



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, May 25, 2021 – 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 Specific Use Permit (SUP) application regarding a Daycare located in the Hart Survey, Block AK, Lot 17, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas.

2. Take testimony concerning a Specific Use Permit (SUP) application regarding a Concrete Recycler located in the Turner Odell Survey, Abstract No. 681, Tract 25, being 3.8720 acres addressed as 2200 E. County Line Road, Royse City, Collin County, Texas.
3. Take testimony concerning Water and Wastewater Capital Improvement Plan (CIP) and Impact Fee Update.

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 11, 2021
2. Monthly Revenue and Expenditure Report for April 2021

I. BUSINESS

1. Consider and act concerning an Ordinance for a Specific Use Permit (SUP) regarding a Daycare located in the Hart Survey, Block AK, Lot 17, addressed as 401 Bowie Street, Royse City, Rockwall County, Texas, and any matters related thereto.
2. Consider and act concerning an Ordinance for a Specific Use Permit (SUP) regarding a Concrete Recycler located in the Turner Odell Survey, Abstract No. 681, Tract 25, being 3.8720 acres addressed as 2200 E. County Line Road, Royse City, Collin County, Texas, and any matters related thereto.
3. Consider and act concerning an Ordinance for a Development Plat of New Cherry Verandah Elementary School situated in the JW Beckton Survey, Abstract No. 91, Verandah Municipal Utility District, Hunt County, Texas, and any matters related thereto.
4. Consider and act concerning an Ordinance Adopting Water and Wastewater Impact Fee Update, and any matters related thereto.
5. Consider and act concerning a Resolution Adopting the Water and Wastewater Capital Improvement Plan (CIP), and any matters related thereto.
6. Consider and act concerning a Professional Engineering Services Agreement with Birkhoff, Hendricks & Carter, LLP (BHC) for the IH 30 Utility Relocation Detail Design, and any matters related thereto.
7. Consider and act concerning a Professional Engineering Services Agreement with Birkhoff, Hendricks & Carter, LLP (BHC) for the East Sabine Relief Sewer and Force Main, and any matters related thereto.
8. Consider and act concerning a Resolution Appointing a Committee Member to the Heritage Preservation Committee, Position 5 (term 05/25/21 to 06/30/22), and any matters related thereto.
9. Discussion concerning the City Council Rules and Procedure Policy, and any matters related thereto.
10. 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 City Attorney

1. Discussion with City Attorney concerning a Boundary Line Agreement with Union Valley.
2. Discussion with City Attorney concerning TCAP Ancillary Service cost related to the winter storm event.

Section §551.072 - Discussing purchase and exchange of real property

3. Discussion concerning the Community Development Corporation (CDC) purchase of downtown land for the benefit of Main Street business.
4. Discussion concerning conveying city-owned downtown land to the Community Development Corporation (CDC).
5. Discussion concerning negotiations for the Community Development Corporation (CDC) purchase of land along FM 2642 for commercial development.

Section §551.087 - Discussing economic development negotiations

6. Discussion concerning an incentive request to expand a manufacturing business on Industrial Drive.

L. CLOSE EXECUTIVE SESSION

M. RECONVENE CITY COUNCIL MEETING

1. Further discussion and possible action from Executive Session regarding a Boundary Line Agreement with Union Valley, and any matters related thereto.
2. Further discussion and possible action from Executive Session regarding TCAP Ancillary Service cost related to the winter storm event, and any matters related thereto.
3. Further discussion and possible action from Executive Session regarding the Community Development Corporation (CDC) purchase of downtown land for the benefit of Main Street business, and any matters related thereto.
4. Further discussion and possible action from Executive Session regarding conveying city-owned downtown land the Community Development Corporation (CDC), and any matters related thereto.
5. Further discussion and possible action from Executive Session regarding negotiations for the Community Development Corporation (CDC) purchase of land along FM 2642 for commercial development, and any matters related thereto.
6. Further discussion and possible action from Executive Session regarding an incentive request to expand a manufacturing business on Industrial Drive, 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 21, 2021 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.*