



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, July 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 6, Tom Crowley

Members Absent: Council Member Place 5, James Branch

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
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

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. CITIZENS PARTICIPATION

No one spoke.

D. RECESS CITY COUNCIL MEETING AT 7:01 PM

E. PUBLIC HEARING

1. Take testimony concerning a zoning change request from Agricultural (AG) to Commercial 2 (C2), consisting of 9.89 acres situated in the JW Love Survey, Abstract No. 140, Tract 10 and Tract 10-1, addressed as 3218 S. FM 548, Royse City, Rockwall County, Texas.

No one spoke for or against.

F. CLOSE PUBLIC HEARING AT 7:02 PM

G. RECONVENE CITY COUNCIL MEETING AT 7:02 PM

H. CONSENT AGENDA

1. City Council Minutes: July 9, 2019 Regular Meeting and July 16, 2019 Special Meeting

Council Member Crowley made a motion to approve the minutes. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

I. BUSINESS

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

Shannon Raymond presented the June monthly revenue and expenditure report. June 2019 sales tax receipts are for April sales and were 11.44% higher compared to June 2018 receipts after 380 rebates.

2. Consider and act concerning an Ordinance regarding a Zoning Change from Agricultural (AG) to Commercial 2 (C2), consisting of 9.89 acres situated in the JW Love Survey, Abstract No. 140, Tract 10 and Tract 10-1, addressed as 3218 S. FM 548, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the zoning change request includes two separate parcels; both are under the same ownership (Lorene-Mesa Amiro Trust/aka Pinky's Feed & Tack). The city's zoning map shows the property directly east as C2 zoning with C1 zoning immediately north at the corner of FM-548 and Hicks Road (Stonebrook Learning Center). Currently, Pinky's Feed & Tack provides the following services: RV, Car and Boat Storage, Moving Truck Rental, and Livestock Feed and Supply.

The owner also has plans to remodel and convert the existing residential dwelling into commercial office space. Under a C2 (General Commercial) zoning, the following uses are Permitted By-Right: livestock feed and supply, and commercial office space. The remaining uses would be allowed with an approved Specific Use Permit (SUP): Boat, RV, and Car Storage and Storage Yard. The Planning & Zoning Commission recommended approval of the zoning change during their July 11th meeting.

Council Member Bradley made a motion to approve the zoning change from Agricultural to Commercial 2. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning an Ordinance regarding a Preliminary Plat of Parkside Village, Phase 1, situated in the James W. Love Survey, Abstract No. 140, and the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper reported the Preliminary Plat of Phase I consists of 198 single-family residential lots on approximately 67.9981 acres. The subdivision is located on the southwest side of town, just south of Circle Drive and west of the Sunrise Meadows subdivision. The residential lot sizes are 45' and 50'. There are 99 lots at 45' and 99 lots at 50'.

Erby Campbell will be extended to the south and constructed with an 80' right-of-way. A 12-inch waterline will serve all phases of development, including an 8-inch

sanitary sewer line. The subdivision will be developed in three (3) phases. Phase I: total of 198 lots, which is 44% of the project.

The Master Plat was approved by Planning & Zoning Commission on June 10, 2019. The Planning & Zoning Commission approved the Preliminary Plat for Phase I during their last meeting on July 11th after confirming the pre-plat conforms to the Master Plat.

Council Member Crowley made a motion to accept the preliminary plat of Parkside Village Phase 1. Council Member Houk seconded the motion. **Motion passed 6-0.**

4. Consider and act concerning a Resolution Determining the Costs of Certain Authorized Improvements to be Financed which serves the Parkside Village Public Improvement District (PID); Approving a Preliminary Service and Assessment Plan (PSAP), including the Proposed Assessment Roll; Calling Public Hearing on PID Levy and Assessment; and Directing Notice of Assessment Hearing, and any matters related thereto.

PID Administrator Mary Petty, with P3 Works, stated the PID has been created and now is the time to levy the assessment and selling bonds. The City will have an assessment hearing on 08/13/19 and sell bonds on 08/16/19.

Council Member Wheatley made a motion to approve the Resolution as stated in the agenda. Council Member Bradley seconded the motion. **Motion passed 6-0.**

5. Consider and act concerning a Resolution Approving a Preliminary Limited Offering Memorandum for the Sale of "City of Royse City, Texas Special Assessment Revenue Bonds, Series 2019 (Parkside Village Public Improvement District), and any matters related thereto.

PID Administrator Mary Petty, with P3 Works, stated this is the documents to sell the bonds for the Parkside Village PID.

Council Member Houk made a motion to approve the Resolution. Council Member Wheatley seconded the motion. **Motion passed 6-0.**

6. Consider and act concerning a Resolution Determining the Costs for Public Safety and Road Maintenance to be Financed within the Waterscape Public Improvement District (PID); Approving a Preliminary 2019 Operation and Maintenance Annual Service and Assessment Plan (SAP) Update, including the Proposed Assessment Roll; Calling Public Hearing on PID Levy and Assessment; and Directing Notice of Assessment Hearing, and any matters related thereto.

PID Administrator Mary Petty, with P3 Works, stated Phase I of the development has been completed. The City collects \$0.15 for police, fire, and road maintenance. Every year there will be a resolution determining the costs, but not selling bonds. This is just for the assessments. The public hearing will be August 13th.

Council Member Houk made a motion to approve the Resolution. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

7. Consider and act concerning an Ordinance Adopting the 2019 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2019 Annual Installments for the Union Square Public Improvement District, and any matters related thereto.

PID Administrator Mary Petty, with P3 Works, this is an annual review process. It has been updated to reflect the construction status and new tax parcels. The amount of the levy and the amount of dollars back to the developer will not change.

Council Member Houk made a motion to approve the Ordinance. Council Member Bradley seconded the motion. **Motion passed 6-0.**

8. Discussion concerning appointing a Commissioner to the Impact Fee Advisory Commission, and any matters related thereto.

Jason Day stated David Magness resigned from the Impact Fee Advisory Commission some time ago and his seat is currently open. We need to find someone in the ETJ to serve on this commission.

9. Discussion concerning City Manager update: Development, Back to School Bash, and any matters related thereto.

Carl Alsbrook reported staff is waiting on plans for the beer garden and Smoke Sessions Barbeque. The road improvements on 30 continue.

The Back to School Bash is scheduled for August 9th from 6 pm to 8 pm at the Royse City Middle School Football Stadium. The Alumni Football Game will be from 7 pm to 9 pm.

J. RECESS CITY COUNCIL MEETING AT 7:29 PM

K. EXECUTIVE SESSION

Recess into Closed Session in compliance with Section §551.001 etseq. Texas Government Code, to wit:

Section §551.071 - Private consultation with the City Attorney

1. Discussion with City Attorney regarding an amendment to a Development Agreement concerning Waterscape Subdivision.

L. CLOSE EXECUTIVE SESSION AT 8:04 PM

M. RECONVENE CITY COUNCIL MEETING AT 8:04 PM

N. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

No action taken.

O. 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

O. ADJOURN AT 8:05 PM

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


Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, CMC, City Secretary

