



CITY of McLENDON-CHISHOLM
CITY COUNCIL MEETING
August 12, 2014

1. CALL TO ORDER

Mayor Moody called the regular meeting of the City Council of the City of McLendon-Chisholm, Texas to order at 6:30 p.m.

City Council Present: Gary Moody Mayor
Steve Hatfield Mayor Pro-Tem
Gary Lovell Council Member
Patrick Short Council Member
Lee Nichols Council Member
Jack Pullen Council Member 7:52 p.m.

Staff Present: David Butler City Administrator
Deborah Sorensen City Secretary

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Council Member Short gave invocation and led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None

4. CONSENT AGENDA

- a. Consideration and action on approval of minutes from the City Council Regular Meeting held on July 22, 2014
- b. Consideration and action on approval of minutes from the City Council Special Meeting held on July 29, 2014
- c. Building Official Report for the month of July 2014
- d. Code Enforcement Report
- e. Rockwall County Sherriff Activity for the month of July 2014

Council Member Nichols made a motion to approve the consent agenda with corrections as presented. Council Member Short seconded the motion. **Motion passed 4-0.**

5. REGULAR BUSINESS

- b. Planning & Zoning Commission Report from August 7, 2014 meeting

Troy Reich, Vice Chairman of Planning & Zoning Commission, gave report from August 7, 2014. They have recommended that until they have more time to review the park plan, they suggest to suspend the park plan until it can be updated. Jay Webb, Chairman of Planning & Zoning Commission, gave report for the Miravista Preliminary Plat.

- c. Discussion and consideration of request to amend City's Comprehensive Plan

Mayor Pro-Tem Hatfield made a motion to suspend the park plan provision of the City Comprehensive Plan per the recommendation of the Planning & Zoning Commission. Council Member Nichols seconded the motion. **Motion passed 4-0.**

d. Discussion and consideration of approving Miravista Preliminary Plat

Mayor Pro-Tem Hatfield made a motion to approve Miravista Preliminary Plat as submitted. Council Member Nichols seconded the motion. **Motion passed 3-0**, Council Member Short abstained from voting due to conflict of interest.

e. Discussion and consideration of reviewing responses for RFP 2014-01 Construction Manager-at-Risk

David Butler, City Administrator, informed City Council that staff only received one response to RFP 2014-01 Construction Manager-at-Risk, which was W.B. Kibler. He and the mayor, along with Andrew Oxley, Architect, interviewed Mitchell Meyers of W.B. Kibler.

Mitchell Meyers, Vice President of W.B. Kibler, stated his firm is a 23 year old construction company. He gave background of company. Mayor Pro-Tem Hatfield asked Mr. Meyers to explain the construction manager process. Mr. Meyers explained that they help the architects and engineers to stay on budget. They do a lot of pre-construction services. For example, there are currently four different foundations designs and one needs to be chosen, they would assist with that. They advertise and bid for the general contractor. They want at least three competitive bids and will fall in line with the budget. There will be a project manager and superintendent on the project.

Council Member Short made a motion to retain WB Kibler Construction Company, LTD. as Construction Manager-at-Risk. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 4-0**.

f. Discussion and consideration of approving Resolution 2014-04R directing publication of Notice of Intent to issue Combination Tax and Revenue Certificates of Obligation

Boyd London, First Southwest, explained how the Certificate of Obligation Bond works. This is starting the process. Mayor Moody asked for process if the project comes in too high and City Council decides not to issue the Certificate of Obligation. Mr. London responded that the City can decide not to issue the Certificate of Obligation up to the night of October 14, 2014. Once the bond sales, the City will receive the funds in 30 days. It is a pretty straight forward process.

Council Member Lovell stated that he is not comfortable doing something like this without putting it to the voters. This is a giant step into the deep water. We do not have any debt.

Mayor Pro-Tem Hatfield stated that we have a long history of sticking by what we said we are going to do. If we say that the cost of building is 1.5 million then that is what we stick to. We have not guaranteed that we are going to do this. He feels that we should stick to 1.5 million not 1.8 million that is being proposed. In a lot of ways, he agrees with what Council Member Lovell said.

Council Member Short stated that everyone agrees that we need a new city hall. What is the best way to pay for it? We can't write a check for 1.5 million dollars. Every one of us had to take out a mortgage to buy our first house. Council Member Lovell stated that there is not an emergency need to build a building. Council Member Short stated that it is not going to get any cheaper. Council Member Lovell agreed, however, he disagrees with long term debt.

Mayor Moody asked Mr. London what he anticipates the interest rate to be. Mr. London stated 4% but that is not guaranteed. Mayor Moody stated that our job is to do the best of what we can with the money of the community. If we have to wait until we can write a check the price will have gone up. These are things to consider when looking at this. Council Member Lovell stated that voter approval is highly desirable.

Council Member Nichols stated that he agrees, however, we have to have good solid ideas down prior to presenting the information.

Council Member Short made a motion to recess the meeting. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 4-0**. The meeting recessed at 7:38 p.m.

Mayor Moody reconvened the meeting at 7:52 p.m.

Council Member Nichols stated that he doesn't want to be in debt but he doesn't see any way not to be in debt to some degree. He feels that the majority of the population that shows up for the town hall meeting will be behind this project. We can get a feedback that night and if they don't want it, we can pull the plug. He feels that we need to move forward.

Mayor Pro-Tem Hatfield made a motion to approve Resolution 2014-04R directing publication of Notice of Intent to issue Combination Tax and Revenue Certificates of Obligation at \$1,500,000.00. Council Member Nichols seconded the motion. **Motion passed 4-1**, with Council Member Lovell voting against.

The resolution caption reads as follows:

RESOLUTION NO. 2014-04R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McLENDON-CHISHOLM, TEXAS, DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION.

- i. Discussion and consideration of setting date for Town Hall Meeting for new City Hall

The Town Hall Meeting for new City Hall was set for Tuesday, September 23, 2014.

- g. Discussion and consideration of approving an expenditure of \$8,286.60 to Darran for office furniture

Council Member Short made a motion to approve and expenditure of \$8,286.60 made payable to Darran for office furniture. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 5-0.**

- h. Discussion of proposed FY 2014-2015 Budget

Sales Tax Revenue was changed to \$60,000.00 from \$50,000.00, Fire Department Protection was changed to \$75,323.00 from \$57,000.00, and added Employee Retirement at \$10,717.00 after the TMRS presentation.

- a. Discussion and consideration of approving Texas Municipal Retirement Services, TMRS, as a benefit to the city employees

David Rodriguez, Regional Manager with TMRS, gave presentation and explained the different levels of the retirement plans.

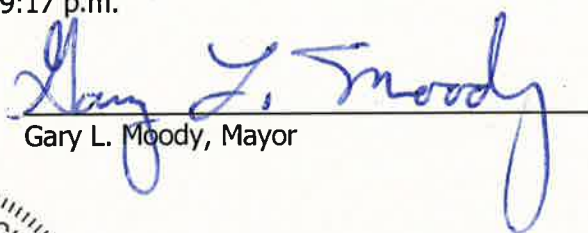
Council Member Short made a motion to adopt TMRS at 5% employee contribution and 100% matching contribution beginning October 1, 2014. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 5-0.**

- i. City Administrator Report

David Butler reported much of the issues with code enforcement have been taken care of.


6. ADJOURN

Council Member Short made a motion to adjourn. Council Member Nichols seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 9:17 p.m.



Gary L. Moody, Mayor

ATTEST:



Deborah Sorensen, City Secretary

