



CITY COUNCIL
City of McLendon-Chisholm, Texas
Meeting Minutes
February 13, 2018

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, February 13, 2018, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

Robert Steinhagen	Mayor
Adrienne Balkum	Council Member
James Herren	Council Member
Wayne Orchard	Mayor Pro Tem
Sim Woodham	Council Member
Scott Turnbull	Council Member

Staff Present:	David Butler	City Administrator
	Lisa Palomba	City Secretary

1. Mayor Steinhagen called the meeting to order at 6:35 p.m.
2. Mayor Steinhagen delivered the Invocation and announced that today he attended the memorial service for Richardson Police Officer David Sherrard who was killed in the line of duty on February 13, 2018. Steinhagen remarked that Sherrard led an exemplary and remarkable life. Steinhagen then led the Pledge of Allegiance to the U.S. and Texas Flags.
3. Steinhagen remarked that Rules of Decorum are to be observed throughout the meeting.
4. Citizens Comments. The following citizens spoke:
Larry Reynolds, 851 S. SH 205, Reynolds thanked Council regarding Council's efforts for open communication with citizens.

Steinhagen moved to Item 6.

6. Hillview Acres Final Plat – Discussion and action regarding Hillview Acres Preliminary Plat consisting of 3 lots, 4.988 acres in the Extraterritorial Jurisdiction (ETJ) of McLendon-Chisholm, currently described as a tract of land located in the JA Ramsey Survey, Tract 12-4, requested by Sheranda Henderson (Carmen Rider, authorized agent).

Steinhagen remarked that Staff and the Planning & Zoning Commission have recommended approval of the Final Plat.

Brief background information was provided. The property is just under five acres of land located on the north side of FM 1139 just outside the McLendon-Chisholm City Limits on the north side of the City. The request is to provide for three residential lots with a minimum lot size of one and one-half acres with on-site sanitary sewerage facilities. FM 1139 is designated as a two-lane undivided collector. The minimum right of way width for a two-lane undivided collector is 70 feet. The subject property is located in McLendon-Chisholm's Extra Territorial Jurisdiction (ETJ). Zoning regulations do not apply in the ETJ, nor do we issue building permits in the ETJ. **Staff and the Planning & Zoning Commission recommend approval of the Final Plat subject to the following conditions:**

- **Dedicate a shared access easement between lots 1, 2 and 3.**
- **Relabel "Family Drive" to "Shared Access and Fire Lane Easement by this plat".**
- **Remove language that specifies "gravel road" and "gravel turn around" and label the shared access and fire lane with "Shared access and fire lane easement shall comply with McLendon-Chisholm Fire Department and City Engineer design requirements.**
- **Show the actual right of way width of FM 1139 on the Preliminary Plat and if substandard in width, dedicate one half of the required right of way by this plat.**
- **Increase the width of the 15-foot-wide utility easement that runs parallel to the front of the property from 15 feet to 40 feet to accommodate the existing overhead power line.**
- **Adjust the lot sizes to provide one and one-half acres of land exclusive of the shared access easement.**
- **Comply with County requirements for on-site sanitary sewer systems.**
- **Provide confirmation from the Texas Department of Transportation that driveway access to FM 1139 has been approved and provide design and construction details for City Engineer and City Planner review and approval.**
- **The property owner or owners shall comply with the Subdivision Regulations and all development City and County requirements, to include grading and drainage plans subject to review and approval by the City Engineer prior to the application for or issuance of building permits for the construction of buildings.**

Council Member Turnbull, seconded by Mayor Pro Tem Orchard, moved to approve the Hillview Acres Final Plat consisting of 3 lots, 4.988 acres in the Extraterritorial Jurisdiction (ETJ) of McLendon-Chisholm, currently described as a tract of land located in the JA Ramsey Survey, Tract 12-4, requested by Sheranda Henderson (Carmen Rider, authorized agent) subject to conditions listed in the staff report and above. No discussion was held. A vote was cast and the motion carried unanimously.

7. Official Newspaper. Discussion and action regarding an resolution declaring the official newspaper for the City. Steinhagen reported a cost comparison between the Rockwall County Herald Banner and the Dallas Morning News. Currently, the City does not publish enough material to get a volume discount from the Dallas Morning News, so it is more cost efficient to stay with the Rockwall County Herald Banner. **Mayor Pro Tem Orchard moved to approve Resolution No. 2018 – 02 naming the Rockwall County Herald Banner as the official newspaper for the City. Turnbull seconded the motion. The vote carried by unanimous consent.**

8. Amending General Election Order – Discussion and action regarding amending Resolution 2018 -01 approving and calling a General Election for May 5, 2018 to adjust early voting times and providing the order in Spanish. Mayor Steinhagen explained the reason for the amended resolution is to adjust early voting times to be consistent with the early voting times of all cities in Rockwall County and to provide the order in Spanish. No discussion was held. **Council Member Turnbull moved to approve Resolution 2018-01A (Amendment to Resolution 2018-01). The motion was seconded by Balkum. The motion carried by unanimous consent.**

9. Election Contract – Discussion and action regarding a resolution authorizing the City Administrator to enter into a contract with the Rockwall County Elections Administrator for services related to the Mayr 5, 2018 General Election and Rockwall ISD for a Joint Election. Steinhagen reminded voters that tax increases are often the result of property valuation increases and school tax increases. **Mayor Pro Tem Orchard moved to approve Resolution No. 2018 – 03 authorizing the City Administrator to enter into a contract with the Rockwall County Elections Administrator for services related to the May 5, 2018 General Election and Rockwall ISD for a Joint Election. Turnbull provided a second to the motion and the motion carried by unanimous consent.**

10. Animal Control - Discussion regarding options for animal control services. City Administrator Dave Butler provided an update regarding options for obtaining animal control services for the City. Butler reported that he discussed an agreement with Rockwall Assistant City Manager Brad Griggs and Griggs responded that if the City entered into an agreement for services the City would have to pay personnel and vehicle costs with combined costs exceeding \$130,000 per year. Steinhagen indicated he may call and discuss the situation with Mayor Pruitt of Rockwall as the price quoted is high compared to the service level desired. Balkum commented the City only needs an animal picked up if requested by the Sheriff's Office. Butler reported he received an estimate from a private company, All American Dogs, and that service would be \$5,000 for an initial fee and then a monthly fee of \$1,400 per month with an additional charge of \$225 for afterhours calls. Butler also reported that he has an upcoming meeting with the City of Forney's City Manager's Office scheduled for tomorrow to discuss costs for an arrangement for animal control on an as-need basis. Butler will discuss his findings form Forney at the next meeting. **No action was taken.**

Steinhagen returned to Item 5.

5. Approval of Minutes. Brief discussion was held regarding the minutes. **Turnbull, seconded by Orchard, moved to approve the City Council Meeting Minutes of December 4, 2017, December 12, 2017, December 19, 2017, January 9, 2018 and February 3, 2018. The motion carried by unanimous consent.**

11. Council Member Reports and Announcements

a. Mayor Steinhagen commented regarding the Office of Emergency Management (OEM) and noted that the OEM was established in 1993. The City website has been updated to include a section on emergency management and a Next-door social media account has also been created noting the City is becoming more proactive regarding emergency management. The Mayor serves as Director of the Office of Emergency Management. Steinhagen remarked regarding a recent car accident involving a resident who was hit by a driver who was texting and urged drivers to disable text messages while driving.

b. Mayor Pro Tem Orchard reported that negotiations with MCVFD were still ongoing and that two meetings took place within the last several weeks and that negotiations are progressing.

c. Council Member Turnbull did not provide any reports. Financial reports are generally available at the second Council Meeting of each month.

d. Council Member Herren provided remarks regarding updates for area transportation plans including a schedule of projects and a timeline. Herren suggested that the City plan for future growth and evaluate transportation needs and perhaps discuss with other neighboring cities. Herren indicated that he is happy to accept questions sent to him and will address at the next Council Meeting. Council Members briefly engaged in discussion related to road projects; environmental study on SH 205; the next Road Consortium Meeting to be held February 28, 2018; right turn lanes on SH 205 and frontage lanes to be added on Interstate 30.

e. Council Member Woodham did not provide any reports or updates.

f. Council Member Balkum remarked that Coffee Chats events have been well attended. The next Coffee Chat is scheduled for Saturday, February 17, 2018 from 8-10 a.m. Balkum is also working on the next website update.

12. Executive Session – Mayor Steinhagen recess into Executive Session (Closed Meeting) at 7:14 p.m. in accordance with Government Code:

a. Section 551.071: Consultation with Attorney, to conduct a private consultation with the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding Communications Tower Group LLC v. City of McLendon-Chisholm, et al and City of McLendon-Chisholm Board of Adjustment, Case No. 3:17-cv-02658-B, N.D. Tex.

b. Section 551.071: Consultation with Attorney, to conduct a private consultation with the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding fire protection services and related matters.

c. Section 551.071: Consultation with Attorney, to conduct a private consultation with the City Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, landscaping on City Hall grounds.

13. The Regular Council Meeting was reconvened at 9:36 p.m.

14. Executive Session Items. The Mayor announced that no action was taken on Item 12a or 12B. Regarding Item 12C, the Mayor directed the City Attorney to write a demand letter regarding landscaping on City Hall grounds.

15. Council Member Turnbull, seconded by Council Member Orchard, moved to adjourn the meeting. The motion carried by unanimous consent. The meeting adjourned at 10:23 p.m.

APPROVED:



Robert Steinhagen, Mayor

ATTEST:



Lisa Palomba, City Secretary

