



**MINUTES SPECIAL  
COUNCIL MEETING**

**Tuesday, November 19, 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  
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 1, Mike Holder  
Council Member Place 5, James Branch
- Staff Present: City Manager, Carl Alsabrook  
City Attorney, Baxter Banowsky  
City Secretary, Deborah Sorensen  
Assistant City Secretary, Camille Johnson  
Director of Finance, Shannon Raymond  
Director of Develop. & Community Services, Rob Cooper

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Nichol gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

None

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

**E. PUBLIC HEARING AT 7:02 PM**

1. Take testimony concerning assessments to be levied against certain assessable property within Improvement Area #2 and Improvement Area #3 of the Waterscape Public Improvement District.

Corey Admire, Attorney for landowners, spoke in favor of the assessments.

2. Take testimony concerning voluntary annexations located in Rockwall County: RCAD ID 98683, A218 SC Wright Survey, Tract 4-2, 135.433 acres more or less, situated along Crenshaw Road; RCAD ID 12863, A218 SC Wright Survey, Tract 4-1, 83.22 acres more or less, situated along Crenshaw Road; RCAD ID 71112, A218 SC Wright Survey, Unnamed Tract, 10 acres more or less, situated along Crenshaw Road; and 40 foot right-of-way (R.O.W.) for Crenshaw Road.

No one spoke for or against.

**F. CLOSE PUBLIC HEARING AT 7:04 PM**

**G. RECONVENE CITY COUNCIL MEETING AT 7:04 PM**

**H. CONSENT AGENDA**

1. City Council Minutes: November 12, 2019 Regular Meeting
2. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County for home delivered meals, authorizing the City Manager to sign all documents related thereto.
3. Approval of a Contract with Meals on Wheels Senior Services of Rockwall County to provide meals at the Senior Center, authorizing the City Manager to sign all documents related thereto.
4. Approval of a Contract with P3Works, LLC regarding Waterscape PID and TIRZ Administrative Services, authorizing the City Manager to sign all documents related thereto.

Council Member Crowley made a motion to approve the Consent Agenda. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

**I. BUSINESS**

1. Consider and act concerning an Ordinance regarding a Final Plat of Burkhart Place, 2.185 acres, situated in the Shelby County School Land Survey, Abstract No. 946, Extraterritorial Jurisdiction (ETJ) of Royse City, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated the final plat consists of 2.185 acres. The property is in Hunt County, within the ETJ, and located along the north side of CR 2509 near the intersection of FM 1565 and CR 2509. The property is currently under a 212 Non-Annexation Agreement with the City. The execution of this agreement will bring the property into the city limits as a voluntary annexation. The Planning and Zoning Commission recommended approval with the condition of final plat approval from City Council and that all changes made to plat as required by the City Engineer.

Council Member Bradley made a motion to approve the Final Plat of Burkhart Place. Council Member Crowley seconded the motion. **Motion passed 5-0.**

9. Consider and act concerning an Ordinance Approving Final Tax Increment Reinvestment Zone (TIRZ) Plan, and any matters related thereto.

PID Administrator Mary Petty, with P3Works, stated the TIRZ Board recommended approval of the Final Tax Increment Reinvestment Zone Plan.

Council Member Wheatley made a motion to approve Ordinance Approving final TIRZ Plan. **Motion passed 5-0.**

4. Consider and act concerning an Ordinance Accepting and Approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for the Waterscape Public Improvement District (PID), Levying Special Assessments against Certain Property in the District and Making Certain Findings and Determinations relating to the District, and any matters related thereto.

PID Administrator Mary Petty, with P3Works, stated the Amended and Restated SAP is updated to reflect Phase 2 of Waterscape Subdivision.

Council Member Crowley made a motion to accept and approve Amended and Restated Service and Assessment Plan and Assessment Rolls for the Waterscape PID. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

5. Consider and act concerning a Resolution Approving Amended and Restated Waterscape Public Improvement District (PID) Reimbursement Agreement and Authorizing the City Manager to Execute Agreement, and any matters related thereto.

PID Administrator Mary Petty, with P3Works, stated this agreement is amended to reflect Phase 2.

Council Member Bradley made a motion to approve Resolution approving Amended and Restated Waterscape PID Reimbursement Agreement. Mayor Pro-Tem Ellis seconded the motion. **Motion passed 5-0.**

6. Consider and act concerning an Ordinance Approving the Issuance and Sale of the "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 (Waterscape Public Improvement District Improvement Area #1 Phase #1B Project)" and Approving Various Documents Related to Such Bonds; and any matters related thereto.

Steven Adams, with Specialized Public Finance, Inc., gave background on the sale of the bond in the amount of \$2,785,000. The bond is scheduled to close on December 12, 2019. The bond was sold with a true interest of 4.66%, with an average life of 17.86 years, and with a maturity date of September 15, 2048. Specialized Public Finance Inc., recommends the City award the sale of the bond to the Underwriter and execute the Bond Purchase Agreement.

Council Member Wheatley made a motion to approve agenda item number 6. Mayor Pro-Tem Ellis seconded the motion. **Motion passed 5-0.**

7. Consider and act concerning an Ordinance Approving the Issuance and Sale of the "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2019 (Waterscape Public Improvement District Improvement Area #2 Project)" and Approving Various Documents Related to Such Bonds; and any matters related thereto.

Steven Adams, with Specialized Public Finance, Inc., gave background on the sale of the bond in the amount of \$8,570,000. The bond is scheduled to close on December 12, 2019. The bond was sold with a true interest of 4.835%, with an average life of 19.13 years, and with a maturity date of September 15, 2049. A portion of the Phase 2 bond proceeds (\$2,061,716) will be restricted and released once the developer meets certain development benchmarks. Specialized Public Finance Inc., recommends the City award the sale of the bond to the Underwriter and execute the Bond Purchase Agreement.

Council Member Wheatley made a motion to approve agenda item number 7. Council Member Crowley seconded the motion. **Motion passed 5-0.**

8. Consider and act concerning an Ordinance regarding Annexation of 228.65 acres, more or less, situated along Crenshaw, in Rockwall County, Texas, also known as Waterscape Phase 2 & Phase 3, and setting zoning as Planned Development, and any matters related thereto.

Shannon Raymond stated this is a voluntary annexation pursuant to a Development Agreement.

Council Member Wheatley made a motion to approve the annexation. Council Member Bradley seconded the motion. **Motion passed 5-0.**

2. Consider and act concerning an Ordinance regarding a Preliminary Plat of Waterscape, Phase 2A, 46.71 acres, situated in the SC Wright Survey, Abstract No. 218, Extraterritorial Jurisdiction (ETJ) of Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Waterscape 2A Preliminary Plat consists of 129 single family residential lots on approximately 46.71 acres. Lot sizes are 50' and 60'. It includes six open spaces and one park. The preliminary plat is in accordance with Royse City's Development Standards per the Development Agreement and the Texas Municipal Code. The Planning and Zoning Commission recommended approval.

Council Member Bradley made a motion to approve the Preliminary Plat of Waterscape, Phase 2A. Council Member Wheatley seconded the motion. **Motion passed 5-0.**

3. Consider and act concerning Ordinance regarding a Final Plat of Waterscape, Phase 2A, 46.71 acres, situated in the SC Wright Survey, Abstract No. 218, Extraterritorial Jurisdiction (ETJ) of Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Waterscape 2A Final Plat consists of 129 single family residential lots on approximately 46.71 acres. Lot sizes are 50' and 60'. It includes six open spaces and one park. The final plat complies with the preliminary plat and is in accordance with Royse City's Development Standards per the Development Agreement and the Texas Municipal Code. The Planning and Zoning Commission recommended approval and to remove "ETJ" from the final plat since it has been annexed into the city.

Council Member Crowley made a motion to accept the Final Plat of Waterscape, Phase 2A of 46.71 acres. Mayor Pro-Tem Ellis seconded the motion. **Motion passed 5-0.**

**J. RECESS CITY COUNCIL MEETING AT 7:24 PM**

**K. EXECUTIVE SESSION AT 7:24 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 with City Attorney regarding Vista Oaks Subdivision Improvement Agreement.

**L. CLOSE EXECUTIVE SESSION AT 7:46 PM**

**M. RECONVENE CITY COUNCIL MEETING AT 7:46 PM**

1. Further discussion and possible action from Executive Session concerning Vista Oaks Subdivision Improvement Agreement, and any matters related thereto.

Mayor Pro-Tem Ellis made a motion to authorize the City Attorney to take any actions he determines are advisable under the Vista Oaks Subdivision Improvement Agreement and related documents to protect the City's interest. Council Member Bradley seconded the motion. **Motion passed 5-0.**

**N. 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 7:48 PM**

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Crowley seconded the motion. **Motion passed 5-0.**

  
Janet Nichol, Mayor



ATTEST:

  
Deborah Sorensen, TRMC, MMC, City Secretary