AGENDA
City Council
Regular Meeting
Tuesday, October 13, 2026 - 7:00 PM
City Hall and Courts Building, 100 W. Main Street
Royse City, Texas

A. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PROCLAMATIONS AND PRESENTATIONS

1. Presentation in recognition of the North Texas Municipal Water District's 75th Anniversary
2. Presentation by Commissioner Stacy regarding roadway updates

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 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 September 22 , 2026 — Regular Meeting
2. Authorize the City Manager to sign a Purchase Order to Kimley Horn for traffic-related engineering services.
3. Authorize the City Manager to sign a Purchase Order to Tyler Technologies for software.
4. Authorize the City Manager to sign a Purchase Order to Double R Utilities for a sewer line replacement project near New Street.
5. Adopt a Resolution reappointing three (3) Commissioners to the Planning and Zoning Commission.

F. BUSINESS

1. Authorize the City Manager to sign a Subdivision Improvement Agreement with RC Land Developers, LP and Palmto, Inc., for a property located west of Charter Way at the intersection of Mercantile Blvd.
2. Approve a final plat of the Marketplace West Addition, Block A, Lots 1 & 2, consisting of +/- 27.6 acres, situated in the Jared Stephenson Survey, Abstract No. 188, Tract 17, City of Royse City, Rockwall County, Texas, and any matters related thereto.
3. Approve a final plat Marketplace West Addition, Lots 1R1 & 1R2 (previously known as Mercantile 30), consisting of +/- 13.7, situated in Block A, Lot 1 of the Marketplace West Addition, City of Royse City, Rockwall County, Texas, and any

matters related thereto.

4. Approve a final plat of Bearpen Phase 1, consisting of +/- 106 acres, situated in the James Road Survey, Tracts 10-1, 10-2, 1-1, 2, Abstract No.872 and the James May Survey, Abstract No.1297, City of Royse City, Hunt County, Texas, and any matters related thereto. On September 22, 2026, this plat was conditionally approved upon execution of an amendment to the CIA; this condition has been met.
5. Discussion regarding City Manager update: Development, Capital Projects, and any matters related thereto.

G. EXECUTIVE SESSION

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

Section §551.072 — Discussion regarding the purchase, lease, exchange, or value of real property

1. Authorizing a dual sewer certificate of convenience and necessity (CCN) with the City of Fate for a parcel of land owned by RCISD located within the City of Fate. Authorizing the City Manager and City Attorney to execute any and all agreements, documents or filings with the Texas Public Utility Commission, the City of Fate, RCISD, or other applicable entity necessary to accomplish such dual sewer CCN.
2. Discuss property exchange for a portion of Bell St. between Church St. and Burton St. and accept, in fee simple, 0.289-acre of land recorded under Instrument No. 20250000010177, Deed Records, Rockwall County, Texas (D.R.R.C.T.) at the north-east corner of SH 66 and Josephine St.

H. RECONVENE CITY COUNCIL MEETING

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

1. Authorize a dual sewer certificate of convenience and necessity (CCN) with the City of Fate for a parcel of land owned by RCISD located within the City of Fate. Authorize the City Manager and City Attorney to execute any and all agreements, documents or filings with the Texas Public Utility Commission, the City of Fate, RCISD, or other applicable entity necessary to accomplish such dual sewer CCN.
2. Authorize the City Manager to enter into a Property Exchange Agreement and sign any related property documents with Royse City Methodist Church and approve a resolution to abandon the prescriptive surface rights, maintaining a fire lane, access and utility easement for a portion of Bell St. between Church St. and Burton St. and accept, in fee simple, 0.289-acre of land recorded under Instrument No, 20250000010177, Deed Records, Rockwall County, Texas (D.R.R.C.T.) at the north-east corner of SH 66 and Josephine St.

I. 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.

J. ADJOURN

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, in a place convenient and readily accessible to the general public at all times, and said Notice was posted on the following date, Wednesday, October 7, 2026, and remained so posted at least 3 business days before said meeting was convened.

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Lauren Vaughns, City Secretary

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 the City Secretary's Office at (972) 524-4825 or by FAX (972) 635-2434. Braille is not available.

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