



**MINUTES REGULAR  
COUNCIL MEETING**

**Tuesday, August 13, 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  
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**

Council Member Bradley gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

None

**D. RECESS CITY COUNCIL MEETING AT 7:02 PM**

**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).

PID Administrator, Mary Petty, with P3 Works, stated the Waterscape PID was created a couple of years ago. The O&M was created to provide road maintenance and public safety. The trigger point to levy the assessment was the property being platted. That occurred last calendar year and it was picked up on the county's tax

rolls this past January, which triggered the assessments to be collected this year. The Public Hearing is a requirement of the statute.

Mayor Nichol opened the Public Hearing.

No one spoke for or against.

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

PID Administrator, Mary Petty, with P3Works, stated a resolution was approved to release the preliminary limited memorandum relative to the sale of bonds. The developer has completed all of their components that were assigned to them under the development agreement. The statute requires a Public Hearing to be held.

Mayor Nichol opened the Public Hearing.

Corey Admire, attorney for developer/property owner, - spoke on behalf of the land owners and is in favor of the levy.

**F. CLOSE PUBLIC HEARING AT 7:05 PM**

**G. RECONVENE CITY COUNCIL MEETING AT 7:05 PM**

**H. CONSENT AGENDA**

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

Council Member Wheatley made a motion to approve the consent agenda. Council Member Houk seconded the motion. **Motion passed 7-0.**

**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.

PID Administrator, Mary Petty, with P3 Works, stated this is the Waterscape Capital Assessment. This is has been collected this past year. This is the update that is required each year per the statute.

Council Member Bradley made a motion to approve the 2019-2020 Annual Service and Assessment Plan. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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.

PID Administrator, Mary Petty, with P3 Works, stated the Public Hearing was just conducted. Because the property is in the ETJ, they do not receive city road

maintenance and public safety. This assessment allows for the City to provide road maintenance and public safety.

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

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.

PID Administrator, Mary Petty, P3 Works, stated this is the levy of the original assessments for capital improvements.

Council Member Crowley made a motion to accept the Service and Assessment Plan. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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.

Steven Adams, Managing Director of Specialized Public Finance, Inc., presented the issuance of the \$7,525,000 Special Assessment Revenue Bonds, Series 2019. The Bonds were sold as non-rated, in \$25,000 denominations and are callable on 09/15/2029 at par. The Bonds funded \$685,000 of restricted money to avoid a small future bond issue. The funds will be unrestricted once the developer meets contractual obligations to receive the funds. The Bonds are scheduled to close on August 27, 2019. The true interest cost is 4.311% for an average life of 18.830 years with a final maturity date of September 15, 2049.

Council Member Crowley made a motion to authorize the issuance of the City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 for Parkside Village. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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.

Jason Day stated this is a voluntary annexation of DeBerry Reserve. They will annex into the city and zone the property as a Planned Development.

Council Member Bradley made a motion to annex DeBerry Reserve. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

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.

Rob Cooper stated the preliminary plat consists of 442 single-family residential lots on approximately 107.578 acres. The subdivision is located on the southeast side of town, just south of the Woodland Creek 3 subdivision along FM-35 in Hunt County. The residential lot sizes are 50' x 120' or 6,000 square feet. The Planning and Zoning Commission recommended approval.

Council Member Houk made a motion to approve Preliminary Plat for DeBerry Reserve. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

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.

Rob Cooper stated the preliminary plat consists of 170 single-family residential lots on approximately 52.775 acres. The subdivision is located on the east side of FM-548, just east of Creekview Estates subdivision. The residential lot sizes are 45' x 120' or 5,400 square feet. The Planning and Zoning Commission recommended approval.

Council Member Crowley made a motion to approve the Preliminary Plat for Whiteside Village. Council Member Houk seconded the motion. **Motion passed 7-0.**

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.

Rob Cooper stated the re-plat consists of joining two contiguous lots into one tract. The re-plat is regarding the new owner's plans to redevelop the corner lot (former Z's Quick-mart), located at 103 Elm Street, and construct a beer garden/restaurant. In order to accommodate the new building, the owner purchased the adjoining lot to the south (Ricky Dennis) property. The re-plat consist of 0.31 acres. The Planning & Zoning Commission recommended approval.

Council Member Wheatley made a motion to approve the Re-plat. Council Member Houk seconded the motion. **Motion passed 7-0.**

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.

Rob Cooper stated the I-30 Overlay District establishes standards for properties within the Interstate 30 corridor regarding land uses, site and architectural design, building materials, landscaping, lighting, and signage. The Erby Campbell Retail 2, is a five (5) tenant strip center with 7,913 sq. ft. of gross retail space constructed on a 1.134 acre tract of land, located directly east of the Arby's and Popeye's restaurants. This is a commercial, in-fill project along the I-30 north service road. The building design and color will blend with the neighboring structures. The material proposed will be CMU split face brick desert brown color, brick veneer, and EIFS façade and trim. Also included in the design and color scheme is the trash dumpster. The Planning & Zoning Commission recommended approval.

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

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.

Larry Lott reported CDC has appointed Michael Holder to fill the vacant CDC Board Member position previously held by Mike Gilbert, who resigned on June 3, 2019; the remainder of Mr. Gilbert's term extends through December 31, 2020. Michael is the owner of 1885 Barber Shop and Shave Parlor and has developed a strong relationship with other downtown business owners. The CDC is asking City Council to confirm this appointment.

Mayor Pro Tem Ellis made a motion to appoint Michael Holder to the CDC Board. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

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

Carl Alsbrook stated Pappy's Car Wash is making real progress, the sign is up. The traffic light at Hwy 66 and Erby Campbell is flashing, should be operational in a week. The traffic light at FM 2642 and I-30 is operational. The crosswalk on FM 2642 at the high school is now complete. Six bids were received for the Construction Manager At-Risk for the new fire station. The next step is to review and interview Construction Managers.

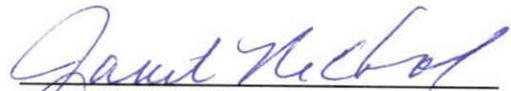
#### **J. FUTURE AGENDA ITEMS**

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.

None

#### **K. ADJOURN AT 7:56 PM**

Council Member Crowley made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 7-0.**

  
Janet Nichol, Mayor

ATTEST:

  
Deborah Sorensen, TRMC, CMC, City Secretary

