



CITY COUNCIL
CITY of McLENDON-CHISHOLM, TEXAS
March 8, 2016
Minutes

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

Mayor Moody called the meeting to order and delivered the invocation at 6:30 p.m. Attendees recited the Pledges of Allegiance to the United States and Texas flags. The Mayor expressed appreciation to Steve Hatfield for his dedication to the City and presented him with a commemorative Citizen of the Year for 2015 plaque.

CITIZENS COMMENTS - There were none present to speak regarding agenda or non-agenda items.

CONSENT AGENDA

- a. Approve Minutes of February 9, 2016.
- b. Accept Building Official Report for January 2016.
- c. Accept Rockwall County Sheriff Activity for January 2016.
- d. Accept McLendon-Chisholm Volunteer Fire Department and EMS Activity for January 2016.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: LOVELL
SECONDED: KLUTTS
APPROVED: UNANIMOUS (Absent: Pullen, Short)

Discussion and consideration of recommendation to City Council regarding Site Plan of Yanez Addition. (Including landscape and elevation)

Chairman Jab Webb reported that the Planning and Zoning Commission voted unanimously on March 3 to recommend approval of the site plan for the Yanez Addition provided that the elevations for the structure are revised to comply with the City's masonry requirements. Planner Michael Coker stated that the revised site plan and elevations complied with the City's commercial development standards and recommend approval.

MOTION: APPROVE THE SITE PLAN, INCLUDING LANDSCAPING AND ELEVATION OF THE YANEZ ADDITION.

MOTION MADE: HATFIELD
SECONDED: LOVELL
APPROVED: UNANIMOUS (Absent: Pullen, Short)

Discussion, consideration and potential action regarding Comprehensive Plan.

Presentation of Proposed Update to the Comprehensive Plan.

Coker presented and answered questions regarding the proposed update to the City's Comprehensive Plan.

PUBLIC HEARING – To receive input regarding Proposed Update to the Comprehensive Plan.

Moody opened the public hearing at 7:13 p.m. The following residents provided input regarding the propose Comprehensive Plan update:

- Bob Herman - 1248 Wales Drive;
- Mark Kipphut - 31 Fireside Drive; and
- Scott Turnbull - 1117 Newkirk Court.

Herman and Kipphut expressed concern regarding the inclusion of easement in the calculation of lot sizes. Kipphut also suggested that careful consideration be given to drainage issues and preservation of a rural atmosphere. Turnbull stated his preference that the minimum lot size be set at 1.5 acres. There being no others present to provide input, the Mayor closed the public hearing at 7:21 p.m.

City representatives may address questions and comments received during Public Hearing.

Receive Planning and Zoning Commission Recommendation.

Webb stated that the Planning and Zoning Commission noted unanimously to recommend approval of the proposed update to the Comprehensive Plan as revised pursuant to the Commission's March 3 discussion.

Discussion and action regarding Recommendation to the City Council regarding Proposed Update to the Comprehensive Plan.

The Council discussed the proposed update. Items discussed included lot sizes and average density goals, road configurations, criteria for considerations regarding planned developments and preservation of a rural atmosphere. Hatfield suggested scheduling a town hall meeting with representatives of the County and Texas Department of Transportation regarding plans for and potential impact of future improvements to state roads within the City. Action was deferred to the next City Council meeting.

MOTION: DEFER ACTION REGARDING THE PROPOSED UPDATE TO THE COMPREHENSIVE PLAT TO MARCH 22, 2016.

- MOTION MADE: HATFIELD
- SECONDED: LOVELL
- APPROVED: UNANIMOUS (Absent: Pullen, Short)

Receive from Mayor a Certification of Filed Affidavit Requesting Annexation of 201.857 Acres by Qualified Voters, for property in the City's Extraterritorial Jurisdiction generally located north and east of FM 550 and Rabbit Ridge Road and a part of the development known as Bella Lagos, in accordance with Texas Local Government Code Section 43.024.

City Attorney David Paschall stated that certification of filed affidavit requesting annexation was submitted in accordance with Local Government requirements. The consensus of the Council was to schedule public hearings regarding the requested annexation for March 22, 2016.

MOTION: ACCEPT CERTIFICATION OF FILED AFFIDAVIT REQUESTING ANNEXATION OF 201.857 ACRES BY QUALIFIED VOTERS, FOR PROPERTY IN THE CITY'S EXTRATERRITORIAL JURISDICTION GENERALLY LOCATED NORTH AND EAST OF FM 550 AND RABBIT RIDGE ROAD AND A PART OF THE DEVELOPMENT KNOWN AS BELLA LAGOS, IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE SECTION 43.024.

MOTION MADE: HATFIELD
SECONDED: LOVELL
APPROVED: UNANIMOUS (Absent: Pullen, Short)

Discussion, consideration and potential action regarding Retail Electricity Provider for City Hall.

City Administrator Dave Butler and consultant Bob Almond presented and answered questions regarding options for electricity for the City.

MOTION: AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT FOR ELECTRICITY AT A RATE NOT TO EXCEED 4.2 CENTS per kWh.

MOTION MADE: KLUTTS
SECONDED: HATFIELD
APPROVED: UNANIMOUS (Absent: Pullen, Short)

Discussion, consideration and potential action regarding Ordinance 2016-03 Repealing and Replacing Section 5.02.005 of Chapter 5, "Fire Prevention and Protection," of the Code of Ordinances Relating to Outdoor Burning relative to restrictions on outdoor burning.

Paschall presented and answered questions regarding the proposed update to regulations pertaining to outdoor burning. The consensus of the Council was that the language in subpart E be amended to clarify the intent to require that outdoor fires must be no less than 300' from a structure on adjoining properties.

MOTION: APPROVE ORDINANCE 2016-03 REPEALING AND REPLACING SECTION 5.02.005 OF CHAPTER 5, "FIRE PREVENTION AND PROTECTION," OF THE CODE OF ORDINANCES RELATING TO OUTDOOR BURNING RELATIVE TO RESTRICTIONS ON OUTDOOR BURNING PROVIDED THAT SUBPART E IS REVISED TO SPECIFY THAT OUTDOOR FIRES MUST BE NO LESS THAN 300' FROM A STRUCTURE ON ADJOINING PROPERTIES.

MOTION MADE: HATFIELD
SECONDED: LOVELL
APPROVED: UNANIMOUS (Absent: Pullen, Short)

Discussion, consideration and potential action regarding Ordinance 2016-04 Amending Section 6.02.002 of Chapter 6, "Health and Sanitation," of the Code of Ordinance Relating to Offensive Conditions on Real Property.

Paschall stated that the proposed amendment to current Health and Sanitation regulations added a provision that prohibited the hauling in of brush and debris from outside of the City.

MOTION: APPROVE ORDINANCE 2016-04 AMENDING SECTION 6.02.002 OF CHAPTER 6, "HEALTH AND SANITATION," OF THE CODE OF ORDINANCE RELATING TO OFFENSIVE CONDITIONS ON REAL PROPERTY.

MOTION MADE: HATFIELD

Lovell and Klutts expressed concerns regarding and/or opposition to current regulations in Chapter 6, Health and Sanitation pertaining to maintenance of right-of-way. The motion died for lack of a second.

Discussion, consideration and potential action regarding Request from the Texas Department of Transportation (TxDOT) to Alter the Prima Facie Speed Limits established for Vehicles under the Provisions of Transportation Code, Section 545.356 upon State Highway No. 205 or Part thereof.

Butler stated that TxDOT requested that the speed limit be increased on S Hwy 205 and that a letter had been sent in response objecting to an increase. No action was taken by the Council.

Discussion and potential action regarding in memoriam donations for new City Hall.

Moody stated that Judy Moss donated funding for the materials for the City seal made of glass tiles in honor of her late husband Jerry Moss and that artist Barbara Dybala donated her skill, time and labor to produce work of art. Moody stated that other offers included the planting of trees in honor of loved ones. The Council were generally in support of accepting and acknowledging donations. No action was taken by the Council.

City Administrator Report.

Butler provided a report regarding construction activity, staff training and the status of the new City Hall.

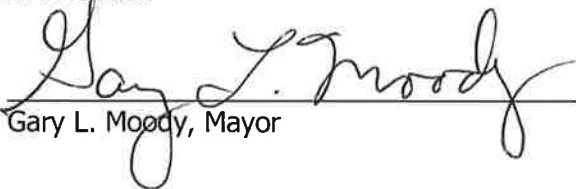
MOTION: ADJOURN THE MEETING (8:01 P.M.).

MOTION MADE: KLUTTS

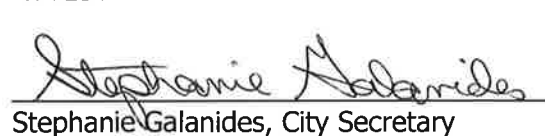
SECONDED: HATFIELD

APPROVED: UNANIMOUS (Absent: Pullen, Short)

APPROVED:


Gary L. Moody, Mayor

ATTEST:


Stephanie Galanides, City Secretary

