



CITY of McLENDON-CHISHOLM
CITY COUNCIL MEETING
June 9, 2015

1. CALL TO ORDER

Mayor Moody called the regular meeting of the City Council of the City of McLendon-Chisholm, Texas to order at 6:32 p.m.

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| City Council Present: | Gary Moody | Mayor |
| | Steve Hatfield | Mayor Pro-Tem |
| | Gary Lovell | Council Member |
| | Jack Pullen | Council Member |
| | Patrick Short | Council Member |
| | Jerry Klutts | 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 Pro-Tem Hatfield gave invocation and led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None

4. CONSENT AGENDA

- Consideration and action on approval of minutes from the City Council Regular Meeting held on May 26, 2015
- Building Official Report for the month of May 2015
- Rockwall County Sherriff Activity for the month of May 2015
- McLendon-Chisholm Volunteer Fire Department and EMS Activity for the month of May 2015

Council Member Pullen made a motion to approve the consent agenda. Council Member Short seconded the motion. **Motion passed 5-0.**

5. REGULAR BUSINESS

- Discussion with Rockwall County Commissioner Dennis Bailey regarding county and city roads

Rockwall County Commissioner Dennis Bailey stated several months ago, he spoke with David Butler, City Administrator, regarding TXDot projects that are going on in and around the city. Letting dates for TXDot projects are in the process of being updated. One of the projects is installing a left turn lane at the intersections of Highway 205 and FM 549, north and south bound lanes. Another project is adding shoulders to FM 548 from Highway 205 to Hwy 66. They are looking at doing a rehab on FM 550 from FM 549 to Highway 205. Shoulders will be added to FM 1139.

Commissioner Bailey received a letter from Mayor Moody requesting the County to review Edwards Road and consider upgrading the dirt road. The State gave the County about \$219,000 to rock Edwards Road from FM 550 to League Road. Commissioner Bailey has requested his road

department to evaluate Edwards Road and give an estimate. He has received a quote of \$267,000 to complete the same type of road further out Edwards Road. Commissioner Bailey stated that they would have to split the project into a two year budget. The first year they would lay rock down, then the following year, they would chip and seal it. Commissioner Bailey is requesting that the City do the same to League Road. There is 255 feet of League Road that is the City's responsibility and not the County's. Mayor Moody stated that there is an agreement that makes a developer responsible for upgrading League Road and should be done in approximately one year.

TXDot has recommended that Highway 205 be six lanes through the city. Rockwall County needs the city's thoroughfare plan as soon as possible so that they can submit it to the Council of Governments. The Highway 205 project has a letting date of 2035

No Action Taken

b. Planning & Zoning Commission Report from June 4, 2015 Meeting

Mike Coker, City Planner, reported that the Planning & Zoning Commission has been working on revising the Commercial Development Standards. It will be brought before the City Council at the next meeting. They also dealt with the Sonoma Verde Phase 1B final plat.

c. Receive Final Report and Recommendation from Planning & Zoning regarding Sonoma Verde Phase 1B Final Plat

City Council received the final report and recommendation to approve Sonoma Verde Phase 1B Final Plat.

d. Discussion and consideration of Sonoma Verde Phase 1B Final Plat

Council Member Short made a motion to approve Sonoma Verde Phase 1B Final Plat. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 5-0.**

e. Discussion and consideration of High Point Water Supply Corporation's Letter of Intent to Serve water and fire flow to new City Hall

David Butler reported that he has received a letter of intent to serve water and fire flow to the new City Hall. Mayor Pro-Tem Hatfield added that the city will have to look at sprinkling our new building because High Point Water Supply Corporation can't provide enough fire flow according to our building standards. Mayor Pro-Tem Hatfield and David Butler are currently working on getting quotes. They are working with High Point Water Supply Corporation to try to mitigate the increased charges due to sprinkling the new building.

City Council directed the City Administrator to move forward.

f. Discussion of FY 2015-2016 Operating and Utility Budgets

No Action Taken

g. Discussion of Updating the City's Comprehensive Plan

Mike Coker reviewed transportation element section, including the thoroughfare plan, of the comprehensive plan. Our current thoroughfare plan does not reflect six lanes on Highway 205 throughout the city. He would like to change the plan to reflect six lanes on Highway 205 throughout the city limits. Mayor Moody would like to have a traffic expert from Council of Governments attend the next meeting City Council Meeting to discuss their options. Council Member Short would like to know all the things that we can do to not increase the lanes to protect the character of the city. Or is this inevitable? Council Member Lovell wants traffic lights along Highway 205 to try to defer the 18 wheelers and traffic from coming this way. Mayor Pro-Tem Hatfield stated that his objective is to move traffic, but to maintain our characteristics.

City Council directed the City Planner to come back with the requested information.

h. Discussion of possible annexation of land situated along Highway 205

Council Member Pullen stated that he has a contract on some property that would put in a facility that would add property tax and sales tax. He has a problem with giving the city 15 feet of right of way along Highway 205. The highway will not be expanded anytime soon. He would also like to carve out the parking lot next to the proposed property to be annexed into the city. Mike Coker stated that the property can be annexed into the city as he wants. Second, the 15 feet doesn't come into play until you plat the property. If it is annexed, he fully intends to ask for the 15 feet.

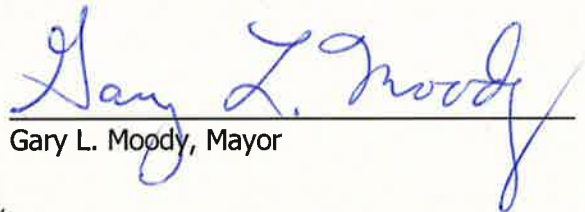
David Paschall, City Attorney, stated that Council Member Pullen can do the carve out if it is in the best public interest of the city. First you have to define what is public interest? There is a wide latitude of public interest. The City Council can determine what is in the public interest. The 3 pillar health, safety, and the general interest of the public. You can't annex until you get a petition and follow the procedures. The city will only get the economic development if the city annexes. The city can only regulate the development if it is in the city. If it is not in the city, you can't regulate the development.

i. City Administrator Report

David Butler reported that he attended a meeting with the RISD and all the City Managers in Rockwall County, last Friday. They discussed the growth and where the individual cities are going. He is working on getting Klutts Road repaired.

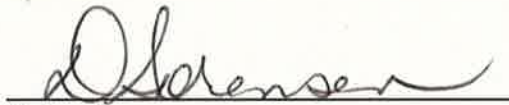
6. ADJOURN

Council Member Short made a motion to adjourn. Council Member Pullen seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 8:25 p.m.



Gary L. Moody, Mayor

ATTEST:



Deborah Sorensen, City Secretary

