



**CITY of McLENDON-CHISHOLM
CITY COUNCIL MEETING
November 11, 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.

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| City Council Present: | Gary Moody | Mayor |
| | Steve Hatfield | Mayor Pro-Tem |
| | Gary Lovell | Council Member |
| | Patrick Short | Council Member |
| | Lee Nichols | Council Member |
| City Council Absent: | Jack Pullen | Council Member |
| Staff Present: | David Butler | City Administrator |
| | Deborah Sorensen | City Secretary |
| | David Paschall | City Attorney |
| | Mike Coker | City Planner |

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Moody gave invocation and led the Pledge of Allegiance.

3. CITIZENS COMMENTS

Bob Herman 1248 Wales - has a comment on the bond. He would suggest that if the City issues bonds in the future that it be put up for a referendum. There is some intolerance of the way it was done.

4. CONSENT AGENDA

- a. Consideration and action on approval of minutes from the City Council Regular Meeting held on October 28, 2014
- b. Building Official Report for the month of October 2014
- c. Rockwall County Sherriff Activity for the month of October 2014

Council Member Nichols made a motion to approve the Consent Agenda as presented. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 4-0.**

5. REGULAR BUSINESS

- a. Planning & Zoning Commission Report from November 6, 2014 Meeting
Jay Webb, Chairman of Planning & Zoning Commission, reported that he had two items on the agenda. One agenda item was a Giador Addition Preliminary Plat, which they recommend approval contingent upon getting the TxDOT driveway permit and allowing 20 feet of right of way for the road. The last item was a preliminary discussion on updating the comp plan. They addressed trails being required within the subdivisions but not connecting the subdivisions.
- b. Receive final report from Planning & Zoning Commission regarding approval of Giador Addition Preliminary Plat

City Council received the final report and recommendation from Planning & Zoning Commission.

c. Discussion and consideration of approving Giador Addition Preliminary Plat

Council Member Nichols made a motion to accept the preliminary plat with the variance of the 300 foot of frontage on the front of the property. Council Member Lovell seconded the motion. **Motion passed 4-0.**

d. Discussion and consideration of approving Memorandum of Understanding (MOU) from Gordon Hall and Don Holloway

Chris Cuny, representing Gordon Hall and Don Holloway, wants to develop approximately 265 acres in the city's ETJ. They have come up with a concept plan for the development. They are proposing one unit per 1.3 acres density. The average home price is about \$600,000 per home. The process would be to come in with a Memorandum of Understanding (MOU). Once the plat was approved and the streets were in, they would voluntarily be annexed into the city. They plan to do curb and gutter streets. The land owners would like to request the city provide 202 sewer taps. There are 215 acres in the ETJ and 50 acres in the city limits. They are also proposing to have a retail/restaurant area which would add to the sales tax revenue. These are just the deal points of the MOU and not the final MOU. These are local residents that are wanting to do this development.

Mayor Pro-Tem Hatfield asked which would come first, the sale of the sewer taps or the annexation into the city. Chris responded that he would like to have a MOU first, then do the preliminary plat which would allocate the sewer taps.

Council Member Short asked David Paschall, City Attorney, to explain what we can and cannot agree to. David Paschall stated that the council can't agree to a contract to annexation in the future. The sewer taps can only be issued to properties within the city limits according to the sewer agreement.

Council Member Short confirmed that there are only 50 acres that we have actual control over. Right now, you are just asking if we are willing to allow the density you want. Mayor Moody asked if Chris and Russell Phillips were investors in the projects. No, Chris is the engineer and Russell is a consultant.

Council Member Short asked David to explain his memo with regard to the annexation. Once it gets annexed the zoning is grandfathered. He asked Mike Coker, City Planner, what he thought about the project. He likes it, it is not the 1.5 acres we require, however, it could be beneficial to the city. He feels the annexation should be done prior to issuance of sewer taps. He also explained the zoning needs to be a Planned Development (PD) and he laid out how to do it.

Mayor Pro-Tem Hatfield asked why we wouldn't do this as a PD. Chris stated that the PD process becomes cumbersome and expensive. We don't have to do zoning or PD in the ETJ, we are trying to streamline the process of getting it platted and then annexed. It is a time and money deal. Mayor Pro-Tem Hatfield confirmed that they are still required to abide by the subdivision regulations. Council Member Short stated that once it is platted, that is it. Chris states that he understands that the 50 acres in the city has to be a PD. Council Member Nichols stated that you should go ahead and make all of this a PD.

David Paschall sees the benefits of having all of the development being a PD. Russell asked to be able to work with the city's professionals over the next couple of weeks to see what they can come up with.

Council Member Short stated he is going to look at a check list and look at the pros and cons of both. Our job is for the city as a whole and we are going to do what we can to protect the city. We are not going to force you to run up a bunch of costs. Russell stated we have received great feedback and would like to speak to the professionals and come up with a good plan at the next

meeting. Mayor Pro-Tem Hatfield wants this to conform to what we have in the city, but for that to conform, it would have to be in a PD. He likes the concept plan.

Mayor stated that they probably need to postpone this until the professionals can engage with Gordon Hall and Don Holloway.

Mike stated the PD can be fairly simple. He feels that doing the PD concurrently with the annexation is best.

Mayor Pro-Tem Hatfield made a motion to postpone action on item 5d of the agenda tonight. Council Member Short seconded the motion. **Motion passed 4-0.**

e. Discussion of update on status of Comprehensive Plan and Ad Valorem Tax Study

Mike Coker stated he has reviewed the parks and trails plan and everything else should be ready by the December meeting. He is doing maps etc. Once he gets to the point that Planning & Zoning Commission and City Council are ready to present, we should schedule the meeting with the public at the beginning of the year.

With regard to the financial assessment, the city will probably be built out in about 12 years. He has not produced a final written document yet. He hasn't done that yet because he is trying to anticipate some current activity, i.e. building the new city hall and the debt service for that project. He is waiting for the bond sale.

Mayor Moody stated that in April there was a directive to you that there would be workshops with city council, it is now November and there haven't been any workshops with the draft being more or less ready. This is too big of a deal not to have everyone's input.

January 20th will be a workshop to review the comp plan.

f. Discussion and consideration of setting date and time for Christmas Tree Lighting

The Christmas Tree Lighting will be scheduled for Wednesday, December 3, 2014 at 6 pm.

g. Discussion and consideration of setting date, time, and location for Christmas Party

There will not be a Christmas Party this year.

h. Discussion and consideration of setting schedule for November and December City Council Meetings

Mayor Pro-Tem Hatfield made a motion to have one meeting in November and one meeting in December. Council Member Short seconded the motion. **Motion passed 4-0.**

i. Discussion of update on status of Sonoma Verde Development infrastructure

Russell Phillips, stated they tied into the main sewer line and they are up and running. They connected the last 15 feet and NTMWD approved it. All infrastructure is complete, we only need to put up a fence around the lift station. They will be coming in shortly with phase two plat.

j. City Administrator Report

David Butler reported he is still working on the disconnect agreement with RCH, he is waiting to hear back from RCH on the most recent revision. He has issues with Chisholm Crossing Phase IV with debris blowing around. He has contacted Bureau Veritas and they are working on it. He and Mayor Pro-Tem Hatfield met Monday with Andrew Oxley, they are going through bids and working on getting them to City Council. They will send a Post Bid Addendum. Lastly, JT Williams has stated that this is his last year. More than likely that Robert will be the next fire chief. There will be a vote in December.

6. CITY COUNCIL COMMENTS

Council Member Nichols – Glad winter is finally here.

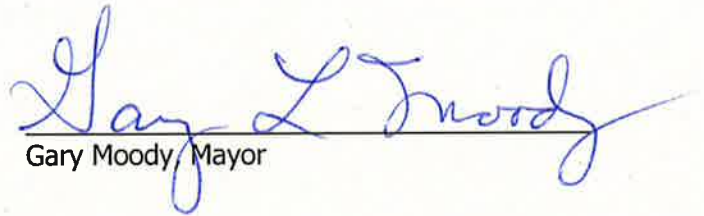
Mayor Pro-Tem Hatfield – Heard Chris talk about people moving into this area and Rockwall County is a very desirable place to live. That is why it is so important for our comprehensive plan and all plans be updated and kept up with. He is very concerned about the fire department. He was afraid that Dave was going to say they were closing.

Council Member Lovell - Happy Thanksgiving and Happy Veterans Day.


Mayor Moody - A lot of things are happening. If you get requests for information for anything from our City refer it to the City Secretary. Happy Thanksgiving and God’s blessing on your homes.

7. ADJOURN

Mayor Pro-Tem Hatfield made a motion to adjourn. Council Member Nichols seconded the motion. **Motion passed 4-0.** The meeting was adjourned at 7:58 p.m.


Gary Moody, Mayor

ATTEST:


Deborah Sorensen, City Secretary

