019 Regular Meeting

Council Member Wheatley made a motion to approve the consent agenda. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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

**K. PUBLIC HEARING #2 AT 7:11 PM**

1. Take testimony concerning voluntary annexations located in Hunt County: HCAD ID 38870, A1332 JWF Stone Survey, Tract 3, 78.871 acres more or less, situated along FM 35; HCAD ID 205604, A1332 JWF Stone Survey, Tract 3-3, 6.26 acres more or less, situated along FM 35; and HCAD ID 110042 A1332 JWF Stone Survey, Tract 3-2, 7.983 acres more or less, situated along FM 35; and located in Rockwall County: RCAD ID 12528, A198 JWF Stone Survey, Tract 7, 16 acres more or less, situated along FM 35.

No one spoke for or against.

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

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

**N. BUSINESS**

1. Consider and act concerning Texas Municipal League Multistate Intergovernmental Employee Benefits Pool Rerate Notice for Plan Year 2019-2020 Medical Benefits, authorizing City Manager to sign associated documents, and any matters related thereto.

Tauna Ratliff stated that TML Health Benefits Pool has proposed a 3% increase to the employee rate for Plan Year of 2019-2020.

Council Member Wheatley made a motion to approve the rerate for benefits. Council Member Crowley seconded the motion. **Motion passed 7-0.**

2. Discussion of presentation of proposed Creekside development, and any matters related thereto.

Dustin Davidson, with Hines Acquisitions, LLC, stated this is a family run organization out of Houston, Texas. They are well established. They are proposing for Creekside to have 481 – 40’ lots, 479 – 50’ lots, and 120 – 60’ lots; for a total of 1,080 lots. They will have a pool and amenity center, basketball court, Frisbee Golf, 8 feet hike and bike trail approximately 2 miles and 0.65 acres of open space. They build with top 10 builders.

Council Member Branch asked about the price point for the 40’ lots. Dustin stated mid to upper \$200’s. They are looking at \$275,000 to \$325,000 for 50’ lots and \$325,000 to \$500,000 for 60’ lots. However, the market will determine the price. Council Member Crowley asked about the builders. Dustin replied that they use Highland Homes, David Weekley, the top 10 builders that build higher quality. He further added that they will build the amenity center first. Council Member Crowley also asked about any consideration of building j-swing drives. Dustin stated maybe in the 60’ lots. Council Member Crowley asked about alleys. Dustin stated that people value back yards more so they are not proposing any alleys.

Mayor Nichol is concerned about the size of the pool being big enough for the entire development. Dustin stated that they work with the pool experts to ensure the size.

3. Discussion of proposed Development Agreement with Hines Acquisitions, LLC regarding Creekside, and any matters related thereto.

Jason Day stated that City Council can go into Executive Session to discuss the Development Agreement under Section §551.071.

**O. RECESS CITY COUNCIL MEETING AT 7:38 PM**

**P. EXECUTIVE SESSION AT 7:38 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 of proposed Development Agreement with Hines Acquisitions, LLC regarding Creekside.

Section §551.072 Deliberations about Real Property

2. Discussion regarding purchase, exchange, lease or value of real property located in Rockwall County.

**Q. CLOSE EXECUTIVE SESSION AT 8:17 PM**

**R. RECONVENE CITY COUNCIL MEETING AT 8:17 PM**

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

No action taken.

**N. BUSINESS**

4. 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 stated that this is an amended and restated Capital Improvement Agreement. There still needs to be a few more language changes and recommends City Council approve contingent upon City Attorney’s approval of changes. Council

Member Branch stated that Circle Lane isn't complete yet. Who will be responsible for completing Circle Lane? Bobby Samuel with GRBK Edgewood, LLC, stated that it is not in the agreement. He does have to realign a portion of Circle but not required to widen it. Council Member Branch stated that we have a requirement to have curbs and gutters on the street and there are none. It is a bar ditch. Dario Lopez stated that Circle Lane is not on the Thoroughfare Map.

Council Member Wheatley made a motion to approve the amended and restated Capital Improvement Agreement allowing the City Attorney to make changes. Council Member Crowley seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning authorizing the City Manager to accept and enter into Chapter 43 Texas Local Government Code Development Agreements for HCAD ID 126095, A872 James Roads Survey, Tract 36-2, 53.871 acres more or less, situated along CR 2526; and any matters related thereto.

Carl Alsabrook pulled this item from the agenda.

6. Consider and act concerning an Ordinance regarding Annexation up to 144.891 acres, more or less, situated along CR 2526, in Hunt County, Texas, and any matters related thereto.

Jason Day stated this is the final action of the voluntary annexation of Twin Pines Estates.

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

7. Discussion concerning development of future subdivisions, and any matters related thereto.

Rob Cooper stated that most of our lot sizes in the city are 50' and 60'. In future subdivisions lots sizes, we are not as saturated in the 40' lots as we originally thought. Rob presented a worksheet of the various lot sizes available now and in the future for the city.

Aaron Zilz gave a presentation of building code and residential comparisons of various cities. Aaron suggested the building codes be updated and eventually have more zone classifications. Council Member Houk asked when we should start changing zoning classifications. He would like to at what point the other cities added their additional zoning classifications. Council Member Branch stated that we need to keep up with building codes.

8. Discussion concerning City Manager update: Development, and any matters related thereto.

Carl Alsabrook reported Celebrating Freedom went off without a hitch. The musical acts were fabulous and it was a great event. He thanked Paula Morris and staff for their hard work. FM 2642 is fully funded and is next on the list. They have put it on the 2020/2021 calendar to begin. He thanked Chief Jeff Stapleton for the police patrol at FM 2642 and I-30. The traffic signals are operational as of 6 pm tonight. Budget meetings with department heads have started. Next Tuesday at 2 pm, City Council will have a budget workshop in the Mellody Room at City Hall.

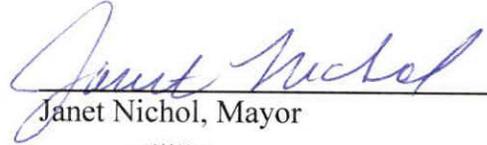
## **T. FUTURE AGENDA ITEMS**

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

U. **ADJOURN AT 9:01 PM**

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

  
\_\_\_\_\_  
Janet Nichol, Mayor

ATTEST:

  
\_\_\_\_\_  
Deborah Sorensen, TRMC, CMC, City Secretary

