



**MINUTES-REGULAR
COUNCIL MEETING**

Tuesday, June 28, 2022 – 7:00 pm
Police and Courts Building, 100 West Main Street
Royse City, Texas

A. CALL TO ORDER 7:00 PM BY MAYOR ELLIS

Announce the presence of a quorum.

City Council

Members Present: Mayor, Clay Ellis
Deputy Mayor Pro Tem, Council Member Place 4, Matt Wheatley
Council Member Place 1, Michael Holder
Council Member Place 2, Russell Ratterree
Council Member Place 3, Bruce Bradley
Council Member Place 6, Tom Crowley

Member Absent: Mayor Pro Tem, Council Member Place 5, James Branch

Staff Present: City Manager, Carl Alsabrook
City Attorney, Jason Day
City Secretary, Deborah Sorensen
Police Chief, Kirk Aldridge
Fire Chief, Tanner Dietz
City Engineer, Lacey Rodgers
Executive Director of Community Development Corp., Charles Houk

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Ellis gave invocation and led the Pledge of Allegiance.

C. PRESENTATION

- 1. Presentation of TMCA Municipal Clerk’s Office Achievement of Excellence Award to City Secretary.

TMCA Immediate Past President Aimee Nemer gave a brief presentation and presented the Achievement of Excellence Award to City Secretary, Deborah Sorensen.

D. CITIZENS PARTICIPATION

None

E. CONSENT AGENDA

- 1. Approve the minutes of the June 14, 2022 City Council Regular Meeting.
- 2. Monthly Revenue and Expenditure Report for May 2022

3. Approve Texas Municipal League Multistate Intergovernmental Employee Benefits Pool Rerate Notice for Plan Year 2023 Medical Benefits, authorizing City Manager to sign associated documents.

Council Member Ratterree made a motion to approve the Consent Agenda. Council Member Crowley seconded the motion. **Motion passed 6-0.**

F. BUSINESS

1. Consider and act concerning adoption of an Ordinance regarding a Development Plat for Erby Campbell Retail Two Addition, Lot 6R1, Block A, consisting of approximately 1.416 acres situated in the J. Stephenson Survey, Abstract No. 188, Royse City, Rockwall County, Texas, and any matters related thereto.

Lacey Rodgers stated this development plat is for the land in between Popeyes and Taco Bueno restaurants. The developer will be placing a multi-tenant building on the property. City Council previously approved the elevations for the I-30 COD. The developer went before the Zoning Board of Adjustments (ZBA) to reduce the number of parking spaces required and the side yard setbacks adjacent to side streets and was approved for both items. They went to ZBA asking for the variance because they are dedicating a 65' wide street, access, drainage and utility easement across the eastern edge of their property. Circulation will have 3 points of access with an additional 4th with the future connection of the street.

Deputy Mayor Pro Tem Wheatley made a motion to approve the Development Plat of Erby Campbell Retail Two Addition, Lot 6R1, Block A. Council Member Crowley seconded the motion. **Motion passed 6-0.**

2. Discussion concerning City Manager update, Development, and any matters related thereto.

Carl Alsbrook stated a budget workshop will be planned the week of July 18th. There is still a lot of interest in our city.

G. RECESS CITY COUNCIL MEETING AT 7:10 PM

H. EXECUTIVE SESSION

Recess into Closed Session in compliance with §551.001 Texas Government Code:

Section §551.071 – Consultation with City Attorney

1. Discussion with City Attorney regarding an update of DFW Whirlpool, LLC, and Kevin Wallace, Individually and on behalf of DFW Whirlpool, LLC vs. City of Royse City.
2. Discussion with City Attorney regarding the Capital Improvements Agreement with RC Land Partners, LP, a Texas limited liability company, regarding Market Place West.

I. CLOSE EXECUTIVE SESSION AT 8:25 PM

J. RECONVENE CITY COUNCIL MEETING AT 8:25 PM

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

Council Member Ratterree made a motion to approve the Capital Improvements Agreement with RC Land Partners, LP subject to the City Attorney and City Engineer revisions, Track 5 being at 40%, and no double dipping in regards to the 380 Agreement. Council Member Holder seconded the motion. **Motion passed 6-0.**

2. Consider and act concerning approving a Community Development Corporation (CDC) Incentive Request for the developer of Market Place West, and any matters related thereto.

Charles Houk stated the CDC Board considered and approved the incentive package at their May 19, 2022 meeting. The developer's plans include designing and constructing Mercantile Blvd from its current point to the I-30 service road, designing and constructing water/sewer improvements to service the development, 80+ acres of warehouse/distribution space, light industrial, and multi-family. This development will bring jobs, ad valorem tax, and possible sales tax. The incentive package is mostly a reimbursement grant based on performance of the developer. No money will be reimbursed until the infrastructure is complete, and accepted by the city, and will ramp up as development occurs. The developer will potentially be reimbursed up to \$1.6 million for water and sewer over a 13-year period as COs are issued. The only part of the incentive package that is not reimbursement is a \$100,000 grant triggered if the developer can get a major 50,000+ sq ft retailer and a CO is issued within 5 years of the Performance Agreement effective date.

Council Member Crowley made a motion to approve the CDC Incentive Request for the developer of Market Place West. Council Member Bradley seconded the motion. **Motion passed 6-0.**

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.

Council Member Bradley stated he wants to commend the police department, under Chief Aldridge, and the fire department, under Chief Dietz, for the service they give to the community and their professionalism and protection. He is in total agreement with the vote to move forward for the new police building.

L. ADJOURN AT 8:32 PM

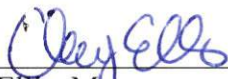
Council Member Crowley made a motion to adjourn. Council Member Ratterree seconded the motion. **Motion passed 6-0.**

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROYSE CITY, TEXAS on the 12th day of July, 2022.

ATTEST:



Deborah Sorensen, TRMC, MMC, City Secretary



Clay Ellis, Mayor