AGENDA
City Council
Regular Meeting
Tuesday, August 25, 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. 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. PUBLIC HEARING

1. Conduct a public hearing to consider approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate increase request.

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 August 11, 2026 — Regular Meeting
2. Approve Minutes of the August 11, 2026 — Special Called Meeting
3. Monthly Revenue and Expenditure Report for July 2026
4. Approve a final plat of the CVS Royse City Addition, Block 1 - Lot 3R, consisting of +/- 1.7 acres, situated in the existing CVS Royse City Addition, Lot 3, City of Royse City, Rockwall County, Texas, and any matters related thereto.
5. Approve a preliminary plat of Bearpen Phase 4, consisting of +/- 82.3 acres, situated in the James Road Survey - Tract 19, Abstract No. 872 and Palmetto Grove Phase 1, Abstract No. 4436 and Shelby County School Land Survey - Tract 11, Abstract 946, City of Royse City, Hunt County, Texas, and any matters related thereto.
6. Approve a preliminary plat of Bearpen Phase 5, consisting of +/- 86.7 acres, situated in the James Road Survey - Tract 19, Abstract No. 872 and Palmetto Grove Phase 1, Abstract No. 4436 and Shelby County School Land Survey - Tract 11, Abstract 946, City of Royse City, Hunt County, Texas, and any matters related thereto.
7. Adopt a resolution of the City Council of the City of Royse City, Texas, denying the rate increase requested in SiEnergy Gas, LLC's Statement of Intent filed within the City; providing for reimbursement of the City's reasonable rate case expenses by the company; providing an open meetings clause; providing notice of the resolution to the company and legal counsel; and providing an effective date.
8. Adopt an ordinance approving a negotiated settlement between the Atmos Cities

Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate increase request.

9. Adopt an ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Creekshaw Public Improvement District in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.
10. Adopt an ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Rolls for the Creekside Public Improvement District in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.
11. Adopt an ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Roll for the Parkside Village Public Improvement District in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.
12. Adopt an ordinance of the City Council of the City of Royse City, Texas approving the 2026 Annual Update to the Service and Assessment Plan and Assessment Roll for the Union Square Public Improvement District in accordance with Chapter 372, Texas Local Government Code, including the collection of the 2026 Annual Installments.

F. <u>BUSINESS</u>

1. Enter into a land lease agreement whereby a third party will construct a communications tower, pay fees to the City for use of land, and allow the City to use the tower for public safety purposes at no charge. Such land being an approximate 50'x50' area generally located on the north-east corner of the Royse City Police Station lot off Larry Lot Boulevard.
2. Consider and act to approve an amendment to an Economic Development Performance Agreement with RC Land Development Partners, LP, regarding Market Place West.
3. Consider and act to approve an amended and restated Capital Improvement Agreement with RC Land Developers, LP, a Texas limited liability company, regarding Market Place West.
4. Consider and act to approve an Impact Fee Reimbursement Agreement with RC Land Developers, LP, a Texas limited liability company, regarding Market Place West.
5. Adopt a resolution approving compliance with the I-30 Overlay Matrix for Lot 2 - Block 1 of Royse City Summit, the future site of 7-Brew Coffee, located at 420 E. Interstate 30, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.
6. Adopt an ordinance approving a zoning change from A to PD, generally located on the south-west corner of State Highway 66 and north Erby Campbell Boulevard, directly south of the D.G.N Railroad; situated in the E. Gossett Tract, Abstract No.

0086, City of Royse City, Texas, and any matters related thereto.

7. 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 §551.071 - Consultation with City Attorney

1. Discussion regarding a Subdivision Improvement Agreement with SCRC Investment Group, LLC, for property located on a 29.99 acre tract of land being Tract 4 of the E. Gossett Abstract No. A0086 generally located near the southwest corner of Erby Campbell Blvd. and the Union Pacific Railroad.

Section §551.074 - Personnel Matters

2. Annual evaluations of the City Manager, City Attorney, City Secretary, and Municipal Judge

H. RECONVENE CITY COUNCIL MEETING

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

1. Consider and act to approve a Subdivision Improvement Agreement with SCRC Investment Group, LLC, for property located on a 29.99 acre tract of land being Tract 4 of the E. Gossett Abstract No. A0086 generally located near the southwest corner of Erby Campbell Blvd. and the Union Pacific Railroad.
2. Consider and act regarding annual evaluations of the City Manager, City Attorney, City Secretary, and Municipal Judge

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 and time, Wednesday, August 19, 2026, and remained so posted at least 3 business days before said meeting was convened.

_____

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