



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, January 14, 2020 – 7:00 pm**

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

**A. CALL TO ORDER 7:05 PM BY MAYOR NICHOL**

Announce the presence of a quorum.

City Council

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 5, James Branch  
Council Member Place 6, Tom Crowley

Members Absent: Council Member Place 4, Matt Wheatley

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  
Parks & Facilities Superintendent, Martin Torres  
Director of HR, Tauna Ratliff  
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. CITIZENS PARTICIPATION**

Bryan Slaton, 1213 Cedar Cove – stated he is running for the Texas House of Representatives District 2. He gave a brief introduction and stated his door is always open and he wants to work together.

**D. CONSENT AGENDA**

1. City Council Minutes: December 10, 2019.
2. Monthly Revenue and Expenditure Report for November 2019.
3. Approve purchase of a vehicle for Police Department; authorizing the City Manager to execute a purchase order to Rockdale Country Ford for \$26,209.00.

Council Member Crowley made a motion to approve the Consent Agenda. Council Member Holder seconded the motion. **Motion passed 6-0.**

## **E. BUSINESS**

1. Consider and act concerning awarding contract for replacement fire apparatus to Metro Fire Apparatus Specialists, Inc. for \$489,830.00; authorizing the City Manager to sign any documents related thereto, and any matters related thereto.

Carl Alsabrook stated it is not our intention to bring this up right after receiving the new fire engine, but he has received an 80-page repair requirement of the back up engine. The costs of repairs are at least \$60,000 and that does not include all of the repairs. The engine is 15 years old and is not worth the costs of repairs. Tanner Dietz stated this engine is a S180, which means it takes 180 days to building then it goes to Houston for make ready. This is a stock fire engine, which meets the needs. Council Member Branch asked where the money is coming from. Shannon Raymond stated that it is a combination of cash on hand, bond proceeds, and refunding of bonds. Council Member Bradley asked about additional costs. Tanner responded that they are taking equipment from both engines 82 and 5 to put on the new fire engine. They would need approximately \$30,000 more at a later date.

Mayor Pro Tem Ellis made a motion to purchase the 2021 Spartan Fire Engine for \$489,830. Council Member Crowley seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning denying 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 City Council approved this plat contingent upon changes being made. Since then, the applicant has not made the changes and has requested to withdraw their request for final plat approval.

Council Member Branch made a motion to deny the Burkhart Place Final Plat. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

3. Consider and act concerning an Ordinance regarding Final Plat of Woodland Creek, Phase 3, 40.775 acres situated in the JWF Stone Survey, Abstract No. 1332, Royse City, Hunt County, Texas, and any matters related thereto.

Rob Cooper stated this final plat consists of 172 single family residential lots on 40.775 acres. The plat consists of 60' and 70' residential lots per the development agreement.

Council Member Branch made a motion to approve the Final Plat of Woodland Creek Phase 3. Mayor Pro Tem Ellis seconded the motion. **Motion passed 6-0.**

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

Carl Alsabrook stated lots of activity on Main Street. Howard Street is progressing nicely. The tear down for Native Station should be very soon. Have a pre-con meeting with Smoke Sessions next week, so should see a foundation being poured soon. There is a TXDOT Meeting tomorrow regarding all road projects. Chief Stapleton will have a come and go dinner this Thursday at 5 pm.

## **F. RECESS CITY COUNCIL MEETING AT 7:27 PM**

## **G. EXECUTIVE SESSION AT 7:27 PM**

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

Section §551.071 - Private consultation with the City Attorney

1. Discussion with City Attorney regarding Vista Oaks Subdivision Improvement Agreement.

**H. CLOSE EXECUTIVE SESSION AT 7:54 PM**

**I. RECONVENE CITY COUNCIL MEETING 7:54 PM**

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

Blaine Smith, investor in group for Vista Oaks, gave a brief background on himself and the status of the subdivision. The Managing Member is now gone and are under new management. Have a lender for Phase I and plan to close loan and get working again. Council Member Branch stated that he wants monthly reports on this project. By June 30, 2020 the conduit and drainage are to be completed, December 31, 2020 Phase I has to be completed and July 2021 the final phase is to be completed.

Mayor Pro Tem Ellis made a motion to approve the execution of the amended Subdivision Improvement Agreement with Vista Oaks. Council Member Bradley seconded the motion. **Motion passed 6-0.**

**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.

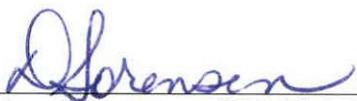
Council Member Branch would like to have a report on road repairs, i.e. minor road repairs, potholes, etc.

**K. ADJOURN AT 8:04 PM**

Mayor Pro Tem Ellis made a motion to adjourn the meeting. Council Member Branch seconded the motion. **Motion passed 6-0.**

  
Janet Nichol, Mayor

ATTEST:

  
Deborah Sorensen, TRMC, MMC, City Secretary

