



**MINUTES REGULAR
COUNCIL MEETING**

Tuesday, December 10, 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
Mayor Pro Tem, Council Member Place 2, Clay Ellis
Council Member Place 1, Mike Holder
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
Police Chief, Jeff Stapleton
Fire Chief, Rickey Bell
Planner, Aaron Zilz
Parks & Facilities Superintendent, Martin Torres
Main Street Manager, Paula Morris
Executive Director of Community Development Corp., Charles Houk

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Nichol gave invocation and led the Pledge of Allegiance.

C. RECOGNITION OF POLICE OFFICER

1. Presentation of Lifesaving Award to Officer Andrew Mason.

Chief Stapleton presented the Lifesaving Award to Officer Andrew Mason in recognition of saving Mr. Rick Cross' life on October 17, 2019. Mr. Cross was found unresponsive. Officer Mason performed CPR which allowed paramedics time to get him to a medical facility.

D. PRESENTATION

1. Presentation to Chief Bell for 20 years of service.

Mayor Nichol presented a plaque to Chief Bell for 20 years of service.

E. CITIZENS PARTICIPATION

None

F. CONSENT AGENDA

1. City Council Minutes: November 19, 2019 Special Meeting
2. Monthly Revenue and Expenditure Report for October 2019

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

G. BUSINESS

1. Consider and act concerning an Ordinance regarding a Specific Use Permit (SUP) regarding a craft brewery for Thirsty Bro Brewing, located on property described as, Business, Block G, Lot(s) 50 & 51, addressed as 232 E. Main Street, Royse City, Rockwall County, Texas, and any matters related thereto.

Aaron Zilz stated Thirsty Bro currently has an approved Specific Use Permit (SUP), which allows them to operate as a craft brewery at their current location, 141 E. Main Street. Pursuant to City Code, a craft brewery is allowed in a Commercial 1 (C1) zoning district with an approved SUP. A SUP is site specific and non-transferable. The following condition shall apply to the proposed SUP; 1) The SUP shall be issued to the location at 232 E. Main Street and shall continue in existence unless the location becomes vacant for a period exceeding three calendar months; 2) The business shall obtain and hold a certificate of occupancy from the city; 3) Capping production shall be limited at 5,000 barrels (per ordinance); 4) The primary pedestrian entrance shall be from Main Street. Planning and Zoning Commission recommended approval.

Applicant, Terry Gordon, presented renderings of the new building and drawings of the inside. He asked that City Council reconsider the capping at 5,000 barrels. Jason Day stated that per the definition of craft brewery by the ordinance, applicant can only produce up to 5,000 barrels.

Council Member Wheatley made a motion to approve the Specific Use Permit. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning a Capital Improvement Agreement with Wynne\Jackson Inc. regarding Creekshaw Subdivision, and any matters related thereto.

Jason Day stated there are three items regarding the subdivision; the Capital Improvement Agreement, the concept plan and the zoning change. This did pass Planning and Zoning Commission. There were last minute changes made to the Capital Improvement Agreement.

Michael Jackson with Wynne/Jackson Inc. gave a brief presentation regarding the proposed subdivision. Some of the changes include an increase in the size of the pool; the pool surface area will be a minimum of 10 square feet per home in Phase 1. Other changes include all of Shaw Drive will be built with Phase 1, there will be a masonry wall along FM 35 and east/west Shaw Drive, dedication of 27 acres which consists of 2 soccer fields (landscaped and irrigated), parking lot, trails in Phase 1 and 2 addition soccer fields with expanded parking lot and trails in Phase 2, amenity center constructed in Phase 1, \$150,000 park fee, \$250,000 contribution for additional park improvements, minimum masonry requirements, and an "Award Winning Builder" requirement.

Council Member Branch asked about price point. Mr. Jackson stated the 40' lots beginning at \$260,000's and the 50' lots beginning at \$295,000's. Council Member Crowley asked about the buffer along the fence line along FM 35. Mr. Jackson stated a masonry screen wall will be along FM 35, which will be maintain by the HOA. There will be iron fencing around the pond, so that the pond can be seen. Council Member Branch asked if there will be a turn lane into the subdivision. Jason stated the developer will be required to do a TIA and since it is a TxDOT road, TxDOT will determine what is required. Jason Day asked that agenda items 2, 3, and 4, be subject to City approval. These agreements will expire or become void if they don't close on the land by September 30, 2020.

Council Member Branch made a motion to approve the Capital Improvement Agreement contingent upon city approval and the timeline of closing by September 30, 2020. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning a Resolution regarding a Concept Plan for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw), and any matters related thereto.

Council Member Branch made a motion to approve the concept plan for the properties described contingent upon closing on the property by September 30, 2020 and City approval. Council Member Bradley seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning an Ordinance regarding a Zoning Change from Agricultural (A), Single Family 2 (SF2), Commercial 1 (C1), and Commercial 2 (C2), to Planned Development (PD), for the properties described as a tract of land situated in the Richard Mead Survey, Abstract No. 141; James Thompson Survey, Abstract No. 209; J Merryman Survey, Abstract No. 154; and the James B Ratliff Survey, Abstract No. 185, in the City of Royse City, Rockwall County, Texas (a.k.a. Creekshaw), and any matters related thereto.

Council Member Crowley made a motion to approve the zoning change from Agricultural, Single Family 2, Commercial 1, Commercial 2 to Planned Development contingent upon closing on the property by September 30, 2020 and City approval. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning a Resolution Accepting a Petition for establishment of the Creekshaw Public Improvement District (PID); calling a public hearing on the advisability of the creation of said District; and authorizing the issuance of notice by the City Secretary regarding the public hearing, and any matters related thereto.

Jason Day stated this is not creating the PID right now, but calling for a public hearing to create the PID. The public hearing will be scheduled for January 28, 2020. This is just to accept the resolution and call for the public hearing.

Council Member Bradley made a motion to approve the Resolution Accepting the Petition for establishment of the Creekshaw Public Improvement District and calling for a public hearing for January 28, 2020. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Creekside Phase 1A, 46.149 acres, situated in the John Davis Survey, Abstract No. 244, Extraterritorial Jurisdiction (ETJ) of Royse City, Collin County, Texas, and any matters related thereto.

Aaron Zilz stated the Preliminary Plat of Creekside Phase 1A, consists of 214 single-family residential lots on approximately 47.09 acres. The City Council approved the Development Agreement on 9/11/2019 has been signed and recorded with Collin County. Pursuant to the Texas Municipal Code, a preliminary plat must be approved if it is in compliance with an approved Development Agreement. The Preliminary Plat of Phase 1A is in accordance with Royse City's Development Standards per Development Agreement and the Texas Municipal Code. An approved Preliminary Plat is valid for nine (9) months per subdivision regulations. Planning & Zoning Commission recommended denial. However, staff reiterated if a preliminary plat is in conformance with a Master Plat and in accordance with the Texas Municipal Code, a governing body must approve the preliminary plat.

Mayor Pro Tem Ellis made a motion to approve the Preliminary Plat of Creekside Phase 1A. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

7. Consider and act concerning an Ordinance regarding a Preliminary Plat of Parkside Village Phase 2, 28.3135 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.

Aaron Zilz stated the Preliminary Plat of Parkside Village, Phase 2 consists of 159 single-family residential lots on approximately 28.3135-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 145 lots at 45' and 19 lots at 50'. Planning & Zoning Commission recommended approval.

Council Member Wheatley made a motion to approve the Preliminary Plat of Parkside Village Phase 2. Council Member Bradley seconded the motion. **Motion passed 7-0.**

8. Consider and act concerning assigning votes for the 2020-2021 Rockwall Central Appraisal District Board of Directors election, and any matters related thereto.

Carl Alsbrook stated the city has 110 votes and recommends assigning all votes to Russell Summers.

Council Member Crowley made a motion to provide all 110 votes to Russell Summers. Council Member Wheatley seconded the motion. **Motion passed 7-0.**

9. Consider and act concerning a Resolution Appointing Four Board Members to the Cultural Arts Advisory Board (term January 1, 2020 to December 31, 2021), and any matters related thereto.

Carl Alsbrook stated there are four board members whose terms expire 12/31/19. Kaytlyn Marr, Susan Simon, and Michael Morris have all shown interest in continuing to serve. There are no other applications for this board.

Mayor Pro Tem Ellis made a motion to appoint Kaytlyn Marr, Susan Simon, and Michael Morris to the Cultural Arts Advisory Board. Council Member Holder seconded the motion. **Motion passed 7-0.**

10. Consider and act concerning a Resolution Appointing Three Board Members to the Main Street Board (term January 1, 2020 to December 31, 2022), and any matters related thereto.

Paula Morris stated there are three board members whose terms expire 12/31/19. Mary Johnson and Charles Houk have all shown interest in continuing to serve. Bobby Gladu has decided not to continue to serve on the board. Gary Sanders would like to serve on the Main Street Advisory Board and has submitted his application. These are three-year appointments.

Mayor Pro Tem Ellis made a motion to appoint Mary Johnson, Charles Houk, and Gary Sanders to the Main Street Board. Council Member Holder seconded the motion. **Motion passed 7-0.**

11. Consider and act concerning a Resolution Appointing Three Board Members to the Parks & Recreation Advisory Board (term January 1, 2020 to December 31, 2021), and any matters related thereto.

Martin Torres stated there are five board members whose terms expire 12/31/19. Bart Pearson, Cheryl Frye, and Janet Nichol have all shown interest in continuing to serve. Harvey Loosier has decided not to continue to serve on the board. There will be three open seats after appointments have been made.

Mayor Pro Tem Ellis made a motion to appoint Bart Pearson, Cheryl Frye, and Janet Nichol to the Parks & Recreation Advisory Board. Council Member Holder seconded the motion. **Motion passed 7-0.**

12. Consider and act concerning a Resolution Appointing Four Board Members to the Zoning Board of Adjustment (term January 1, 2020 to December 31, 2021), and any matters related thereto.

Aaron Zilz stated there are four board members whose terms expire 12/31/19. Robert McMillan, Scott Irby, Jennifer Satterfield, and Phil Haggard have all shown interest in continuing to serve.

Council Member Crowley made a motion to appoint Robert McMillan, Scott Irby, Jennifer Satterfield, and Phil Haggard to the Zoning Board of Adjustment. Mayor Pro Tem Ellis seconded the motion. **Motion passed 7-0.**

13. Consider and act concerning a Resolution Appointing Three Board Members to the Community Development Corporation Board (term January 1, 2020 to December 31, 2021), and any matters related thereto.

Charles Houk stated there are three board members whose terms expire 12/31/19. Lee Loveless, Dena Elder, and Bobby Gladu have all shown interest in continuing to serve.

Mayor Pro Tem Ellis made a motion to appoint Lee Loveless, Dena Elder, and Bobby Gladu to the CDC Board. Council Member Holder seconded the motion. **Motion passed 7-0.**

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

Carl Alsbrook stated Howard Street progresses. He attended a TxDOT meeting this morning regarding FM 2642. This spring/summer we will see utilities being moved and in 2021 will begin construction. Construction will start at the north end.

The Christmas Parade will be this Saturday at 6:30 pm.

H. RECESS CITY COUNCIL MEETING AT 8:15 PM

I. EXECUTIVE SESSION AT 8:15 PM

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

Section §551.071 – Private Consultation with City Attorney

1. Discussion with City Attorney regarding Memorandum of Understanding (MOU) with YMCA of Metropolitan Dallas.

J. CLOSE EXECUTIVE SESSION AT 8:51 PM

K. RECONVENE CITY COUNCIL MEETING AT 8:51 PM

1. Further discussion and possible action from Executive Session concerning Memorandum of Understanding (MOU) with YMCA of Metropolitan Dallas, and any matters related thereto.

Council Member Bradley made a motion to approve the agreement with the YMCA subject to the changes discussed with the City Attorney in Executive Session. Council Member Holder seconded the motion. **Motion passed 7-0.**

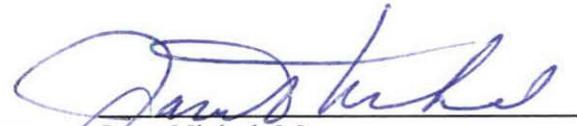
L. FUTURE AGENDA ITEMS

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.

Mayor Nichol requested that we get a new picture of City Council.

M. ADJOURN AT 8:53 PM

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 7-0.**



Janet Nichol, Mayor

ATTEST:



Deborah Sorensen, TRMC, MMC, City Secretary

