



**AGENDA-REGULAR  
COUNCIL MEETING**

**Tuesday, June 23, 2020 – 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.

City Council

Members Present: Mayor, Janet Nichol  
Mayor Pro Tem, Council Member Place 2, Clay Ellis  
Council Member Place 1, Michael 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  
Director of Finance, Shannon Raymond  
Police Chief, Kirk Aldridge  
Fire Chief, Rickey Bell  
Fire Marshal, Tanner Dietz  
Director of Develop. & Community Services, Rob Cooper  
Director of HR, Tauna Ratliff

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

Mayor Pro Tem Ellis gave invocation and led the Pledge of Allegiance.

**C. CITIZENS PARTICIPATION**

None

**D. RECESS CITY COUNCIL MEETING AT 7:02 PM**

**E. PUBLIC HEARING AT 7:02 PM**

1. Take testimony in accordance with Chapter 372 of the Texas Local Government Code, concerning the petition filed on May 18, 2020 requesting that the City create a Public Improvement District to include the property consisting of approximately 287.3 acres and located within the City Limits of the City; regarding the advisability of the improvements to be made for the benefit of the property within the public improvement district.

Mary Petty, PID Administrator with P-3Works, stated there is a Capital Improvements Agreement for Creekside. Subject to the Capital Improvements Agreement, once the developer completes most of the easement acquisitions, the developer is eligible to ask the City to create a Public Improvement District (PID). This public hearing is in accordance with statute. The creation of the PID does not put a levy of assessment on the property. That will come later on. This is only creating the boundary for the Creekside PID.

No one spoke for or against.

**F. CLOSE PUBLIC HEARING AT 7:03 PM**

**G. RECONVENE CITY COUNCIL MEETING AT 7:03 PM**

**H. CONSENT AGENDA**

1. City Council Minutes: June 9, 2020 Regular Meeting
2. Monthly Revenue and Expenditure Report for May 2020
3. Amending the Code of Ordinances by amending Chapter 3 Building Regulations, Division 5. Electricity, Part II Electrical Code, Adopting the 2017 Edition of the National Electrical Code, with amendments.
4. Authorizing the City Manager to allocate funds and to sign an addendum with Core Construction authorizing a guaranteed maximum price for Fire Station 1.
5. Approve Texas Municipal League Multistate Intergovernmental Employee Benefits Pool Rerate Notice for Plan Year 2020-2021 Medical Benefits, authorizing City Manager to sign associated documents.
6. Approve a Resolution Accepting a Preliminary 2020 Annual Service Plan Update for Public Safety and Road Maintenance for the Waterscape Public Improvement District (PID), including a Determination of Cost, a Service and Assessment Rolls; Calling Public Hearing on PID Levy and Assessment; and Directing Notice of Assessment Hearing.
7. Approve an Ordinance Adopting the 2020 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2020 Annual Installments for the Waterscape Public Improvement District (PID).
8. Approve an Ordinance Adopting the 2020 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2020 Annual Installments for the Union Square Public Improvement District (PID).
9. Approve an Ordinance Adopting the 2020 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2020 Annual Installments for the Parkside Village Public Improvement District (PID).

Staff requested item 6 be pulled for discussion.

Council Member Crowley made a motion to approve the Consent Agenda, except for item 6. Council Member Holder seconded the motion. **Motion passed 7-0.**

Jason Day stated the assessment rolls that deal with the appraisal district are not in, therefore the Resolution was changed. Mary Petty, PID Administrator, stated the O&M portion of the Waterscape PID only applies to Phase 1 of the District. That is a leverage on a millage rate based on value. Due to COVID-19, the Appraisal District is behind on certifying their values. If City Council were to accept the Preliminary Service and Assessment Plan now, if the values increased, then the city would be locked in at a

number that is not accurate and not certified. The Appraisal District expect that they are going to have certified values by mid-July; which still allows us to meet the public hearing on August 11th and get the documents submitted to City Council and get the notices in the mail to residents as required by the statute. The new resolution calls for the public hearing, authorizes staff to prepare the preliminary service and assessment plan for the O&M assessments and to mail out the notices and place it for inspections in the City Secretary's office as required.

Council Member Wheatley made a motion to approve a Resolution to order a public hearing for Tuesday, August 11, 2020, to consider levying assessments for the operation and maintenance of the District, authorizing and directing staff to prepare the 2020 O&M Service and Assessment Plan for the Waterscape Public Improvement District, and other matters related thereto. Council Member Branch seconded the motion. **Motion passed 7-0.**

## **I. BUSINESS**

1. Consider and act concerning a Resolution regarding the creation of the Creekside Public Improvement District and ordering public improvements to be made for the benefit of such District; providing for a severability clause; providing an effective date; and containing other matters relating to the subject, and any matters related thereto.

Mary Petty, PID Administrator, stated staff has provided a preliminary Service and Assessment Plan. This is not required at this time.

Council Member Branch made a motion to approve a Resolution concerning the creation of the Creekside Public Improvement District. Council Member Bradley seconded the motion. **Motion passed 7-0.**

2. Consider and act concerning a Resolution Determining the Costs of Certain Authorized Improvements to be financed through the Creekshaw Public Improvement District (PID); Approving a Preliminary Service Plan and Assessment Plan including Proposed Assessment Rolls; Calling a Regular Meeting and Noticing a Public Hearing for July 14, 2020 to Consider an Ordinance Levying Assessments on Property Located in the Creekshaw Public Improvement District (PID); Directing the Filing of the Proposed Assessment Roll with the City Secretary to Make Available for Public Inspection; Directing Staff to Publish and Mail Notice of Said Public Hearing; and Resolving Other Matters Incident and Related Thereto, and any matters related thereto.

Mary Petty, PID Administrator, stated this PID was created earlier this year. This step would be the resolution to levy the assessment on the July 14th date. The Preliminary Limited Offering Memoranda, the Preliminary Service Plan and Assessment Plan, and all of the supporting documents that would govern the issuance of bonds. The bonds are only tied to the dirt. Those assessments are only assessments on that property.

Council Member Wheatley made a motion to approve this agenda item. Council Member Bradley seconded the motion. **Motion passed 7-0.**

3. Consider and act concerning a Resolution Approving Preliminary Limited Offering Memoranda for the Sale of Special Assessment Revenue Bonds for Creekshaw Public Improvement District (PID), and any matters related thereto.

Mary Petty, PID Administrator, stated the City's Financial Advisor and staff from the Underwriter's are in attendance to answer any questions.

Council Member Crowley made a motion to accept a Resolution approving Preliminary Limited Offering Memoranda for the Sale of Special Assessments Revenue Bonds. Council Member Branch seconded the motion. **Motion passed 7-0.**

4. Consider and act concerning an Ordinance regarding a Final Plat of the Lopez Lift Station Addition, Lot 1, Block A consisting of 0.405 acres, situated in the HT Chenowith Survey, Abstract No. 246, Extraterritorial Jurisdiction (ETJ) of Royse City, Rockwall County, Texas, and any matters related thereto.

Rob Cooper stated the Final Plat of the Lopez Lift Station consists of 0.405 acres. The lift station property is located in Royse City ETJ area, Rockwall County, along FM 35, just west of CR 2584. This lift station will serve the Lower Sabine Creek East Tributary area and is included in the City's current Wastewater Master Plan. The lift station will operate as a temporary sanitary sewer 'pump and haul' facility, which will allow the DeBerry residential development to move forward towards completion until a connection to the NTMWD Treatment Plant is made. The City will provide pump and haul services at the Lift Station. A proposed temporary 25' wide access easement and roadway will be provided from the point of contact at CR 2584 and FM 35 to the lift station pad site through the remainder property. The Final Plat is in compliance with basic platting standards and requirements. The Planning & Zoning Commission recommended approval.

Council Member Wheatley made a motion to approve the Final Plat of the Lopez Lift Station Addition. Council Member Bradley seconded the motion. **Motion passed 7-0.**

5. Consider and act concerning a Resolution appointing three Committee Members to the Heritage Preservation Committee (term July 1, 2020 to June 30, 2023), and any matters related thereto.

Rob Cooper stated Ashley LaBlank, Clay Ellis, Lucille Bell, and Mike Gilbert's terms expire on June 30, 2020. Ashley LaBlank has agreed to continue to serve. Clay Ellis and Lucille Bell has agreed to serve until a replacement can be found for their positions. Mike Gilbert has elected not to continue to serve.

The Heritage Preservation Committee requires certain positions for each place number. Clay Ellis serves as Place 2, which requires the committee member to be an owner or employee of a business located in the Heritage Preservation Overlay District.

Lucille Bell serves as Place 4, which requires the committee member to be an owner of a designated heritage landmark or property located in Heritage Preservation Overlay District.

Mike Gilbert serves as Place 6, which requires the committee member to have expertise in architect, planner, or rep of a design profession: historian, licensed real estate or broker.

Council Member Crowley made a motion to appoint Ashley LaBlank, Clay Ellis, and Lucille Bell to the Heritage Preservation Committee. Council Member Branch seconded the motion. **Motion passed 7-0.**

6. Discussion concerning City Manager update: Development, Celebrating Freedom on June 27th, and any matters related thereto.

Carl Alsabrook stated Alejandro's will open tomorrow. Work on Smoke Sessions continues at a rapid click. The dome for Native Station will be installed on Thursday. The new downtown parking should be finalized within the next two weeks.

Celebrating Freedom is scheduled for Saturday, June 27th, from 7 pm to 10 pm. The firework show will follow Big Gus' performance.

**K. RECESS CITY COUNCIL MEETING AT 7:26 PM**

**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 City Attorney

1. Discuss land acquisition for Lopez Lift Station and associated easements.

**M. CLOSE EXECUTIVE SESSION AT 7:37 PM**

**N. RECONVENE CITY COUNCIL MEETING AT 7:37 PM**

1. Further discussion and possible action from Executive Session concerning land acquisition for Lopez Lift Station and associated easements, and any matters related thereto.

Mayor Pro Tem Ellis made a motion to authorize City Manager to sign all documents needed for the easements for the Lopez Lift Station for the amount discussed in executive session. Council Member Crowley seconded the motion. **Motion passed 7-0.**

**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.

None

**P. ADJOURN AT 7:39 PM**

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

  
Janet Nichol, Mayor

**ATTEST:**



Deborah Sorensen, TRMC, MMC  
City Secretary

