AGENDA
City Council
Regular Meeting
Tuesday, September 22, 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. 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. Monthly Revenue and Expenditure Report for August 2026
3. Approve the Royse City Community Development Corporation (RCCDC) Budget Amendment for FY 2025-2026, and any matters related thereto.
4. Approve the Royse City Community Development Corporation (RCCDC) FY 2026-2027 Budget, and any matters related thereto.
5. Authorize the City Manager to sign a purchase order to Core Construction for library repairs and renovations.
6. Approve an Interlocal Agreement between Rockwall County and the City of Royse City for Fire Protection Services for a period from October 1, 2026 through September 30, 2027.
7. Approve a final plat for Verandah Phase 3E, consisting of +/- 24.6 acres, situated in the James May Survey, Abstract No.1297, Verandah Municipal Utility District, Royse City ETJ, Hunt County, Texas, and any matters related thereto.
8. Approve a development plat of Lot 10 of the Erby Campbell Retail Three Addition, consisting of +/- 2 acres, situated in the Jared Stephenson Survey, Abstract No.188, City of Royse City, Rockwall County, Texas, and any matters related thereto.
9. Approve a development plat for Block 1 - Lot 2 of Royse City Summit, consisting of +/- .57 acres, located at 420 E. Interstate 30, City of Royse City, Rockwall County, Texas, 75189, and any matters related thereto.

E. BUSINESS

1. Approve an amendment to the Capital Improvement Agreement with GRBK Edgewood, LLC, and Bearpen Creek Municipal Utility District of Hunt County.
2. Approve a resolution approving a PID Reimbursement Agreement with GRBK

Edgewood, LLC, providing for the construction and acquisition of public improvements within the Bearpen Creek Public Improvement District and authorizing Mayor to execute said PID Reimbursement Agreement in the name of and on behalf of the City of Royse City, Texas.

3. 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.
4. 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.
5. 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.
6. Adopt a resolution approving compliance with the I-30 Overlay Matrix for a portion of Block A - Lot 3 of Anderson Crossing, the future site of a 200,000 sq. ft. retail shopping center, located at 4758 E. Interstate 30, City of Royse City, Collin County, Texas, 75189, and any matters related thereto.
7. Discussion regarding City Manager update: Development, Capital Projects, and any matters related thereto.

F. EXECUTIVE SESSION

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

Section §551.071 - Consultation with City Attorney

1. Update on litigation - The City of Royse City, Texas v. REVVA Group, LLC, Cause No.CC2500089
2. Discussion regarding contract for Municipal Solid Waste Collection, Transportation, Recycling, and Disposal Services

G. RECONVENE CITY COUNCIL MEETING

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

1. Authorize the City Manager to negotiate and execute a contract for Municipal Solid Waste Collection, Transportation, Recycling and Disposal Services.

H. 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.

I. 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, September 16, 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