



**CITY COUNCIL
CITY of McLENDON-CHISHOLM, TEXAS
November 10, 2015
Minutes**

Mayor Moody called the meeting to order at 6:30 p.m. Mayor Pro Tem Hatfield delivered the invocation and led the recitation of the Pledges of Allegiance.

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

City Council Absent: None

Staff Present: David Butler City Administrator
Stephanie Galanides Interim City Secretary

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

Public Hearing

The Mayor opened a public hearing to receive comments regarding the application for a zoning change from Agricultural to Planned Development for an 86.60 acre tract of land situated in the K. Latham Survey, Abstract No. 133 at 6:34 p.m. There being none present to speak in support of or in opposition to the proposed planned development, Moody closed the public hearing at 6:34 p.m.

Consent Agenda

- a. Approval of minutes from the City Council Regular Meeting held on October 27, 2015.
- b. Building Official Report for the month of October 2015.
- c. Rockwall County Sheriff Activity for the month of October 2015.
- d. McLendon-Chisholm Volunteer Fire Department and EMS Activity for the month of October 2015.
- e. Code Enforcement Report

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: PULLEN
SECONDED: SHORT
APPROVED: UNANIMOUS

REGULAR BUSINESS

Receive Final Report and recommendation from Planning & Zoning Commission regarding zoning change from Agricultural to Planned Development. The property tract includes an 86.60 acre tract of land situated in Rockwall County, Texas, being part of the K. Latham Survey, Abstract No. 133.

Vice Chairman Troy Reich reported that, on November 5, 2015, the Planning and Zoning Commission voted (4/1/1 absent) to recommend approval of the proposed planned development zoning district on an 86.60 acre tract of land situated in the K. Latham Survey, Abstract No. 133.

Receive Final Report and recommendation from Planning & Zoning Commission regarding Site Plan of Yanez Addition.

Vice Chairman Troy Reich reported that the Planning and Zoning Commission voted (5/0/1 absent) to recommend disapproval of the Site Plan of the Yanez Addition during the November 5, 2015 meeting.

Discussion and consideration of recommendation to City Council regarding zoning change from Agricultural to Planned Development. The property tract includes an 86.60 acre tract of land situated in Rockwall County, Texas, being part of the K. Latham Survey, Abstract No. 133.

Chris Cuny, F. C. Cuny Corporation, presented and answered questions regarding the proposed Planned Development Zoning District for the Chisholm Crossing V development that will consist of 43 lots ranging in size from 1.5 to 5 acres. Items discussed included width of lots on the cul-de-sac, right of way requirements and water service for the development. Cuny confirmed that water flow requirements would be addressed during the platting phase of the project.

MOTION: APPROVE ORDINANCE 2015-22 AMENDING THE ZONING ORDINANCE, COMPREHENSIVE LAND USE PLAN AND ZONING, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING FROM "A" AGRICULTURAL DISTRICT TO A "PD" PLANNED DEVELOPMENT DISTRICT FOR APPROXIMATELY 86.60 ACRES OF REAL PROPERTY SITUATED ON THE WEST SIDE OF STATE HIGHWAY 205 AND SOUTH OF F.M. 550 IN THE K. LATHAM SURVEY, ABSTRACT NO. 133 (CHISHOLM CROSSING PHASE V).

MOTION MADE: HATFIELD
SECONDED: SHORT
APPROVED: UNANIMOUS

Discussion and consideration of recommendation to City Council regarding Site Plan of Yanez Addition.

MOTION: DENY APPROVAL OF THE SITE PLAN OF THE YANEZ ADDITION.

MOTION MADE: HATFIELD
SECONDED: SHORT
APPROVED: UNANIMOUS

Discussion and consideration of proposed Bella Lagos Development Agreement.

There was discussion regarding the proposed development agreement for the Bella Lagos subdivision consisting of 264 acres in the City's extraterritorial jurisdiction. No action was taken by the Council.

Discussion and consideration regarding Rockwall County Thoroughfare Plan.

There was discussion regarding the Rockwall County Thoroughfare Plan. Items discussed included potential effect of designations on the County's plan on the City's downtown area, right-of-way acquisition, traffic control measures and options for alternatives to the County's plan.

MOTION: DO NOT MODIFY THE CITY'S EXISTING THOROUGHFARE PLAN.

MOTION MADE: HATFIELD
SECONDED: SHORT

APPROVED: UNANIMOUS

Discussion and consideration regarding Briar Glen Road (Glen Hills Ranch Addition).

There was discussion regarding the condition of Briar Glen Road and options for the property owners within the subdivision to finance improvements for the private road. City Attorney David Paschall stated that the City is prohibited from using public funds for improvements to private property. No action was taken by the Council. The following residents participated in the discussion:

Mark Tondera	-	420 Briar Glen Lane;
Kevin Carson	-	920 Meadow Drive;
Tom Milner	-	641 Glen Acres Drive; and
Troy Reich	-	441 Briar Glen Lane.

Discussion, consideration and possible action on Ordinance 2015-20 authorizing the sale of beer and wine for off-premise consumption on 1.584 acres of land situated along Hwy 205 and being a tract of land in the William W. Ford Survey, Abstract No. 80, in accordance with Section 251.725 of the Texas Alcoholic Beverage Code.

Paschall confirmed that the proposed ordinance would authorize the sale of beer and wine for off-premise consumption only on 1.5 acres of recently annexed land by Ordinance 2015-17.

MOTION: APPROVE ORDINANCE 2015-20 AUTHORIZING THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION ON 1.584 ACRES OF LAND SITUATED ALONG HWY 205 AND BEING A TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABSTRACT NO. 80, IN ACCORDANCE WITH SECTION 251.725 OF THE TEXAS ALCOHOLIC BEVERAGE CODE.

MOTION MADE: HATFIELD
SECONDED: KLUTTS
APPROVED: FOR: HATFIELD, KLUTTS, LOVELL (Recused: PULLEN; Abstaining: SHORT)

Discussion and consideration of Ordinance 2015-21 amending the FY 2015-2016 Operating Budget.

MOTION: APPROVE ORDINANCE 2015-21 AMENDING THE FY 2015-2016 OPERATING BUDGET.

MOTION MADE: SHORT
SECONDED: HATFIELD
APPROVED: UNANIMOUS

Discussion and consideration regarding proposed revisions to Employee Policy.

MOTION: APPROVE revision to the Employee policy to add section 6.10 to read as follows:

"6.10 Texas Municipal Retirement System (Revised: 11/13/2012_____)

The City participates in the Texas Municipal Retirement System (TMRS), a non-traditional joint contributory, defined contribution plan which provides retirement benefits to eligible employees. Membership in the retirement system is mandatory for all regular full-time employees. Regular full-time as defined by TMRS is an employee who works in excess of 1,000 hours per year. Both the City and the employee contribute to the employee's retirement account. A 5% deduction from the employee's gross salary is required by all full-time regular employees and part-time employees who meet TMRS criteria.

Employees who leave City employment prior to retirement will be, after filing a request with TMRS, refunded their portion of the retirement account plus interest earned on their portion. Retirement benefits are determined by a formula that:

1. Involves life expectancy at the time of retirement,
2. The amount deposited in the account of the employee,
3. The future interest rate assumption as set by law, and
4. Which of the benefit payment plans the employee selects.

Each eligible new employee receives information about the City's specific retirement coverage and options under TMRS at the time of employment.

The City matches (1/1) the deduction from the employee's salary for these benefits. Participation by every employee is a condition of employment.

The City participates in the Federal Medicare and Social Security program."

MOTION MADE: SHORT
SECONDED: KLUTTS
APPROVED: UNANIMOUS

Discussion and consideration regarding negotiations with Medic Rescue.

Hatfield provided information regarding County of Rockwall Emergency Services Corporation negotiations with Medic Rescue for ambulance services. The consensus of the Council was to move forward with the negotiations.

Discussion and consideration of the Financial Reports for the month of September 2015.

MOTION: APPROVE THE FINANCIAL REPORTS FOR THE MONTH OF SEPTEMBER 2015.

MOTION MADE: HATFIELD
SECONDED: SHORT
APPROVED: UNANIMOUS

City Administrator Report.

City Administrator Dave Butler provided updates regarding code enforcement and future review of the City's sign regulations and senior citizen tax exemptions. The Council received an update regarding improvements to RCH Water Supply Corporation water lines.

MOTION: ADJOURN THE MEETING (8:30 P.M.).

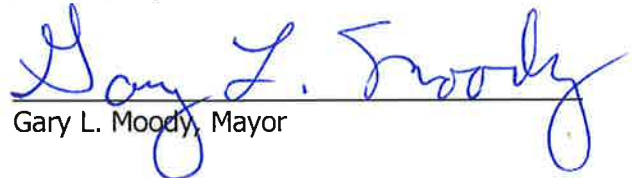
MOTION MADE: SHORT
SECONDED: HATFIELD
APPROVED: UNANIMOUS



ATTEST:


Stephanie Galanides, Interim City Secretary

APPROVED:


Gary L. Moody, Mayor