AGENDA
City Council
Regular Meeting
Tuesday, July 14, 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. Public hearing regarding a Zoning Change from Agricultural (A) and Single-Family Residential District (SF1) to Planned Development District (PD), situated in J.B Ratliff Survey, Abstract No. 185, Lot 19-1 and Tracts 19-2, 19-4 generally located along the western frontage of FM 2453 and directly south of the Meadows at Morgan Creek, City of Royse City, Texas, and any matters related thereto.

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 June 26, 2026 — Regular Meeting
2. Approve TX Health Benefits Pool Rerate Plan Year FY2027, authorizing the City Manager to sign all documents related thereto.
3. Approve a contract with Meals on Wheels Senior Services of Rockwall County for home delivered meals, authorizing the City Manager to sign all documents related thereto.
4. Approve a contract with Meals on Wheels Senior Services of Rockwall County for reimbursement for meals served at the Royse City Senior Center, authorizing the City Manager to sign all documents related thereto.
5. Adopt a Resolution accepting a Preliminary 2026 Annual Service and Assessment Plan Update for Public Safety and Road Maintenance for the Waterscape Public Improvement District; Ordering a Public Hearing for Tuesday, July 28, 2026, to consider an Ordinance levying assessments against that assessed property within the District.
6. Adopt a Resolution for a Grant of Right of Way of approximately 0.553 acre of land located on Tract 1 RC Land Investors, LP, & RC Land Developers, LP, instrument number 20220000015548 and a Partial Release of Right of Way of approximately 0.150 acre of land previously dedicated to the City in Instrument Number 20240000020790 all generally located north of Tractor Supply north of Interstate

Highway 30, and any matters related there to.

F. BUSINESS

1. Adopt a Resolution of the City Council of the City of Royse City, Texas, finding that a public necessity exists for the construction and improvements of a public roadway known as Morning Dove Boulevard, and authorizing condemnation to acquire, in fee simple, a right-of-way totaling 3.263 acres, drainage easements totaling 0.7425 acre, water easements totaling 0.0403 acre, and temporary construction easements totaling 1.6948 acres, over a portion of 55.73 acres of vacant land generally described as being located in the John Davis Survey, Abstract No. A1317, in Hunt County, Texas, as evidenced by deed recorded in Volume 2020 page 19029 of the Deed Records of Hunt County, Texas, such property being generally located at 6596 State Highway 66, on the northwest side of State Highway 66, south side of FM 2658, and the west side of FM 2656, northeast of Royse City, and being more particularly described and depicted at Exhibit "A" of the proposed resolution, providing notice of an official determination to acquire fee simple title and related easement interests in real property for the construction and improvements of said public roadway, and other public uses as may be necessary; confirming and ratifying prior documents and acts done or initiated by employees, attorneys or representatives of the City to acquire the subject property, and ratifying and validating the City Council's September 10, 2024 determination of public necessity and authorization to acquire the portion of the subject property in fee simple for construction and improvements for the public roadway, including the related easement interests, and declaring such prior documents and acts to be valid in all respects and purposes as of the respective dates thereof for the public necessity and for the public use as a public roadway.
2. Adopt an Ordinance approving a zoning change from Agricultural (A) and Single-Family Residential District (SF1) to Planned Development District (PD), situated in J.B Ratliff Survey, Abstract No. 185, Lot 19-1 and Tracts 19-2, 19-4, generally located along the western frontage of FM 2453 and directly south of the Meadows at Morgan Creek, City of Royse City, Texas, and any matters related thereto.
3. 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. PUC/TCEQ Case Update for Docket Nos. 2025-1734-PWS-E, 58709, and 56531
2. 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.

H. RECONVENE CITY COUNCIL MEETING

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

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, July 8, 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