



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, August 13, 2019 – 7:00 pm

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

Janet Nichol	Mayor
Charles Houk	Place 1
Clay Ellis	Mayor Pro Tem, Place 2
Bruce Bradley	Place 3
Matt Wheatley	Place 4
James Branch	Place 5
Tom Crowley	Place 6
Carl Alsabrook	City Manager
Deborah Sorensen	City Secretary
Jason Day	City Attorney

The City of Royse City reserves the right to realign order of agenda at any time prior to adjournment. If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meeting Act, Texas Government Code §551.001 et seq. (the "Act"), will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and all purposes permitted by the Act, including, but not limited to the following sections and purposes:

- Texas Government Code Section
- §551.071 – Private consultation with the attorney for the City of Royse City
- §551.072 – Discussing purchase, exchange, lease or value of real property
- §551.073 – Discussing gifts and donations
- §551.074 – Discussing personnel matters
- §551.087 – Discussing economic development negotiations

The Mayor and Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Chambers to respond to a page or to conduct a phone conversation.

A. CALL TO ORDER

Announce the presence of a quorum.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS PARTICIPATION

This Period is reserved for citizens to discuss items not listed on the printed agenda, (persons may have three (3) minutes to address the council) however, by law, no action or discussion may be taken on these items. Council may only respond with specific factual information, recite existing policy, direct citizen to city staff or have the item placed on a future agenda.

D. RECESS CITY COUNCIL MEETING

E. PUBLIC HEARING

1. Take testimony concerning the 2019 Annual Operations and Maintenance (O&M) Service Plan Update for the Waterscape Public Improvement District (PID).

2. Take testimony concerning the levy of assessments for the Parkside Village Public Improvement District (PID).

F. CLOSE PUBLIC HEARING

G. RECONVENE CITY COUNCIL MEETING

H. CONSENT AGENDA

All items under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. City Council Minutes: July 23, 2019 Regular Meeting

I. BUSINESS

1. Consider and act concerning an Ordinance Adopting the 2019 Annual Service and Assessment Plan Update including the collection of the 2019-2020 annual installments for the Waterscape Public Improvement District (PID), and any matters related thereto.
2. Consider and act concerning an Ordinance Related to the Waterscape Public Improvement District (PID), ratifying and conforming prior actions of the City Council in connection with the District; approving the 2019 O&M Annual Service Plan Update: levying the road maintenance and public safety assessment against that assessed property within the District and that is specially benefited by the operations and maintenance services being financed; providing for the collection of the road maintenance and public safety assessment; creating a charge and lien against the assessed property; providing for penalties for delinquent road maintenance and public safety assessment; creating a district fund; and making legislative findings, and any matters related thereto.
3. Consider and act concerning an Ordinance Adopting the Service and Assessment Plan and assessment rolls for the Parkside Village Public Improvement District (PID); making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, and any matters related thereto.
4. Consider and act concerning an Ordinance Authorizing the Issuance of the "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 (Parkside Village Public Improvement District)"; approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and any matters related thereto.
5. Consider and act concerning an Ordinance regarding Annexation of 16 acres, more or less, situated near FM 35, in Rockwall County, Texas and 98.861 acres, more or less, situated along FM 35, in Hunt County, Texas, also known as DeBerry Reserves, and setting zoning as Planned Development, and any matters related thereto.
6. Consider and act concerning an Ordinance regarding Preliminary Plat for DeBerry Reserve, situated in the JWF Stone Survey, Abstract No. 1332, Hunt County, and the

JWF Stone Survey, Abstract No. 198, Rockwall County, consisting of 107.578 acres, Royse City, Texas, and any matters related thereto.

7. Consider and act concerning an Ordinance regarding Preliminary Plat for Whiteside Village, situated in the William Love Survey, Abstract No. 135, and the William D. Burnett Survey, Abstract No 36, and being a re-plat of Lot 2, Whiteside Addition, consisting of 52.775 acres, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Consider and act concerning an Ordinance regarding Re-plat consisting of 0.31 acres for property legally described as Block D, Lots 20, 21, & 22, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Consider and act concerning a Resolution regarding the elevation/materials for new construction as it relates to Chapter 14 Zoning, Section 5-3, Interstate 30 Corridor Overlay District for the property described as Lot 2, Erby Campbell Retail Two Addition, also known as Erby Retail Center, addressed as 624 W. I-30, and any matters related thereto.
10. Consider and act concerning a Resolution Appointing a Board Member to the Community Development Corporation (CDC) Board of Directors (term August 14, 2019 to December 31, 2020), and any matters related thereto.
11. Discussion concerning City Manager update: Development, and any matters related thereto.

J. 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.

K. ADJOURN

CERTIFICATION

I do hereby certify that this Public Meeting Notice was posted on the outside bulletin board, at the front entrance of City Hall of the City of Royse City, Texas, a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date and time:

Posted August 8, 2019 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, CMC City Secretary

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as Interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact:

City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. BRAILLE IS NOT AVAILABLE.

NOTE: The City of Royse City, Texas meets regularly on the second and fourth Tuesday night of each month at 7:00 pm. The Council follows a printed Agenda for official action. *Any individual desiring official action should submit his/her request to the office of the City Manager not later than fifteen (15) days prior to the Council Meeting.*