



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, July 25, 2023 - 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	Mayor Pro Tem, Place 3
Matt Wheatley	Place 4
James Branch	Deputy 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. RECOGNITION OF EMPLOYEES

1. Presentation of Meritorious Conduct Award to Officer Michael Baley, Officer John Bivins, and Officer Johnnie Clark.

D. 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.

E. 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 minutes of the July 11, 2023 Regular Meeting
2. Monthly Revenue and Expenditure Report for June 2023
3. Approve an Ordinance Adopting the 2023 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2023-2024 Annual Installments for the Creeksaw Public Improvement District (PID).
4. Approve an Ordinance Adopting the 2023 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2023-2024 Annual Installments for the Creekside Public Improvement District (PID).
5. Approve an Ordinance Adopting the 2023 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2023-2024 Annual Installments for the Parkside Village Public Improvement District (PID).
6. Approve an Ordinance Adopting the 2023 Annual Service Plan Update to the Service and Assessment Plan and Assessment Roll, including the collection of the 2023-2024 Annual Installments for the Union Square Public Improvement District (PID).
7. Approval of a Minor Plat of Lot 14R, Block A, Vista Oaks Estates Addition, being all of lots 14 & 15, Block A of Vista Oaks Estates, situated in the Shelby County School Land Survey, Abstract No. 946, Royse City, Hunt County, Texas.

F. BUSINESS

1. Consider and act concerning approval of an amendment to a Development Agreement with Towne Signature Developers, LLC, regarding Mercer Meadows, and any matters related thereto.
2. Consider and act concerning approval of a Reimbursement Agreement regarding Liberty Crossing Public Improvement District (PID), and any matters related thereto.
3. Consider and act concerning approval of a Capital Improvement Agreement with SEC ERBY & I-30 LP regarding Provident 30 Addition, and any matters related thereto.
4. Consider and act concerning adoption of an Ordinance regarding a Final Plat of Provident 30 Addition, Lots 2R and 3R3, Block A, consisting of 7.336 acres, being a replat of Lots 2 & 3, Block A of Provident 30 Addition, situated in the William Love Survey, Abstract No. 135, Royse City, Rockwall County, Texas
5. Consider and act concerning approval of a Royse City Community Development Corporation (CDC) Incentive Request with SEC ERBY & I-30 LP, regarding Provident 30 Addition, and any matters related thereto.
6. Consider and act concerning adoption of a Resolution of the City Council of the City of Royse City, Texas, directing publication of Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation; and resolving other matters relating to the subject.
7. Consider and act concerning adoption of an Ordinance regarding a Preliminary Plat of Bearpen Creek Phase 1, consisting of 89.252 acres, situated in the James Road

Survey, Abstract No. 872 and the James May Survey, Abstract No. 1297, City of Royse City, Hunt County, Texas, and any matters related thereto..

8. Consider and act concerning adoption of an Ordinance regarding a Preliminary Plat of Creekside Phase 2A, consisting of 44.610 Acres, situated in the John Davis Survey, Abstract No. 244, Royse City, Collin County, Texas, and any matters related thereto.
9. Consider and act concerning adoption of an Ordinance regarding a Development Plat of Dean Industrial Park Block 1, Lots 15 & 16, Royse City, Rockwall County, Texas, and any matters related thereto.
10. Discussion concerning City Manager update: Development, and any matters related thereto.

G. RECESS CITY COUNCIL MEETING

H. EXECUTIVE SESSION

Recess into Closed Session in compliance with Section §551.001 Texas Government Code, to wit:

Section §551.071 - Consultation with City Attorney

1. Update from City Attorney regarding legal issues surrounding Bahamas Laguna Azure, LLC.

I. CLOSE EXECUTIVE SESSION

J. RECONVENE CITY COUNCIL MEETING

1. Take any action as a result of Executive Session, and any matters related thereto.

K. 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.

L. 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 July 21, 2023 by 2:00 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.*