



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, September 24, 2019 – 7:00 pm

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

* Prior to the Regular Council Meeting, at 6:00 pm a quorum of Council Members may or may not attend a social gathering. No action of the City Council will take place at this gathering. Council Chambers will be open to the public.

Janet Nichol	Mayor
Open Seat	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. PROCLAMATION

1. National Night Out

D. 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.

E. RECESS CITY COUNCIL MEETING

F. PUBLIC HEARING

1. Take testimony concerning a Specific Use Permit regarding a Temporary/Seasonal Stand for Smoke Sessions BBQ, located on property described as, J.D. McCasland Survey, Block 71, Abstract No. 150, addressed as 307 W. Hwy. 66, Royse City, Rockwall County, Texas.

G. CLOSE PUBLIC HEARING

H. RECONVENE CITY COUNCIL MEETING

I. 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: September 10, 2019 Joint Meeting and September 10, 2019 Regular Meeting

J. BUSINESS

1. Discussion concerning monthly revenue and expenditure report for August 2019, and any matters related thereto.
2. Consider and act concerning an Ordinance Approving a Negotiated Settlement Regarding 2019 Atmos Mid-Tex Rate Review Mechanism (RRM) Filings, and any matters related thereto.
3. Consider and act concerning an Ordinance for a Specific Use Permit regarding a Temporary/Seasonal Stand for Smoke Sessions BBQ, located on property described as, J.D. McCasland Survey, Block 71, Abstract No. 150, addressed as 307 W. Hwy. 66, Royse City, Rockwall County, Texas, and any matters related thereto.
4. Consider and act concerning a Resolution Appointing Four Commissioners to the Planning and Zoning Commission (term October 1, 2019 to September 30, 2021), and any matters related thereto.
5. Consider and act concerning a Resolution Appointing a Board Member to the Main Street Advisory Board (term September 24, 2019 to December 31, 2019), and any matters related thereto.
6. Consider and act concerning an amendment to Development Agreement with Hines Acquisitions, LLC, regarding Creekside, and any matters related thereto.
7. Discussion concerning City Manager update: Development, and any matters related thereto.

K. RECESS CITY COUNCIL MEETING

L. EXECUTIVE SESSION

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

Section §551.071 – Consultation with City Attorney and Section §551.074 – Personnel Matters

1. Discussion with City Attorney regarding possible legal action regarding Petition for Consent to Creation of Hunt County Municipal Utility District No. 4.

2. Discussion with City Attorney regarding an amendment to a Development Agreement concerning Waterscape Subdivision.
3. Discussion with City Attorney regarding negotiating terms for a Capital Improvement Agreement and Public Improvement District with MA Partners LLC concerning a mixed use development located west of Erby Campbell.
4. To deliberate the appointment of a Council Member to City Council, Place 1.

M. CLOSE EXECUTIVE SESSION

N. RECONVENE CITY COUNCIL MEETING

1. Further discussion and possible action from Executive Session concerning possible legal action regarding Petition for Consent to Creation of Hunt County Municipal Utility District No. 4, and any matters related thereto.
2. Further discussion and possible action from Executive Session concerning an amendment to a Development Agreement concerning Waterscape Subdivision, and any matters related thereto.
3. Further discussion and possible action from Executive Session concerning negotiating terms for a Capital Improvement Agreement and Public Improvement District with MA Partners LLC regarding a mixed use development located west of Erby Campbell, and any matters related thereto.
4. Further discussion and possible action from Executive Session concerning the appointment of a Council Member to City Council, Place 1, and any matters related thereto.

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.

P. 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 September 20, 2019 by 12:00 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.*