



City Council of Royse City, Texas

AGENDA-REGULAR COUNCIL MEETING

Tuesday, October 10, 2023 - 7:00 PM

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

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| 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. 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 regarding the acceptance and approval of a Service and Assessment

Plan and assessment roll for the Liberty Crossing Public Improvement District (PID), levying special assessments against certain property in Improvement Area #1 in the District, and making certain findings and determinations relating to the District.

2. Take testimony regarding a Zoning Change from Planned Development (PD) to Planned Development (PD) at 1700 Erby Campbell Royse City, Texas.
3. Take testimony regarding an amendment to the Code of Ordinances of the City of Royse City Heritage Preservation Design Guidelines.
4. Take testimony regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Chapter 14, Article 1, Section 1-13(B) Amendments, Changes, and Administrative Procedures.
5. Take testimony regarding an amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Chapter 14, Article 6, Section 6-3 Accessory Building Regulations.

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 minutes from the September 26, 2023 Regular Meeting.
2. Authorize City Manager to sign Purchase Order to Grapevine Dodge Chrysler Jeep for police vehicles.
3. Authorize payment to S2 Land Development, LLC (Liberty Crossing Land, LLC) to reimburse for Old Greenville Road Sewer Line Relocation per the Agreement for Capital Improvements, and any matters related thereto.
4. Authorize the City manager to sign a purchase order to EM Construction for concrete road repairs, and any matters related thereto.

I. BUSINESS

1. Consider and act concerning adoption of an Ordinance of the City of Royse City, Texas accepting and approving a Service and Assessment Plan and an Improvement Area #1 Assessment Roll for the Liberty Crossing Public Improvement District (PID); making a finding of special benefit to the Property in Improvement Area #1 of the District; levying Special Assessments against Property within Improvement Area #1 of the District and Establishing a Lien on such Property; providing for the Method of Assessment and the Payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on Delinquent Assessments, providing for severability, and providing an effective date, and any matters related thereto.
2. Consider and act concerning adoption of an Ordinance authorizing the Issuance of the "City of Royse City, Texas, Special Assessment Revenue Bonds, Series 2023 (Liberty Crossing Public Improvement District (PID) Improvement Area #1 Project)" in a principal amount not to exceed \$4,500,000 payable from Special Assessments levied upon Improvement Area #1 of Liberty Crossing Public Improvement District (PID) to fund Public Improvements in said District; approving and authorizing an Indenture of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement and other agreements

and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date, and any matters related thereto.

3. Consider and act concerning adoption of an Ordinance regarding a Zoning Change from Planned Development (PD) to Planned Development (PD) at 1700 Erby Campbell, Royse City, Texas, and any matters related thereto.
4. Consider and act concerning adoption of an Ordinance regarding an Amendment to the Code of Ordinances of Royse City Heritage Preservation Design Guidelines, and any matters related thereto.
5. Consider and act concerning adoption of an Ordinance regarding an Amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Chapter 14, Article 1, Section 1-13(B) Amendments, Changes, and Administrative Procedures, and any matters related thereto.
6. Consider and act concerning adoption of an Ordinance regarding an Amendment to the Code of Ordinances of the City of Royse City, by amending the City of Royse City Zoning Ordinance, Chapter 14, Article 6, Section 6-3 Accessory Building Regulations, and any matters related thereto.
7. Consider and act concerning adoption of an Ordinance Repealing Ordinance No. 08-09-677 Establishing Curfew Hours for Minors, and any matters related thereto.
8. Consider and act concerning adoption of a Resolution Setting a Date, Time, and Place for Public Hearing on Land Use Assumptions and Capital Improvements Plan (CIP) Relating to Possible Adoption of Impact Fees, and any matters related thereto.
9. Consider and act concerning adoption of a Resolution Approving 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. 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.

K. 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 October 6, 2023 by 10:00 am 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.***