



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, February 22, 2022 - 7:00 PM

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

Clay Ellis	Mayor
Michael Holder	Place 1
Russell Ratterree	Place 2
Bruce Bradley	Place 3
Matt Wheatley	Deputy Mayor Pro Tem, Place 4
James Branch	Mayor Pro Tem, 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 a request for a Zoning Change to Planned Development with a concept plan and detailed site plan for a subdivision proposed as Liberty Crossing, consisting of approximately 192.874 acres, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548.
2. Take testimony concerning an amendment to the Comprehensive Plan Future Land Use Map, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548.
3. Take testimony in accordance with Chapter 372 of the Texas Local Government Code, concerning the petition filed on January 21, 2022, requesting that the City create a Public Improvement District to include the property consisting of approximately 155.369 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.
4. Take testimony concerning an amendment to the Zoning Ordinance, Section 3-1 and Section 3-4, to add a land use definition for a distillery.

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. Approve the minutes of the February 8, 2022 regular meeting.
2. Monthly Revenue and Expenditure Report for January 2022

I. BUSINESS

1. Consider and act concerning an Ordinance regarding a Zoning Change from Agricultural (A) to Planned Development (PD) with a concept plan and detailed site plan for a subdivision proposed as Liberty Crossing, consisting of approximately 192.874 acres, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548, and any matters related thereto.
2. Consider and act concerning an Ordinance regarding an amendment to the Comprehensive Plan Future Land Use Map, generally located south of Old Greenville Road, west of Cemetery Road, and east of FM 548, and any matters related thereto.
3. Consider and act concerning a Resolution regarding the creation of the Liberty Crossing Public Improvement District (PID) 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.
4. Consider and act concerning a contract with P3Works, LLC regarding Liberty Crossing PID Administrative Services, authorizing the City Manager to sign all documents related thereto, and any matters related thereto.
5. Consider and act concerning an Ordinance regarding an amendment to the Royse City Zoning Ordinances, Section 3-1 and Section 3-4, to add a land use definition for a distillery and any matters related thereto.

6. Consider and act concerning an Ordinance regarding a Master Plat for Fikes Farm, consisting of 142.95 acres, situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.
7. Consider and act concerning an Ordinance regarding a Preliminary Plat for Fikes Farm, consisting of 61.745 acres, situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.
8. Consider and act concerning an Ordinance regarding a Re-Plat for Custom Band Sawing Addition, consisting of 11.99 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.
9. Consider and act concerning authorizing the City Manager to sign the proposal for I-30 Utility Relocation Materials Testing, and any matters related thereto.
10. Consider and act concerning authorizing the City Manager to sign a contract to decommission a wastewater treatment plant to Freese and Nichols, Inc., and any matters related thereto.
11. Consider and act concerning a budget amendment for downtown projects, including Pennington Parking Lot lighting and Burton parking improvements, and any matters related thereto.
12. Consider and act concerning a Resolution Appointing Two Members to the Parks and Recreation Advisory Board (term February 22, 2022 to December 31, 2023), and any matters related thereto.
13. Discussion concerning City Manager update: Development, and any matters related thereto.
14. Discussion concerning a 212 Development Agreement with DFW Whirlpool, LLC for HCAD ID 225821 A0946 Shelby County School Land, Tract 44-3, 10 acres more or less, situated along I-30, 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:

Section §551.071 - Consultation with City Attorney

1. Discussion with the City Attorney concerning legal strategies pertaining to Petition for Consent to Creation of Political Subdivision in the ETJ of the City of Royse City, Texas.

L. CLOSE EXECUTIVE SESSION

M. RECONVENE CITY COUNCIL MEETING

1. Take any action as a result of Executive Session.

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 February 18, 2022 by 1:00 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.***