



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, August 25, 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 and by received by 11:00 am on August 25, 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. 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 voluntary annexations located in Collin County: CCAD ID 2117780, A244 John Davis Survey, Tract 4, 90.01 acres more or less, situated along Hwy 66; CCAD ID 2805420, A244 John Davis Survey, Tract 28, 197.28 acres more or less, situated along Hwy 66; and 100 foot right-of-way (R.O.W.) for Hwy 66.
2. Take testimony concerning a Specific Use Permit (SUP) involving the retail sales of tobacco, smoking, vape, electronic cigarettes, or any smoking paraphernalia, on property described as Erby Campbell Retail Two Addition, Lot 1, Royse City, Rockwall County, Texas, also known as CBD American Shaman, addressed as 602 W I-30.

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: August 11, 2020 Special Meeting and August 11, 2020 Regular Meeting
2. Monthly Revenue and Expenditure Report for July 2020
3. Approve contract for Design and Construction Administration of Lopez Lift Station as a result of the DeBerry Reserve Development to Birkhoff, Hendricks & Carter, LLP for an amount not to exceed \$107,075; authorizing the City Manager to sign any documents related thereto.

I. BUSINESS

1. Consider and act concerning an Ordinance regarding Annexation of 289.55 acres, more or less, situated along Hwy 66, in Collin County, Texas, also known as Creekside, and setting zoning as Planned Development, and any matters related thereto.
2. Consider and act concerning a Resolution Approving Creekside Public Improvement Agreement (PID) Reimbursement Agreement and Authorizing the City Manager to execute agreement, and any matters related thereto.
3. Consider and act concerning an Interlocal Agreement with Verandah Municipal Utility District regarding Police and Fire Services, and any matters related thereto.
4. Consider and act concerning an Ordinance regarding a Specific Use Permit (SUP) involving the retail sales of tobacco, smoking, vape, electronic cigarettes, or any smoking paraphernalia, on property described as Erby Campbell Retail Two Addition, Lot 1, Royse City, Rockwall County, Texas, also known as CBD American Shaman, addressed as 602 W I-30, and any matters related thereto.
5. Consider and act concerning an Ordinance regarding a Final Plat of Union Square, Phase 3, involving 23.183 acres, consisting of 106 residential lots, situated in the Richard Mead Survey, Abstract No. 141, Royse City, Rockwall County, Texas, and any matters related thereto.

6. Consider and act concerning an Ordinance regarding a Preliminary Plat of Valor Farms, Phase 1, involving 28.890 acres, consisting of 130 residential lots, situated in the Joseph Prewett Survey, Abstract No. 851, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
7. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah, Phase 4A, involving 33.909 acres, consisting of 161 residential lots, situated in the J.W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
8. Consider and act concerning an Ordinance regarding a Preliminary Plat of Verandah, Phase 4B, involving 19.585 acres, consisting of 89 residential lots, situated in the J.W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
9. Consider and act concerning an Ordinance regarding a Final Plat of Verandah, Phase 5B & 5C, involving 49.699 acres, consisting of 230 residential lots, situated in the J.W. Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
10. Consider and act concerning an Ordinance regarding a Preliminary Plat of Stone River, Phase 3, involving 25.599 acres, consisting of 89 residential lots, situated in the Juana Delgado Survey, Abstract No. 68, and the Ransom Norton Survey, Abstract No. 169, Royse City, Rockwall County, Texas, and any matters related thereto.
11. Consider and act concerning an Ordinance regarding a Final Plat of Stone River, Phase 3, involving 25.599 acres, consisting of 89 residential lots, situated in the Juana Delgado Survey, Abstract No. 68, and the Ransom Norton Survey, Abstract No. 169, Royse City, Rockwall County, Texas, and any matters related thereto.
12. Consider and act concerning an Ordinance regarding a Minor Plat of the Whipple Estates Addition, involving 12.626 acres, consisting of 2 residential lots, situated in the Shelby County School Land Survey, Abstract No. 945, Royse City, Hunt County, Texas, and any matters related thereto.
13. Consider and act concerning a Resolution regarding appointing Russell Ratterree to the Heritage Preservation Commission (term August 25, 2020 to June 30, 2023), and any matters related thereto.
14. 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 §551.072 – Consultation with City Attorney and Section §551.074 – Personnel Matters

1. Discussion with City Attorney concerning an update and possible settlement agreement regarding North Texas Municipal Water District (NTMWD) lawsuit.
2. Discussion with City Attorney concerning 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

19.478 acre tract of land situated in the Chenowith HT Survey, Tract 1-1, Abstract No. 205, Hunt County, Texas.

3. To deliberate annual evaluations of the City Manager, City Attorney, City Secretary, and Municipal Judge.

L. CLOSE EXECUTIVE SESSION

M. RECONVENE CITY COUNCIL MEETING

1. Further discussion and possible action from Executive Session concerning an update and possible settlement agreement regarding North Texas Municipal Water District (NTMWD) lawsuit, authorizing City Manager to sign potential settlement agreement and any other ancillary agreements, and any matters related thereto.
2. Further discussion and possible action from Executive Session 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 19.478 acre tract of land situated in the Chenowith HT Survey, Tract 1-1, Abstract No. 205, Hunt County, Texas, and any matters related thereto.
3. Further discussion and possible action from Executive Session concerning the annual evaluations for the City Manager, City Attorney, City Secretary, and Municipal Judge, 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 August 21, 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.*