



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, April 28, 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

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join by calling (877) 853-5257 or (929) 205-6099 and entering the Meeting ID: 3876301627. The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Requests to speak during citizens participation must be sent via email to [dsorensen@roysecity.com](mailto:dsorensen@roysecity.com) and by received by 11:00 am on April 28, 2020. Please be sure to include your name and address in the email.

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. PROCLAMATIONS**

1. Child Abuse Prevention and Awareness Month

2. Motorcycle Safety and Awareness Month
3. National Day of Prayer

**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 (SUP) application regarding the placement of cargo containers on site, situated in the A. Hanna Survey, Abstract 109, addressed as 8208 Highway 66, Royse City, Rockwall County, Texas.
2. 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, adding Section 5-4, Town Center Overlay District (TCOD).

**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 24, 2020 Regular Meeting and April 7, 2020 Special Meeting
2. Monthly Revenue and Expenditure Report for March 2020
3. Approval of a Contract with Alpha Testing in an amount not to exceed \$35,000, authorizing the City Manger to sign all documents related thereto.
4. Amending the Code of Ordinances to adopt new fee/fee tables located in Chapter 1 General Provisions, Division 2. Fees, Part II. Building and Development and Other Miscellaneous Fees
5. Amending the Code of Ordinances by amending Chapter 3 Building Regulations, Division 6. Mechanical Code, adopting the 2018 Edition of the International Mechanical Code, with amendments.

**J. BUSINESS**

1. Consider and act concerning an Ordinance regarding a Specific Use Permit (SUP) application for the placement of cargo containers on site, situated in the A. Hanna Survey, Abstract 109, addressed as 8208 Highway 66, Royse City, Rockwall County, Texas, and any matters related thereto.
2. Consider and act concerning an Ordinance regarding a Development Plat of the Griffis Addition, situated in the A. Hanna Survey, Abstract 109, addressed as 8208 Highway 66, Royse City, Rockwall County, Texas, and any matters related thereto.
3. 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, adding Section 5-4, Town Center Overlay District (TCOD), and any matters related thereto.

4. Consider and act concerning an Ordinance regarding a Preliminary Plat of The Meadows at Morgan Creek, Phase Two-A, consisting of 12.156 acres, situated in the James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consider and act concerning an Ordinance regarding a Preliminary Plat of The Meadows at Morgan Creek, Phase Two-B, consisting of 11.930 acres, situated in the James B. Ratliff Survey, Abstract No. 185, Royse City, Rockwall County, Texas, and any matters related thereto.
6. 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 concerning legal updates regarding Creekside Subdivision.

**M. CLOSE EXECUTIVE SESSION**

**N. RECONVENE CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session concerning legal updates regarding Creekside Subdivision.

**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 April 24, 2020 by 12:00 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.*