



CITY COUNCIL
CITY of McLENDON-CHISHOLM, TEXAS
January 26, 2016
Minutes

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| City Council Present: | Gary Moody | Mayor |
| | Steve Hatfield | Mayor Pro-Tem |
| | Gary Lovell | Council Member |
| | Jerry Klutts | Council Member |
| | Jack Pullen | Council Member |
| | Patrick Short | Council Member |
| Staff Present: | David Butler | City Administrator |
| | Stephanie Galanides | City Secretary |

WORK SESSION - Mayor Moody convened the work session at 6:00 p.m. (Short arrived at 6:10 p.m.) City Attorney David Paschall presented and answered questions regarding the proposed Bella Lagos Development Agreement and Wastewater Line Agreement for approximately 264 acres of property within the City limits and extraterritorial jurisdiction (ETJ) generally located northeast of Rabbit Ridge and FM 550. Chris Cuny, F. C. Cuny Corporation, participated in the discussion.

Moody adjourned the work session, called the meeting to order and delivered the invocation at 6:31 p.m. Attendees recited the Pledges of Allegiance to the United States and Texas flags.

CITIZENS COMMENTS

Mark Kipphut, 31 Fireside Drive, requested that the City and County work together to minimize the visual impact of any radio tower installed in conjunction with the County-wide Public Safety Radio Communications system project. Bob Herman, 1248 Wales Drive expressed his opinion that the City should seriously consider issues associated with adequacy of future water supply. Ty Davenport, 1750 Highway 205 South, and Brian Davenport, 1291 Klutts Road, expressed opposition to the installation of a radio tower on the property on which the new City Hall is situated, citing concerns regarding aesthetics and effect on property values.

CONSENT AGENDA

- a. Consideration and action on approval of minutes from the City Council Regular Meeting held on January 12, 2016.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHORT
SECONDED: KLUTTS
APPROVED: UNANIMOUS (Abstaining: Pullen)

Discussion, consideration and potential action regarding Resolution 2016-02R approving Order Calling a General Election to be held on May 7, 2016 for the purpose of electing a Mayor and two Council Members (Place 2 and Place 4) each for a two-year term.

MOTION: APPROVE RESOLUTION 2016-02R APPROVING ORDER CALLING A GENERAL ELECTION TO BE HELD ON MAY 7, 2016 FOR THE PURPOSE OF ELECTING A MAYOR AND TWO COUNCIL MEMBERS (PLACE 2 AND PLACE 4) EACH FOR A TWO-YEAR TERM.

MOTION MADE: SHORT
SECONDED: KLUTTS
APPROVED: UNANIMOUS

Discussion, consideration and potential action regarding Resolution 2016-03R authorizing the City Administrator to Execute a Contract with the Rockwall County Elections Administrator for Services related to the May 7, 2016 Elections and an Agreement with the Rockwall Independent School District for the Joint Election.

MOTION: APPROVE RESOLUTION 2016-03R AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH THE ROCKWALL COUNTY ELECTIONS ADMINISTRATOR FOR SERVICES RELATED TO THE MAY 7, 2016 ELECTIONS AND AN AGREEMENT WITH THE ROCKWALL INDEPENDENT SCHOOL DISTRICT FOR THE JOINT ELECTION.

MOTION MADE: HATFIELD
SECONDED: PULLEN
APPROVED: UNANIMOUS

Presentation, discussion, consideration and potential action regarding Rockwall County Radio System Tower.

There was discussion regarding installation of a radio tower as part of the County-wide Public Safety Radio Communications system. Commissioner Dennis Bailey participated in the discussion. Bailey acknowledged that the consensus was opposed to a radio tower being located on the property on which the new City Hall is situated. Bailey stated that alternate sites would be explored. No action was taken by the Council.

Discussion, consideration and potential action regarding Ordinance 2016-02 Amending Appendix 1, "Engineering and Construction Standards for Streets and Drainage, Water and Sewer Systems" of Chapter 10, "Subdivision Regulation," of the Code of Ordinances, Relating to Water Distribution Modeling Analysis Requirements.

Paschall presented and answered questions regarding the proposed ordinance pertaining to requirements for certifying adequacy of water supply for new development. Planner Michael Coker participated in the discussion. Typographical errors in the draft ordinance were corrected.

MOTION: APPROVE ORDINANCE 2016-02 AMENDING APPENDIX 1, "ENGINEERING AND CONSTRUCTION STANDARDS FOR STREETS AND DRAINAGE, WATER AND SEWER SYSTEMS" OF CHAPTER 10, "SUBDIVISION REGULATION," OF THE CODE OF ORDINANCES, RELATING TO WATER DISTRIBUTION MODELING ANALYSIS REQUIREMENTS.

MOTION MADE: SHORT
SECONDED: KLUTTS
APPROVED: UNANIMOUS

Discussion, consideration and potential action on proposed Bella Lagos Development Agreement and Wastewater Line Agreement for approximately 264 acres of property partially in the City's ETJ and partially in the City limits and generally located northeast of Rabbit Ridge and McLendon Road.

MOTION: APPROVE RESOLUTION 2016-04R AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT APPREEMENT PERTAINING TO THE BELLA LAGOS DEVELOPMENT ON APPROXIMATELY 264 ACRES OF PROPERTY PARTIALLY IN THE CITY'S ETJ AND PARTIALLY IN THE CITY LIMITS AND GENERALLY LOCATED NORTH EAST OF RABBIT RIDGE AND MCLENDON ROAD AS AMENDED IN EXHIBIT "E" SECTION 8(B) TO READ AS FOLLOWS:

"A preliminary water report shall be submitted to the City Engineer along with the first preliminary plan application for the site for review. The preliminary water report shall demonstrate the water provider and or Developer's ability to provide adequate fire flow capability for the residential and commercial phases of development and domestic flow to meet TCEQ and NTMWD regulations. The City is to be notified in writing if there is a deficiency. A final water report and construction plans are required prior to the approval of a final plat for any portion of the Property."

Discussion, consideration and potential action regarding funding for the Fire Department.

Mayor Pro Tem Hatfield stated that remaining funding for the McLendon-Chisholm Volunteer Fire Department (MCVFD) specified in the Annual Budget for Fiscal Year 2015-2016 should be disbursed as approved on September 8, 2015. Chief Robert Jones and Lieutenant Herman Larkin provided information regarding the improved programs and services to be funded by the remaining funding. City Administrator Dave Butler stated that, because the funding was approved as part of the Annual Budget for Fiscal Year 2015-2016, a motion of the Council was not required to proceed with the disbursement.

Gary Nickel, 612 Kentwood Drive expressed support for the complete disbursement of funding budgeted for the MCVFD.

Council Member Short expressed agreement with Hatfield’s sentiments. Council Member Klutts stated opposition to completion of the funding disbursement to the MCVFD at the current time. Staff was directed to proceed with the disbursement of remaining approved funding.

Discussion, consideration and potential action regarding Citizen of the year.

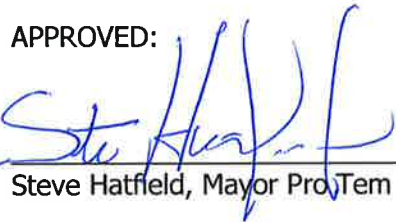
There was discussion regarding candidates for City of the Year. No action was taken by the Council.

City Administrator Report – Discuss current city activities, upcoming meetings, code enforcement, and other related matters.

Butler provided updates regarding t annual Fire Code inspections, Code Enforcement activity and status of City Hall construction.

MOTION: ADJOURN THE MEETING (7:47 P.M.).

MOTION MADE: SHORT
SECONDED: PULLEN
APPROVED: UNANIMOUS

APPROVED: 
Steve Hatfield, Mayor Pro Tem

ATTEST:


Stephanie Galanides, City Secretary

