



# City Council of Royse City, Texas

## **AGENDA-REGULAR COUNCIL MEETING**

**Tuesday, May 26, 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. 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.*

### **D. RECESS CITY COUNCIL MEETING**

### **E. PUBLIC HEARING**

1. Take testimony concerning an amendment to the Code of Ordinances of the City of Royse City, by amending Article 5 Special Districts, adding Section 5-4, Town

Center Overlay District (TCOD), an area described as from South Houston Street and the railroad tracks, south to West Old Greenville Road and west to Pond Branch Creek and north to the railroad tracks, Royse City, Rockwall County, Texas.

2. Take testimony concerning a Zoning Change from Commercial 1 (C1) to Planned Development (PD) regarding a 6.26 acre tract of land, described as Lot 1 of the Whiteside Addition, Royse City, Rockwall County, Texas.

**F. CLOSE PUBLIC HEARING**

**G. RECONVENE CITY COUNCIL MEETING**

**H. 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: May 12, 2020 Regular Meeting
2. Monthly Revenue and Expenditure Report for April 2020
3. Authorizing the City Manager to allocate funds and to sign an addendum with Core Construction authorizing a guaranteed maximum price for Fire Station 1.

**I. BUSINESS**

1. Consider and act concerning a Resolution for acquisition of property rights and possible condemnation for a fifteen (15) foot wide sanitary sewer line easement and a fifty (50) foot temporary construction easement at the property described as a 16.612 acre tract of land situated in the JWF Stone Survey, Abstract No. 1332, Hunt County, Texas and JWF Stone Survey, Abstract No. 198, Rockwall County, Texas, and any matters related thereto.
2. Consider and act concerning a Resolution accepting for filing a petition for establishment of the Creekside Public Improvement District; 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.
3. Consider and act concerning an Ordinance regarding adding properties in an area consisting of approximately 23.519 acres, from South Houston Street and the railroad tracks, south to West Old Greenville Road and west to Pond Branch Creek and north to the railroad tracks, to the Town Center Overlay District, and any matters related thereto.
4. Consider and act concerning an Ordinance regarding a Zoning Change from Commercial 1 (C1) to Planned Development (PD), adding 6.26 acres tract of land, described as Lot 1 of the Whiteside Addition, Royse City, Rockwall County, Texas, and any matters related thereto.
5. Consider and act concerning a Resolution regarding the Development Plan of Whiteside Village, consisting of 59.035 acres, situated in the William Love Survey, Abstract No. 135 Royse City, Rockwall County, Texas, and any matters related thereto.
6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Capstone Court Addition, consisting of 15.936 acres, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas, and any matters related thereto.

7. Consider and act concerning an Ordinance regarding a Final Plat of Parkside Village, Phase 1, consisting of 68.0252 acres, situated in the James W. Love Survey, Abstract No. 140, and the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.
8. Discussion concerning City Manager update: Development, and any matters related thereto.

**J. RECESS CITY COUNCIL MEETING**

**K. 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 concerning an update regarding North Texas Municipal Water District (NTMWD) lawsuit.

**L. CLOSE EXECUTIVE SESSION**

**M. RECONVENE CITY COUNCIL MEETING**

1. Further discussion and possible action from Executive Session concerning an update regarding North Texas Municipal Water District (NTMWD) lawsuit, and any matters related thereto.

**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.

**O. 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 May 22, 2020 by 11:00 am 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.*