



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, March 24, 2020 – 7:00 pm

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

Janet Nichol	Mayor
Michael Holder	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. AUDIT PRESENTATION

1. Lewis Crain, CPA of Rutledge Crain and Company, PC to present the City’s Annual Financial Report for the year ended September 30, 2019, and any matters related thereto.

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 Zoning Change application from Agricultural (AG) to Commercial 2 (C2), consisting of 4.975 acres, situated in the A. Hanna Survey, Abstract 109, addressed as 8508 Highway 66, Royse City, Rockwall County, Texas.
2. Take testimony concerning a Specific Use Permit application regarding a Child Care Home, located on property described as Hart Addition, Block AK, Lot 7, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas.
3. Take testimony concerning an amendment to the Code of Ordinances of the City of Royse City, by amending the Zoning Ordinance, Chapter 14, Article 5, Special Districts, Section 5-2, Heritage Preservation Overlay District, (G), Commercial Regulations, (7) Exemptions for the purpose of exempting Commercial 1 (C1) properties which are located in the Heritage Preservation Overlay District from the side street setback requirements.

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 March 10, 2020 Regular Meeting
2. Monthly Revenue and Expenditure Report for February 2020
3. Resolution declaring the annual review of the Investment Policy
4. Amending the Code of Ordinances by amending Chapter 3 Building Regulations, Division 7. Fuel Gas Code, adopting the 2018 Edition of the International Fuel Gas Code, with amendments

J. BUSINESS

1. Consider and act concerning a Resolution Extending and/or Issuing Additional Directives of the Disaster Declaration Issued by Mayoral Proclamation on March 17, 2020 in Response to COVID-19 A Public Health Emergency, and any matters related thereto.
2. Consider and act concerning a Royse City Community Development Corporation Emergency Grant Program, and any matters related thereto.
3. Consider and act concerning the purchase of the Vapex PICO Unit for the manhole on FM 2453; authorizing the City Manager to execute a purchase order to Pump Solutions Inc. in the amount of \$46,550.00, and any matters related thereto.
4. Consider and act concerning authorizing the City Manager to allocate funds and to sign an addendum with Core Construction authorizing a guaranteed maximum price for civil construction related to Fire Station 1, and any matters related thereto.
5. Consider and act concerning an Ordinance regarding a Zoning Change from Agricultural (A) to Commercial 2 (C2), consisting of 4.975 acres, situated in the A. Hanna Survey, Abstract 109, addressed as 8208 Highway 66, Royse City, Rockwall County, Texas, and any matters related thereto.

6. Consider and act concerning an Ordinance regarding a Specific Use Permit regarding a Child Care Home, located on property described as Hart Addition, Block AK, Lot 7, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas, and any matters related thereto.
7. Consider and act concerning an Ordinance regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the Zoning Ordinance, Chapter 14, Article 5, Special Districts, Section 5-2, Heritage Preservation Overlay District, (G), Commercial Regulations, (7) Exemptions for the purpose of exempting Commercial 1 (C1) properties which are located in the Heritage Preservation Overlay District from the side street setback requirements, and any matters related thereto.
8. Consider and act concerning an Ordinance regarding a Preliminary Plat of Creekshaw, Phase 1, consisting of 94.2185 acres situated in the James Thompson Survey, Abstract No. 209; J. Merriman Survey, Abstract No. 154; Richard Mead Survey, Abstract No. 141; and the James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Consider and act concerning an Ordinance regarding a Re-Plat of Portions of Lots 16-20, Block 5, consisting of 0.38 acre, situated in the C.L. Jones Survey, Abstract No. 150, known as the King Addition, Royse City, Rockwall County, Texas, and any matters related thereto.
10. Consider and act concerning an Ordinance regarding the Town Center Overlay District Standards, and area which consists of approximately 14.3 acres, from S. Houston Street and the railroad tracks, south to W. Old Greenville Road and west to Pond Branch Creek and north to the railroad tracks, Royse City, Rockwall County, Texas, and any matters related thereto.
11. Consider and act concerning approving a Resolution appointing David Hollifield to the North Texas Municipal Water District (NTMWD) Board of Directors (term June 1, 2020 to May 31, 2022), and any matters related thereto.
12. 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 - Private consultation with the City Attorney

1. Discussion with City Attorney regarding a Development Agreement concerning Baker's Crossing Subdivision.
2. Discussion with City Attorney regarding an update concerning North Texas Municipal Water District (NTMWD) lawsuit.

M. CLOSE EXECUTIVE SESSION

N. RECONVENE CITY COUNCIL MEETING

1. Further discussion and possible action from Executive Session regarding a Development Agreement concerning Baker's Crossing Subdivision, and any matters related thereto.

2. Further discussion and possible action from Executive Session regarding an update concerning North Texas Municipal Water District (NTMWD) lawsuit.

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 March 20, 2020 by 5:00 pm and remained so posted at least 72 hours before said meeting was convened.

Deborah Sorensen, TRMC, MMC 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.*