



AGENDA
City Council Meeting
Tuesday, March 28, 2023
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 PM

	Page
1. CALL TO ORDER	
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS	
3. RULES OF DECORUM	
4. PROCLAMATION	
4.1. Cindy Tayem Appreciation Day Proclamation	4
5. PRESENTATION	
5.1. Tyler Smith - Proposed Business Concept for Mamaritas	
6. CITIZEN COMMENTS	
7. CONSENT AGENDA	
7.1. Fire Rescue Report - February 2023 Calls by District Calls by Incident Type	5 - 7
7.2. Building Official Report - February 2023 Service Report Permit Report	8 - 16
7.3. CWD Report - February 2023 CWD Report	17 - 21
7.4. Sheriff's Report Sheriff Report	22 - 27
7.5. Code Compliance Report February 2023 Code Compliance	28 - 36
7.6. Animal Control Report February 2023 All American Dogs	37
7.7. Consider approval of the Minutes of the February 28, 2023 City Council Meeting 02.28.23	38 - 47

- 7.8. February Financials 48 - 62
[MC February 2023](#)
- 7.9. McLendon-Chisholm Water Letters 63 - 65
[City letters to Rockwall and NTMWD March 2023](#)
[North Texas MWD initial letter March 15, 2023](#)
[Rockwall Letter March 15, 2023](#)

8. ITEMS FOR CONSIDERATION AND ACTION

- 8.1. A public hearing to consider annexing the following two tracts of land into the City of McLendon-Chisholm pursuant to the request of the property owner, MC Trilogy Texas, LLC: an approximately 441.818 acre tract of land and an approximately 133.315 acre tract of land generally located north of FM 550 and east and west of Pullen Road and situated in the J. Simons Survey, Abstract No. 202, the W.W. Ford Survey No. 80, and the A. Rodriguez Survey, Abstract No. 231, in Rockwall County, Texas, identified by county ID numbers 115324 and 115325, and also being a portion of the property described in a deed to Hodges Ranch Partners, Ltd., as recorded in Volume 3828, Page 322 as Document Number 00319510 in the Official Public Records of Rockwall County, Texas.

NO VOTE WILL BE TAKEN ON THIS ITEM AT THIS MEETING.

9. EXECUTIVE SESSION

- 9.1. Adjourn into Executive Session (Closed Session) Pursuant to Texas Government Code: Section 551.071(1) and 551.071 (2) - Consultation with Attorney. An Executive Session will be conducted to discuss and receive legal advice concerning pending litigation and/or settlement order, or on a matter in which the duty of the attorney to the Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter, related to the following: City of Heath v. City of McLendon-Chisholm, et al., Cause No. 1-22-1204, pending in the 382nd District Court of Rockwall County, Texas.

- 9.2. Reconvene Regular Meeting

- 9.3. Executive Session Action

10. UPDATES, DISCUSSION AND DIRECTION TO STAFF

11. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was

attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

11.1. Mayor Keith Short

11.2. Mayor Pro Tem Trudy Woessner

11.3. Council Member Lorna Kipphut

11.4. Council Member Dan Tucker

11.5. Council Member Floyd McLendon, Jr.

11.6. Council Member Bryan McNeal

12. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., March 24, 2023 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



Proclamation

WHEREAS, Ms. Cindy Tayem has served as “Area Manager” with Oncor Electric Delivery for 45 years, a position that spans 16 cities including McLendon-Chisholm; and

WHEREAS, during her tenure with Oncor, Cindy has held various customer service positions with her current role; and

WHEREAS, Cindy’s focus has been on community relationships and being the strategic contact to external groups including cities, individuals and legislators for issues regarding Oncor; and

WHEREAS, Cindy is a graduate of Stephen F Austin State University, as well as several leadership programs including the first Leadership Rockwall Class of 1997; and

WHEREAS, Cindy has been heavily involved in local community groups including the Children’s Advocacy Center, Rockwall ISD, Rockwall County AgriLife Extension Leadership Advisory Board, Rockwall Rotary serving as President, and Terrell Rotary Club President; and

WHEREAS, Cindy has an “open phone” policy 24/7 to ensure the citizens of McLendon-Chisholm are provided the best electrical support possible during scheduled and emergency outages; and

WHEREAS, Cindy’s professionalism and can-do attitude are an exemplary example for all of us.

NOW, THEREFORE, I, KEITH SHORT, MAYOR OF McLENDON-CHISHOLM CONGRATULATE CITY TAYEM ON HER RETIREMENT AND PROCLAIM MARCH 28, 2023, AS

CINDY TAYEM APPRECIATION DAY

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of McLendon-Chisholm, Texas, to be affixed this 28TH day of March 2021

Keith Short, Mayor

Alarm Date between 2023-02-01 and 2023-02-28

Total Calls by District

District	2023-02-01	Total
Out of County Aid	1	1
County District	19	19
City Limit District	21	21
County Mutual Aid	1	1
Total	42	42

Incident Date between 2023-02-01 and 2023-02-28

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
2/1/2023	2023-00000055	0000059	611	Dispatched & canceled en route	Out of County Aid	1
2/1/2023	2023-00000056	0000060	671	HazMat release investigation w/no HazMat	County District	1
2/1/2023	2023-00000057	0000062	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/2/2023	2023-00000058	0000063	324	Motor vehicle accident with no injuries.	County District	1
2/3/2023	2023-00000059	0000064	743	Smoke detector activation, no fire - unintentional	City Limit District	1
2/3/2023	2023-00000060	0000065	553	Public service	City Limit District	1
2/3/2023	2023-00000061	0000066	114	Chimney or flue fire, confined to chimney or flue	County District	1
2/4/2023	2023-00000062	0000067	553	Public service	City Limit District	1
2/4/2023	2023-00000063	0000068	611	Dispatched & canceled en route	County District	1
2/4/2023	2023-00000064	0000069	611	Dispatched & canceled en route	County District	1
2/5/2023	2023-00000065	0000070	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/5/2023	2023-00000066	0000072	611	Dispatched & canceled en route	City Limit District	1
2/7/2023	2023-00000067	0000073	814	Lightning strike (no fire)	County District	1
2/9/2023	2023-00000068	0000074	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/9/2023	2023-00000069	0000075	554	Assist invalid	City Limit District	1
2/10/2023	2023-00000070	0000076	321	EMS call, excluding vehicle accident with injury	County District	1
2/11/2023	2023-00000071	0000077	311	Medical assist, assist EMS crew	City Limit District	1
2/12/2023	2023-00000072	0000078	321	EMS call, excluding vehicle accident with injury	County District	1
2/13/2023	2023-00000073	0000079	311	Medical assist, assist EMS crew	County District	1
2/13/2023	2023-00000074	0000080	324	Motor vehicle accident with no injuries.	County District	1
2/13/2023	2023-00000075	0000082	611	Dispatched & canceled en route	County Mutual Aid	1
2/13/2023	2023-00000076	0000081	321	EMS call, excluding vehicle accident with injury	County District	1

2/15/2023	2023-00000077	0000097	700	False alarm or false call, other	City Limit District	1
2/15/2023	2023-00000078	0000084	554	Assist invalid	City Limit District	1
2/17/2023	2023-00000079	0000086	321	EMS call, excluding vehicle accident with injury	County District	1
2/17/2023	2023-00000080	0000085	611	Dispatched & canceled en route	County District	1
2/18/2023	2023-00000081	0000087	311	Medical assist, assist EMS crew	County District	1
2/18/2023	2023-00000082	0000088	324	Motor vehicle accident with no injuries.	City Limit District	1
2/18/2023	2023-00000083	0000089	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/19/2023	2023-00000084	0000090	611	Dispatched & canceled en route	City Limit District	1
2/19/2023	2023-00000085	0000091	554	Assist invalid	City Limit District	1
2/20/2023	2023-00000086	0000094	142	Brush or brush-and-grass mixture fire	City Limit District	1
2/20/2023	2023-00000087	0000092	321	EMS call, excluding vehicle accident with injury	County District	1
2/21/2023	2023-00000088	0000095	553	Public service	County District	1
2/21/2023	2023-00000089	0000096	311	Medical assist, assist EMS crew	City Limit District	1
2/22/2023	2023-00000090	0000098	321	EMS call, excluding vehicle accident with injury	City Limit District	1
2/22/2023	2023-00000091	0000099	311	Medical assist, assist EMS crew	City Limit District	1
2/23/2023	2023-00000092	0000100	611	Dispatched & canceled en route	County District	1
2/25/2023	2023-00000093	0000102	311	Medical assist, assist EMS crew	County District	1
2/25/2023	2023-00000094	0000101	743	Smoke detector activation, no fire - unintentional	City Limit District	1
2/27/2023	2023-00000095	0000103	611	Dispatched & canceled en route	City Limit District	1
2/27/2023	2023-00000096	0000104	531	Smoke or odor removal	County District	1
2/28/2023	2023-00000097	0000105	611	Dispatched & canceled en route	County District	1
2/28/2023	2023-00000098	0000106	550	Public service assistance, other	County Mutual Aid	1



TEXAS COMPLIANCE SOLUTIONS

Harold (Buddy) Markham Jr.

972-935-3655

Email: buddy@texascompliancesolutions.com

SERVICE REPORT

During the month of February 2023, Texas Compliance Solutions completed the following services for the City of McLendon-Chisholm:

Plan Reviews (PRC):

- (9) Approved
- (0) Denied

Permits Issued:

- (4) New Single Family
- (5) Accessory

Inspections:

- (34) stage inspections
- (33) simple inspections

Please let us know if you have any questions or need any further information. We appreciate the opportunity to provide our services to your city.

Encl:

Monthly Permit Report
Weekly Report 2.1-2.3.2023
Weekly Report 2.6-2.10.2023
Weekly Report 2.13-2.17.2023
Weekly Report 2.20-2.24.2023
Weekly Report 2.27-2.28.2023

February 2023

* Accessory permits include HVAC, Patios, Pools, Solar, Workshops, etc

CITY OF McLendon-Chisholm

ADDRESS	SERVICES	STATUS	NOTES
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TCS WEEKLY REPORT

CITY OF MCLENDON-CHISHOLM

WEEK OF: February 6-10, 2023

ADDRESS	SERVICES	STATUS	NOTES
1816 Navarre Way	PRC 1	Approved	
1521 Ripasso Way	PRC 1	Approved	
1718 Veneto	PRC 1	Approved	Patio
1802 Moscatel	Stage 5	Green	
1723 Veneto	Pool Final	Green	
1765 San Donato	Stage 2	Green	
1715 Godello	Stage 2	Green	
1860 Moscatel	Stage 3	RED	
590 Briggs Rd	Pool Pre Plaster	Green	
24 Fireside Dr	Stage 5	Green	Room Addition
1936 Frediano	Perm Elec	Green	
1834 Verona	Stage 5	Green	
1514 Salvatore	Stage 5	Green	
1503 Ripasso Way	Perm Elec	Green	
1534 Vista Ct	Stage 5	Green	
1860 Moscatel	Stage 3	Green	Reinspection
1607 Veneto	Pool Pre Plaster	Green	
1615 Salvatore	Solar	Green	
1749 San Donato	Stage 5	Green	
1818 Moscatel	Stage 3	Green	
1843 Verona	Stage 5	Green	
1850 Verona	Perm Elec	RED	
1722 Godello	Perm Elec	Green	
1915 Rondinella	Stage 5	Green	
1935 Frediano	TPole	Green	
1939 Frediano	TPole	Green	
1509 Ripasso Way	TPole	Green	
1715 Godello	Flatwork	Green	
1765 San Donato	Flatwork	Green	

1714 Godello	Stage 5	Green	
171 Klutts	Roof Decking	RED	

TCS WEEKLY REPORT
CITY OF McLendon-Chisholm
WEEK OF: February 13 - 17, 2023

ADDRESS	SERVICES	STATUS	NOTES
38 Windsor	PRC 1	Approved	HVAC
1604 Vista	PRC 1	Approved	Pool
1484 Sienna	Generator Final	Green	
1916 Frediano	Stage 2 w/ flatwork	Green	
1971 Frediano	Perm Elec	Green	
1919 Frediano	Perm Elec	Green	
1807 Moscatel	Stage 5	Green	
1528 Ripasso Way	Stage3	Green	
1632 Ripasso Way	Stage 5	Green	
1400 SH 205	CO Inspection	Green	
777 Paul Davis Ln	PRC 1	Approved	Elec Service Change
783 Kensington	Stage 3	Green	
1722 Veneto	Stage 5	Green	

TCS WEEKLY REPORT
CITY OF MCLENDON-CHISHOLM
WEEK OF: February 20-24

ADDRESS	SERVICES	STATUS	NOTES
1631 Vista Ct	PRC 2	Approved	
38 Windsor	HVAC final	Green	
1835 Navarre Way	Pool Belly Steel	Green	
1718 Veneto	Stage 2	RED	Patio
1534 Vista Ct	Pool Belly Steel	Green	
1652 Vista Ct	Perm Elec	Green	
783 Kensington	Stage 3	Green	Reinspection
1733 San Donato	Stage 3	RED	
1539 Ripasso Way	Flatwork	Green	
1546 Ripasso Way	Stage2	Green	
1733 San Donato	Stage 3	RED	Reinspection
1428 Arezzo Ln	Stage 5	Green	
1527 Ripasso Way	Stage 5	Green	
1521 Ripassw Way	Tpole	Green	

TCS WEEKLY REPORT

CITY OF McLendon-Chisholm

PATRIAL WEEK OF: February 27-28, 20223

ADDRESS	SERVICES	STATUS	NOTES
1533 Ripasso Way	PRC 1	Approved	
326 Partridge Dr	PRC 1	Approved	HVAC
1308 Somerset	Stage 5	Green	
1850 Verona	Perm Elec	Green	Reinspection
1835 Navarre Way	Pool Under Elec	Green	
1927 Rondinella	Stage 3	Green	
1919 Frediano	Flatwork	Green	
1859 Moscatel	Flatwork	Green	
1839 Moscatel	Flatwork	Green	
1835 Moscatel	Flatwork	Green	
1718 Veneto	Stage 2	Green	Reinspection
1734 San Donato	Stage 3	Green	
1851 Moscatel	Stage 5	Green	
1608 Ripasso Way	Tpole	Green	

TCS MONTHLY PERMIT REPORT

CITY OF MCLENDON-CHISHOLM

February 2023

NSF				
ADDRESS	BUILDER	VALUATION	SQ FEET	PERMIT FEE
1816 Navarre Way	Castlerock Communities	\$481,900.00	3,490	
1521 Ripasso Way	Perry Homes	\$925,900.00	5,639	
1631 Vista Ct	Casa Bella Homes	\$987,000.00	9,655	
1533 Ripasso Way	Perry Homes	\$925,900.00	6,169	

NSF permits YTD = 12

ACCESSORY				
ADDRESS	BUILDER/OWNER	VALUATION	TYPE	PERMIT FEE
1718 Veneto	Julie McKissack Homes		Patio	
38 Windsor	Larry Barringer	\$11,999.00	HVAC	
1604 Vista	Zodiac Pools	\$400,000.00	Pool	
777 Paul Davis Ln	Paul Davis		Elec Service Change	
326 Partridge Dr	Bacon Plumbing	\$28,000.00	HVAC	

* Accessory permits include HVAC, Patios, Pools, Solar, Workshops, etc



Community Waste Disposal Monthly Report to the City of McLendon-Chisholm

Jason Roemer *Vice President*





Municipal Recycling Program



Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022
Homes	1,299	1,299	1,299	1,299	1,299	1,299	1,299	1,223	1,223	1,223	1,223	1,223
Resi Rcy Tonnage	8.83	40.27	32.62	28.71	20.46	23.58	38.81	38.62	40.47	47.81	35.63	34.31
Pounds / Home / Month	13.60	62.00	50.22	44.20	31.50	36.30	59.75	63.16	66.18	78.18	58.27	56.11



Municipal Service Inquiries



Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Feb-2023	Jan-2023	Dec-2022	Nov-2022	Oct-2022	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022
Service Opportunities	11,249	11,249	11,249	11,249	11,249	11,249	11,249	10,591	10,591	10,591	10,591	10,591
Service Inquiries	7	7	6	11	16	22	16	11	23	8	2	21
Per 1,000 Service Opps	0.62	0.62	0.53	0.98	1.42	1.96	1.42	1.04	2.17	0.76	0.19	1.98



Customer Service Inquiries - Detail



Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of McLendon-Chisholm and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Grievances for the Period of 02/01/2023 - 02/28/2023

Date	Account	Address	Service Type	Service Code
02/23/2023	108255-339	DAVIDSON NELDA JEAN	RESI-RECYCLE	NOTE
Total RESI-RECYCLE: 1				
02/16/2023	108255-207	JACQULYN STEPHENS	RESI-TRASH	SERVICE TRASH CART
02/16/2023	108255-1873	LAVANYA CHENNAREDDY	RESI-TRASH	SERVICE TRASH CART
02/24/2023	108255-1873	LAVANYA CHENNAREDDY	RESI-TRASH	SERVICE TRASH CART
02/24/2023	108255-1770	JOHN MCHALE	RESI-TRASH	SERVICE TRASH CART
02/24/2023	108255-1771	DARYL SHIELDS	RESI-TRASH	SERVICE TRASH CART
02/24/2023	108255-1013	ROBERT ASHCRAFT	RESI-TRASH	SERVICE TRASH CART

Total RESI-TRASH: 6

Total Inquiries: 7

Report Time: 03/07/2023 16:25:30

Incident Number:

From Date: 02/01/2023 00:00:00

Last Name:

Plate #:

Type:

Disposition:

Narrative:

Login ID: county\sburks

Call Number:

To Date: 02/28/2023 23:59:59

First Name:

Plate State:

Priority:

Unit:

Jurisdiction:

Agencies: Police, Fire, EMS

Phone Number:

Location:

Include Canceled: No

Source:

Officer:

Create Date/Time	Call Type	Location
2/28/2023 18:26	Motorist Assist	
2/28/2023 17:10	Suspicious Person/Vehicle	
2/28/2023 4:20	Neighborhood Check	
2/28/2023 3:54	Extra Patrol	
2/28/2023 2:18	Extra Patrol	
2/28/2023 2:11	Traffic Stop	
2/28/2023 1:36	Extra Patrol	
2/27/2023 23:21	Traffic Stop	
2/27/2023 23:14	Traffic Stop	
2/27/2023 23:09	Traffic Stop	
2/27/2023 20:54	Traffic Stop	
2/27/2023 17:57	Alarm Residential Fire	
2/27/2023 8:50	Suspicious Activity	
2/27/2023 4:03	Extra Patrol	
2/27/2023 0:47	Alarm	
2/26/2023 22:14	Extra Patrol	
2/26/2023 13:41	Alarm	
2/26/2023 13:13	Theft	
2/26/2023 11:41	Accident Minor	
2/26/2023 8:12	Animal Loose Livestock	
2/25/2023 18:44	Alarm Residential Fire	
2/25/2023 17:36	Animal Loose Livestock	
2/25/2023 3:11	Business Check	

Report Time: 03/07/2023 16:25:30
Incident Number:
From Date: 02/01/2023 00:00:00
Last Name:
Plate #:
Type:
Disposition:
Narrative:

Login ID: county\sburks
Call Number:
To Date: 02/28/2023 23:59:59
First Name:
Plate State:
Priority:
Unit:

Jurisdiction:
Agencies: Police, Fire, EMS
Phone Number:
Location:
Include Canceled: No
Source:
Officer:

Create Date/Time	Call Type	Location
2/25/2023 2:26	Traffic Stop	
2/25/2023 1:45	Traffic Stop	
2/24/2023 17:33	Alarm	
2/24/2023 13:09	Alarm	
2/24/2023 2:04	Traffic Stop	
2/23/2023 16:06	Disturbance	
2/23/2023 15:51	Fraud	
2/23/2023 15:18	Theft	
2/23/2023 2:56	Extra Patrol	
2/22/2023 23:52	Traffic Stop	
2/22/2023 21:47	Extra Patrol	
2/22/2023 21:34	Extra Patrol	
2/22/2023 19:29	Medical Call	
2/22/2023 14:41	Medical Call	
2/22/2023 4:00	Traffic Stop	
2/21/2023 15:43	Miscellaneous	
2/21/2023 11:55	CPS Referral	
2/21/2023 8:43	Traffic Stop	
2/21/2023 7:48	Meet Complainant	
2/21/2023 3:09	Traffic Stop	
2/20/2023 23:40	Disturbance Noise	
2/20/2023 20:09	Traffic Stop	
2/20/2023 17:45	Fire Grass	

Report Time: 03/07/2023 16:25:30

Incident Number:

From Date: 02/01/2023 00:00:00

Last Name:

Plate #:

Type:

Disposition:

Narrative:

Login ID: county\sburks

Call Number:

To Date: 02/28/2023 23:59:59

First Name:

Plate State:

Priority:

Unit:

Jurisdiction:

Agencies: Police, Fire, EMS

Phone Number:

Location:

Include Canceled: No

Source:

Officer:

Create Date/Time	Call Type	Location
2/20/2023 12:10	Suspicious Person/Vehicle	
2/20/2023 5:44	Suspicious Person/Vehicle	
2/19/2023 15:44	Alarm	
2/19/2023 15:12	Lift Assist	
2/18/2023 21:32	Medical Call	
2/18/2023 17:04	Extra Patrol	
2/18/2023 16:35	Alarm	
2/18/2023 14:25	Accident Major	
2/17/2023 20:06	Welfare Check	
2/17/2023 15:17	Suspicious Person/Vehicle	
2/17/2023 14:49	Alarm C/O	
2/17/2023 14:35	Reckless Driver	
2/16/2023 18:43	Alarm	
2/16/2023 18:18	Alarm	
2/16/2023 16:37	Accident Minor	
2/16/2023 8:12	Disturbance Noise	
2/16/2023 0:25	Accident Minor	
2/15/2023 13:46	Lift Assist	
2/15/2023 12:13	Fire	
2/15/2023 8:24	Neighborhood Check	
2/15/2023 3:00	Traffic Stop	
2/14/2023 23:04	Extra Patrol	
2/14/2023 22:40	Extra Patrol	

Report Time: 03/07/2023 16:25:30

Incident Number:

From Date: 02/01/2023 00:00:00

Last Name:

Plate #:

Type:

Disposition:

Narrative:

Login ID: county\sburks

Call Number:

To Date: 02/28/2023 23:59:59

First Name:

Plate State:

Priority:

Unit:

Jurisdiction:

Agencies: Police, Fire, EMS

Phone Number:

Location:

Include Canceled: No

Source:

Officer:

Create Date/Time	Call Type	Location
2/14/2023 19:12	Motorist Assist	
2/14/2023 17:28	Alarm	
2/14/2023 17:13	Alarm	
2/14/2023 14:03	Traffic Stop	
2/14/2023 8:28	Reckless Driver	
2/13/2023 22:25	Medical Call	
2/13/2023 12:51	Reckless Driver	
2/13/2023 12:12	Theft	
2/13/2023 11:44	Missing Person	
2/13/2023 9:04	Reckless Driver	
2/13/2023 0:10	Neighborhood Check	
2/11/2023 15:14	Accident Hit & Run	
2/11/2023 11:46	Medical Call	
2/10/2023 19:52	Disturbance	
2/10/2023 11:28	Neighborhood Check	
2/10/2023 11:21	Neighborhood Check	
2/10/2023 11:17	Neighborhood Check	
2/10/2023 10:59	Traffic Stop	
2/10/2023 10:55	Neighborhood Check	
2/10/2023 8:11	Harassment/Threat	
2/10/2023 3:38	Neighborhood Check	
2/10/2023 3:12	Suspicious Person/Vehicle	
2/10/2023 3:10	Business Check	

Report Time: 03/07/2023 16:25:30

Incident Number:

From Date: 02/01/2023 00:00:00

Last Name:

Plate #:

Type:

Disposition:

Narrative:

Login ID: county\sburks

Call Number:

To Date: 02/28/2023 23:59:59

First Name:

Plate State:

Priority:

Unit:

Jurisdiction:

Agencies: Police, Fire, EMS

Phone Number:

Location:

Include Canceled: No

Source:

Officer:

Create Date/Time	Call Type	Location
2/9/2023 10:18	Animal Viscious	
2/9/2023 9:24	Animal Loose Livestock	
2/8/2023 10:10	Suspicious Activity	
2/8/2023 3:16	Extra Patrol	
2/7/2023 3:15	Neighborhood Check	
2/6/2023 23:43	Traffic Stop	
2/6/2023 18:19	Civil Process	
2/6/2023 15:08	Assist Other Agency	
2/6/2023 14:14	Fraud	
2/6/2023 12:28	Open Door	
2/5/2023 17:49	Alarm C/O	
2/5/2023 11:30	Medical Call	
2/4/2023 23:05	Reckless Driver	
2/4/2023 21:58	Welfare Check	
2/4/2023 15:08	Traffic Stop	
2/4/2023 8:40	Assist Public	
2/4/2023 0:32	Business Check	
2/3/2023 22:52	Disturbance	
2/3/2023 13:43	Lift Assist	
2/3/2023 7:59	Alarm Residential Fire	
2/3/2023 3:02	Neighborhood Check	
2/3/2023 3:00	Business Check	
2/2/2023 13:56	Suspicious Person/Vehicle	

Report Time: 03/07/2023 16:25:30

Incident Number:

From Date: 02/01/2023 00:00:00

Last Name:

Plate #:

Type:

Disposition:

Narrative:

Login ID: county\sburks

Call Number:

To Date: 02/28/2023 23:59:59

First Name:

Plate State:

Priority:

Unit:

Jurisdiction:

Agencies: Police, Fire, EMS

Phone Number:

Location:

Include Canceled: No

Source:

Officer:

Create Date/Time	Call Type	Location
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2/2/2023 10:21	Accident Minor	
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2/2/2023 9:57	Alarm	
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2/1/2023 21:51	Medical Call	
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Mark Woodruff

Year: 2023

	FEB												TOTAL
Builder Const-Time Violation	18												18
Total Violations	157												157
Total Inspections	164												164
Total Reinspections	161												161
Extensions Granted	0												0
Voluntary Compliance	157												157
Notification Letters (NOVs)	8												8
Door-tags (DTs)	149												149
Total Complaints	6												6
Valid Complaints	5	0	0	0	0	0	0	0	0	0	0	0	5
Invalid Complaints	1												1
City Abatements (CWOs)	0												0
Substandard Structures	0												0
Citations Issued	0												0
Municipal Court Cases	0												0
Transferred to Other Dept.	0												0

Mark Woodruff - Citations

Month	Citation #	Property Address	Citation Issued To	Reset Court Date	Reset to Trial	Full Fine	Reduced Fine	Fine Amount	FTA
	00100								
	00101								
	00102								
	00103								
	00104								
	00105								
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Mark Woodruff - Problem Properties/ MISC.

Property Address	Property Owner	Occupant	Vacant? Yes or No	Case Type	Date of Last Action
Sonoma Verde (All Builders)	Sonoma Verde (All Builders)	N/A	N/A	Construction	2.01.23
Sonoma Verde (HOA) Kristi A.	Community Mgr. Kristi Adair	N/A	N/A	Construction	2.06.23
2738 Dowell Road	Francisco Salazar & AndrellinaPa	Unoccupied Structure	Y	No Permit	2.08.23
2351 Rochelle Road	Susan & Clyde Parrish	Susan & Clyde Parrish	N	Zoning Violation	2.09.23
5600 Block Connie Lane	MC City Street	N/A	N/A	Street Repair	2.10.23
W. FM 550 (2) Properties	RCAD 11395 & 11457	N/A	N/A	Real Estate Sign	2.14.23
Sonoma Verde Subdivision	Same (Developer/TDI)	N/A	N/A	Trash & Debris	2.16.23
South Smith Road	South Smith Road	N/A	N/A	Street Repair	2.17.23
Via Toscana Before Bridge	Kristi Adair (Community Mgr)	N/A	N/A	Street Repair	2.21.23
Klutts Road (gravel portion)	Klutts Road (gravel portion)	CITY MAINTAINED ROAD	N/A	Street Repair	2.21.23
Via Toscana & Bertina Way	Kristi Adair (Community Mgr)	N/A	N/A	Street Repair	2.24.23

Comments
Emailed All Builders; Working in Violation of Construction Times (29) violations - "All Put on Notice."
Complaint; Contractors working on private projects(roofing) - Responded and sent copy of Ordinance.
Complaint; Acc Building - No Permit, + building house with no permit. Issued STOP WORK ORDER to owner.
Home Occupation - Wedding Venue Operating in SF 2.5 - Working with Planner to Address Complaint.
K.H. Requested Asphalt Road Repair - Project required 8 bags of Quikrete Cold Seal (400 lbs) = Completed
2 Properties SOLD and signs remain - Contacted Real Estate Agent and signs will be removed with a week.
Creeks, Tree Line, Common Areas; Developer/TDI cleaned all areas in violation, - Completed
Complaint - Potholes on Smith Rd. - I repaired the potholes with Quikrete Cold Seal - Project Completed
Complaint - Pothole on Via Toscana - I repaired the pothole at 6:05am - Project Completed
KH - Measure Klutts Rd (gravel only) - length and wide - report numbers to City Administrator - Rd Grading
Complaint (2) Potholes; Sonoma Verde - Arrived at 5:30am to complete project - Project Completed

Location	Notes	Code
Feb 24, 2023 1:05 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
Feb 24, 2023 1:04 PM 1280 somerset	we patrolled the area for a stray dog but did not find it	Animal Control
Feb 21, 2023 4:53 PM fm 550 @ fm 1139	passer by reported a large white dog running in traffic. we drove the area several times but did not see any loose dogs matching that description	Animal Control
Feb 17, 2023 4:46 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
Feb 9, 2023 3:03 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
Feb 3, 2023 9:52 AM fm 550 @ cattle baron	removed a large dead raccoon from the roadway	Animal Control
Feb 2, 2023 3:13 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
February 28, 2023

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, February 28, 2023, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Lorna Kipphut	Council Member
	Daniel Tucker	Council Member
	Floyd McLendon	Council Member
ABSENT:	Keith Short	Mayor
	Trudy Woessner	Mayor Pro Tem
	Bryan McNeal	Council Member
Staff Present:	Konrad Hildebrandt	City Administrator
	Shelly Green	City Secretary
	Michael Halla	City Attorney

1. CALL TO ORDER

Council Member Kipphut called the meeting to order at 6:30 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Council Member Tucker delivered the invocation and Council Member Kipphut led the pledge of allegiance to the U.S. and Texas Flags.

3. PROCLAMATIONS

3.1. Teen Dating Violence Awareness Month

Council Member Kipphut introduced Jody Wright, Executive Director of Women in Need, and presented her with a proclamation declaring February as *Teen Dating Violence Awareness Month* in the City of McLendon-Chisholm.

4. RULES OF DECORUM

Council Member Kipphut read extracts of the rules of decorum that first started back on May 13, 2017. We have many people in the audience that are not members of the City of McLendon-

Chisholm and visitors so we want to make sure we are listening to what rules of decorum have been in place now for six years.

“As a point of order, please wait to be recognized by the presiding officer before commenting. When you are first recognized, please, for the benefit of our Secretary and other citizens present, please state your first and last name and your address. When someone is recognized, they have what is known as the floor. With the exception of the presiding officer, interjecting while someone else has the floor without being recognized is to be considered out of order and the chair will address such actions promptly. The Quorum dictates and I will request that everyone present be respectful of the opinions, statements, and actions of the council and our citizens that are present, especially when you may not agree with or take exceptions to the words or actions of others. Respecting the Quorum mitigates disagreements from escalating into arguments or worse. It can also help to bring clarity to a point of view rather than rushing to judge the motives of others. As with all open meetings, all citizens present have the right to attend, but not one has the right to disrupt the proceedings. The Chair will make every effort to respectfully address anyone who violates decorum by moving or speaking out of order. Should anyone continue to disregard the admonitions of the Chair to comply with the Quorum, that citizen will be asked to leave. Adhering to the rules of decorum is less about showing respect to the Council, but more about demonstrating respect for oneself and all of our citizens.”

Thank you for listening as I provided that information.

5. CITIZEN COMMENTS

Robert Steinhagen, 304 Pheasant Hill Dr., Rockwall, 75032. I wanted to address the Council regarding the item 7.2 that is on the agenda for tonight which is a development agreement that has been submitted to the City of McLendon-Chisholm. I think that the citizens deserve some of the following questions to be answered before taking action on this agreement. Here are the questions. There's ten of them that I have for the Council to consider. One, when will the mud be approved? That an election taken place for that mud and if so when did that election take place and how many people voted in that election. Number two, when was this development first proposed to the city? Number three, when was the first time the City Council was given notice or made aware about this proposed development? What was the outcome of that? Excuse me, Number four, when was the first time the City Council had a discussion or deliberation in open session regarding this development? What was the outcome of that discussion and what was the timeline established that brought us to this point of a development agreement. Number five, what obligations must the city abide by or act on tonight? The reason I ask this is this development agreement was submitted under the assumption that the City Council will take action to approve it tonight since the date of executed recitals 4, 13, 14, and 21, fall on a day in February 2023 and if I'm not mistaken, today is the last day of February 2023. After reviewing other development agreements submitted to cities in Rockwall County, unless the recitals are established in previous agreements to include a presumptive date that clearly terminates under the specific recitals is uncommon. Number six, who has been representing the City in negotiations with a developer to prepare this agreement? The reason I ask this is this agreement goes into extraordinary detail regarding water. The developer has clearly been well informed about the possibility of the city becoming a water provider and includes recognition of the dynamic state of negotiations between the City and RCH and includes clauses that accommodate if the City fails to become a water

provider. However, this agreement requires the City to provide police services and a police substation even though the City Council has inferred that no decision about a city police department has been made, unlike the details that are included regarding water. There are no references to the fact that the city does not have a police department and no clauses included to accommodate the city continuing to utilize the sheriff's department for law enforcement should the City Council decide to do so. So, what am I missing? Has the City decided to start a police department and, if so, when was that decision made and when is the Council intending to take an official vote on the matter? And then additionally, this agreement also requires McLendon-Chisholm to provide EMS Services. How can the City do this when McLendon-Chisholm has contracted with the county along with all other cities in Rockwall County through the Emergency Services Board to provide EMS services via the Rockwall County EMS. It seems that anyone representing the City with this developer should have known these facts so that this glaring mistake could have been avoided before being presented. Number seven, like the Trilogy Development Agreement, why are there no density numbers included in the agreement? A link to a June 24th Dallas Morning News article on the Tellus group's owned website, states that the development is planned for 3,100 lots. Great, will the City engage with a competent attorney that is board certified in real estate law. By the way, there are 39 listed by the State Bar of Texas, in Dallas, or at the very least one whose practice area includes real estate law and there are over 75 in Rockwall County listed by the State Bar to represent the city and provide legal counsel to the City Council and staff. According to the State Bar of Texas, City attorney Michael Halla's practice does not include real estate law and his legal advice to the Council regarding the Trilogy development has demonstrated that he is not competent to guide the Council, the City, on matters related to development agreements like this. Number nine, can citizens be assured that the City Council will not take direction from the developer's legal counsel? And finally, what are the tangible benefits and drawbacks to the City of McLendon-Chisholm for making this development part of its ETJ and for not making this development part of its ETJ and for not making this development part of its ETJ. I sincerely hope that you will have those questions answered before moving forward with this development agreement. Thank you so much.

David Black, 1419 Siena Ln., McLendon-Chisholm, 75032. Why were the minutes of the last meeting not in the agenda? Just curious. Council Member Kipphut responded that they're not in because the secretary didn't get them in on time and there's no requirement for them to be done by the next meeting. He stated he likes to be prepared for the meeting but without those. He stated that it has to do with the new development. Regarding that, I agree with others in previous couple of meetings who said we need an open forum because there's just so many questions in these developments as you can see, people have and we're getting no answers. There's no feedback, there's nothing like that so an open form would be great. Might have to rent a larger space. I'm sure you would. I need that. I agree with everything Steinhagen said. Regarding questions, I had a list. I was curious about how we got past the spot where citizens wishes in the Comprehensive Plan 2021 have been kind of railroaded by the path of unrestrained high density development. Steinhagen mentioned something about the density. I looked on the same websites and saw wow this is pretty small. They'll have some big green space and then packed houses at least like Prosper itself. Also, I'm curious though, are there Texas laws that have had the effect to thwart the will of the citizens in McLendon-Chisholm? We have to follow the law. That would also help to explain things if there are such things causing some forced conflict with our Comprehensive Plan of the great community. I was also curious about the ETJ as well. I'm not clear on what the City is responsible for in an ETJ. It looks like everything's in this agreement. I

don't know if there are things by law that we're responsible for but the agreement made it pretty clear. It was interesting how the protection services would be, you know fire, emergency, police. I took police to mean sheriffs or whoever and the agreement refers to people in the new development will be treated with the same level of support by the protective services as the city limits. That's good, but that could be taken probably multiple ways but I suspect it's take the number of people in the city limits versus the number of people in the new area. Just looking at buildings, commercial and real estate buildings, maybe we have 1500, that's my wild guess, but about 1500 and then as mentioned, there's up 3,100 homes, maybe say 3,000, well that's a 200% increase in services for us. So, how does that get paid for? And then my last question I have which I know you can't answer, what is the limited purpose annexation of property thing? I hadn't seen that limited purpose so we can tax them on some things but not other things. Anyway, that's it. Thank you.

John Tauss, 216 Devonport, Rockwall 75032. I'm gonna make this fairly brief. I'm really disappointed that our Mayor couldn't show up today. I'm not sure what all the circumstances are, but I was stuck yesterday in New York trying to get home as well, but made it home. I'm not employed by the City of McLendon-Chisholm so I'm a little confused as to what his schedule is so important that he could be doing and other Council Members might be doing when we have such an important issue going on right now in our little city limits. This city was supposed to be about high quality infrastructure and low density so I'd like to know when we got sidetracked. Who is responsible and those that are accountable need to come forth that are taking away what we moved into this city and what we thought we elected you to do. So, we need answers and clearly I don't think there is anything that can support making a decision tonight on any development without a full council member, being a staff, being present including the Mayor nor so many issues as Bob's already presented that we don't have answers for. This is not representing the citizens. Council Member Kipphut stated they are not going to make decisions tonight. I can assure it is the first reading and I'll go into that more when our topic comes up, But this is the first time this is being presented to Council so rest assure we are not making decisions tonight and we have as many questions as you do. Well good, thank you for that, I appreciate that. I will maintain some of my lists for Mr. Short next time but I think these are, as already presented from the past and then tonight, if we're going to consider mud issues, additional taxation with the citizens, the citizens should have a right and should know exactly what it's including and we don't. We don't have adequate water and if you were in the meeting last week, we don't have water that can even be drawn into the city for three to five years to support the existing houses, let alone adding up to five thousand more, I don't even know how we're even considering it. Council Member Kipphut ask what subdivision he lives in, I'm sorry I didn't catch it. Mr. Tauss replied Wellington Manor. Council Member Kipphut clarified that is not in the city. He responded it is in Rockwall County. Tapestry is being recommended across the street and Trilogy on the other side of us. He stated he hopes she didn't mean to discredit him. She responded no, she just wasn't familiar with that street and wanted to clarify.

Britta Jo, 256 Stevens, Rockwall, 75032. You read the rules to us at the beginning about civility and yet I want to once again note that the worse displays of uncivility have come from the City Council members towards the citizens and Lorna, you have shown that again tonight. At the beginning you mentioned not interrupting, yet you interrupt at will as I have watched multiple members of this City Council and the Mayor do. You emphasize civility yet the only people I've watched get yelled at during these meetings and get yelled at by other people is your Mayor and

another City Council member yelling at me and Bob two meetings ago. Plenty of people were here to watch that. I urge you to stop reading the rules to us at the beginning of every meeting when you yourself sit in the chair facing us and do not keep them. You represent us and you seem to have forgotten that. I also want to emphasize your blatant disrespect for anybody who lives in the McLendon-Chisholm ETJ, which by the way, Trilogy is about to be annexed into your city yet they were in the ETJ. You act like we are not part of your city, yet I live closer to that development than you do in Chisholm Crossing. Do not treat us like we do not have a right to stand here and speak to you about the issues that affect our home more than they affect yours. I am closer to that development than you are. It is your job to sit and listen to me. It is not my job to be bullied by you. Now to what I actually wanted to talk about. Last week the water district was talked about. We heard from Blackland how you guys ran out of water years ago, how it would take three to five years to get the water where it needs to be and I watched Misty Ventura sit there and listen to all of it. So, it's not like Huffines doesn't know where we're at with the water here. On top of that I found out today that the North Texas Water District is telling its member cities that capacity is limited and for you guys to become a direct member, which they mentioned at the last meeting, would require all of the current member cities voting for you to become a direct customer. I highly doubt that're going to do that with capacity being limited. All of this is to show the water situation is nowhere near to being fixed. One thing I wanted to talk about today that was a bright spot in all of this is that I found out today that Mayor Short has signed a resolution. A resolution that opposes developers special districts and he signed it this week with all of the other Mayors in the county of Rockwall. I have a document that you can see with his signature and the signatures of the Mayor of the City of Rockwall, the Mayor of the City of Fate, the Mayor of the City of Mobile, the Mayor of the City of Royse City, the Mayor of the City of Heath and the Mayor of Rowlett. In this resolution it talks about developments that overload existing infrastructure and diminish the quality of life and increase the financial burden for all citizens in Rockwall County and how the undersigned elected officials do oppose the formation by a developer of any and all special districts in Rockwall County. The development that is on the agenda tonight wants another special district. For those of you that don't know, that is called a MUD. I am so proud of Mayor Short for signing this and I hope that you as a City Council will rally behind to do what should have been done in the first place which is get a new attorney who will defend your citizens and our city from these developments that are bringing in a combined total of 5,000 people between Tapestry and Trilogy which will double the population of McLendon-Chisholm that is currently at 4,100.

6. CONSENT AGENDA

- 6.1. Order of Cancellation of Special Election
- 6.2. Financial Report – January 2023
- 6.3. Fire Rescue Report – January 2023
- 6.4. CWD Report - January 2023
- 6.5. Sheriff's Report - January 2023
- 6.6. Code Compliance Report – January 2023

6.7. Animal Control Report – January 2023

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED

MADE BY: Council Member Tucker
SECONDED BY: Council Member McLendon
APPROVAL: Unanimous

7. ITEMS FOR DISCUSSION AND ACTION

7.1. Review and Acceptance of FY 2022 Audited Financial Statements

City Administrator Hildebrandt introduced Kyle Caperton, with Murrey Paschall & Caperton, P.C., who are out independent auditors.

Mr. Caperton gave a brief overview of the audit and pointed out significant items.

MOTION: ACCEPT THE FY 2022 AUDITED FINANCIAL STATEMENTS AS PRESENTED

MADE BY: Council Member Tucker
SECONDED BY: Council Member McLendon
APPROVAL: Unanimous

7.2. First Reading – Tellus-Mann, LLC Development Agreement

Council Member Kipphut introduced this item and reminded everyone that this is the first time that Council has been presented with the plan that Tellus has put forward. This is the opportunity for Council to listen to what they are suggesting and then we will obviously have some questions for them. The we will have a second reading at another time. She stated she will talk to the Mayor when he gets back and suggest that we have another formal discussion with Tellus before we go into that second reading and make any decisions on the development agreement. This takes more than just one or two meeting, especially when the first meeting has limited attendance by the Council Members. We're here to listen tonight. I do have some comments that I'd like to make as well and I'm sure that the other council members do too.

David Blom, partner and president of Tellus Group, 130 North Preston, Suite 130, Prosper, Texas. Mr. Blom expressed appreciated for the opportunity to speak to you tonight about our upcoming master plan community. I think the development agreement is considered a win-win event after we go through the information that we present to you here. I'm going to hit the points that I believe are important to the City. He introduced his project team – Andre Ferrari, and Justin Craig, Vice Presidents of acquisitions and planning.

Relative to what is important to the City, I appreciate why people move out here. We think there's room for what we're presenting tonight. We recognize the perspective and the

prioritization of open space and low density and quality of life out here. We're not ignoring that in what we are presenting.

Mr. Blom presented an overview of Mann Ranch:

- Over 360 acres of open space and amenities
- 10+ miles of hike and bike trails open to the public including around the properties' two large lakes
- On-site elementary school (dedicated to school district at no cost) to Forney IDS (Rockwall ISD is less than 10% of Mann)
- On-site emergency services site (dedicated to McLendon-Chisholm at no cost)
- City of McLendon-Chisholm Retail Water through a partnership with City of Terrell and Mann Ranch
- Expansion of FM-548 into a four-lane road is underway with TxDOT
- Robust CCRs and strict design guidelines to maintain high standards for the look and feel of the community

Benefits to McLendon-Chisholm:

- Aid in Expedited Water Solution
 - The Development provides a path for McLendon-Chisholm to obtain a CCN and become a direct customer of NTMWD in a one-year timeframe.
 - Tellus' plan includes contributing over \$17 Million towards over \$4 Million of off-site water infrastructure that expedites McLendon-Chisholm's path to securing a reliable supply of safe water.
 - The Development Agreement provides a retail water surcharge paid by the development, bringing in additional revenue to the City.
 - The Development Agreement also provides a long-term path to McLendon-Chisholm owning a portion of the off-site water line at no cost to the City.
- Emergency Services – Providing a foundation for establishing a police department
 - Tellus will dedicate a site for a substation at no cost to the City.
 - Tellus will contribute approximately \$700,000 towards City emergency services as it delivers lots.
 - At full build-out, the City will be able to collect over \$800,000 per year in Emergency Services revenues from Mann Ranch.
- Parks and Trails
 - The 10+ miles of lakefront and greenbelt trails and parks we will build in our community will be open to the public for the residents of McLendon-Chisholm to enjoy.
- Additional City Tax Revenue
 - The 380 Agreement provided for in the Development Agreement will bring in additional tax revenue to the City without any additional costs.

Development Agreement

- Under the Development Agreement, Tellus will be agreeing to certain development payments and standards beyond what we would otherwise be subject to.

- McLendon-Chisholm residents will be able to enjoy the community's amenities and will benefit from the infrastructure we are paying for, constructing, and maintaining, at no cost to the City.
- The Development Agreement provides revenue to the City in several ways.

Council Member Kipphut expressed that she can't really support the documents as it is written right now. I feel there are too many things that need to be fixed or discussed. She expressed that it seems they want to pay and use city services without being part of our City. She thinks that, at the beginning, that's going to be a drain on our resources. I think we need to discuss the district land expansion. Without the city agreement, she doesn't believe that's acceptable either. She stated she can see the district then acquiring land that is around it and then we have no say into that's going on and I don't think that's right. What she thinks is that everyone tonight has said is there's too many undefinables in the developers agreement as it is right now. We have exhibit that are missing; the water, we can't provide water at this time; and, the wastewater, there's been no mention of how sewer will be taken care of. She understands that there was a district formed in 2007 that had wastewater treatment facility on site that has been approved. So, she presumes that's what they are going to do. And then public safety, fire, that will be a drain on our resources at the very beginning. It will cause us to build a fire station and the way the development agreement is written now is that we have three years to do that once all the infrastructure is land out and I'm not sure that we can do that. Secondly, the police. We don't have a police department, we rely on the Rockwall County Sheriff. How will that work? Finally, EMS. We don't own EMS, that again is provided for through the County. So, there's too many questions in depth that she has that she would like to go through this with more detail with you. I don't know if that has been done within City staff, but there are some things that she is not comfortable with and she would not support it at this time.

Mr. Blom addressed a couple of her concerns.

Council Member Tucker stated that some of his concerns have already been alluded to and those are police, EMS, and the sewer. He asked how much of the project is in Rockwall County and how much is in Kaufman County. Mr. Blom stated there are 80 acres in Rockwall and the remainder is in Kaufman.

Council Member Kipphut stated she thinks it would be prudent to have this discussion with the entire Council and feed off more questions.

City Administrator Hildebrand responded that that was the intent. If Council has questions, please submit them to him and he will in turn let the developer know. They agree with you, they want to address your concerns.

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

None

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

9.1. Mayor Short – Absent

- 9.2. Mayor Pro Tem Woessner – Absent
- 9.3. Council Member McNeal – Absent
- 9.4. Council Member McLendon – None
- 9.5. Council Member Tucker – Looks forward to going on the Road Consortium committee.
- 9.6. Council Member Kipphut - None

12. ADJOURN

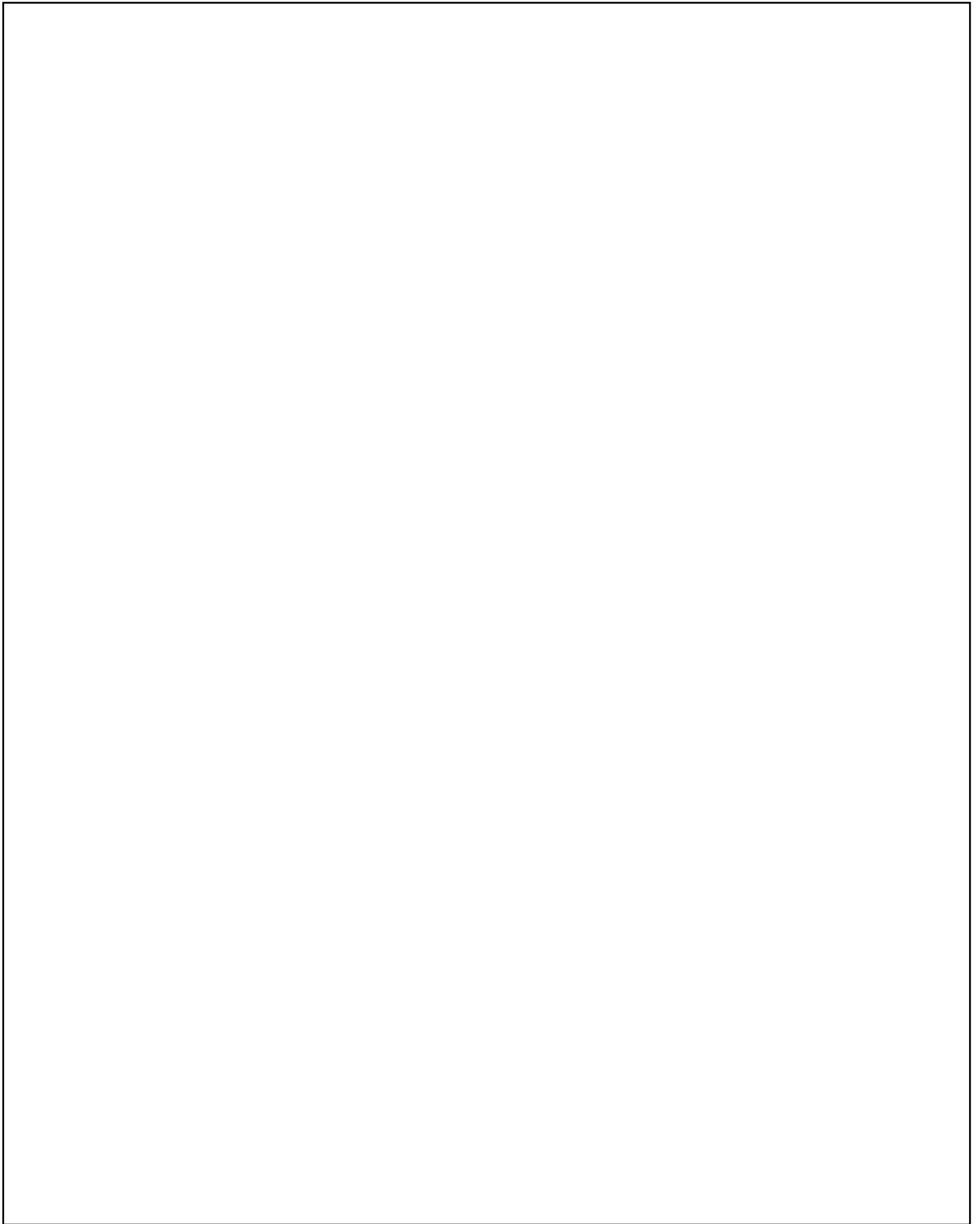
There being no further business to discuss, Council Member Kipphut adjourned the meeting at 7:55 p.m.

APPROVED:

Council Member Kipphut

ATTEST:

Rochelle Green, City Secretary



City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2023

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022-2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget
Revenue								
302 · Franchise Income	138,935	\$ 170,623	74%	\$ 232,000	\$ 116,163	\$ 145,270	63%	\$ 232,000
303 · Development Income	32,010	267,055	167%	160,000	15,925	27,230	40%	68,000
304 · Building Permit Income	86,015	188,474	19%	975,000	185,320	550,687	54%	1,015,375
305 · Municipal Court Income		1,000	- %	-	2,000	5,000	56%	9,000
306 · Interest Income	14,994	66,186	752%	8,800	288	875	- %	23,110
307 · Sign Permit Income		-	- %			-	- %	-
308 · Septic Fees	550	3,800	32%	12,000	550	6,875	53%	13,000
309 · Food Enforcement		100	8%	1,200		-	0%	1,200
310 · Sales Tax Revenue	80,520	424,448	44%	975,000	78,008	448,819	46%	977,930
311 · PID Admin Expense Reimbursement		-	- %			-	- %	-
313 · Donations		30	- %			30	- %	-
314 · Copies Public Inf. Income		50	- %			-	- %	-
315 · Miscellaneous Income		-	- %			-	- %	-
317 · Ad Valorem Tax	82,187	661,400	97%	680,000	76,314	920,905	136%	679,195
318 · Tax Certifications		-	- %			-	- %	-
321 · Credit Card Fee Revenue	305	1,051	70%	1,500	84	597	45%	1,315
325 · Hotel Occupancy Tax	1,218	2,287	- %			-	- %	-
Transfer from Fire Capital Fund		-	- %		95,411	1,052,654	91%	1,152,550
Transfer from Unassigned Surplus			0%	500,000				
Total Revenue	\$ 436,733	\$ 1,786,503	50%	\$ 3,545,500	\$ 570,062	\$ 3,158,943	76%	\$ 4,172,675

City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2023

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022-2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget
Expenditures								
Operating Expenditures								
401 · Municipal Court		\$ 30	3%	\$ 1,000	\$ -	\$ -	- %	\$ -
402 · Election Expense		-	0%	10,000		-	- %	6,550
410 · Contracted Services						-		
41003 · Building Inspections	16,925	79,748	41%	195,000	48,725	129,975	60%	216,755
41004 · Enigneering Services - Development		8,300	26%	32,000		-		
41005 · City Planner Services - Development		14,295	43%	33,500		-		
41006 · Other Consultants - Development	3,320	3,320	11%	29,500		-		
41007 · Evnironmental & Health Inspect. Services	825	3,960	26%	15,000	800	4,280	45%	9,495
41008 · Animal Control	1,590	7,950	42%	19,000	1,590	7,950	42%	19,080
411 · Vehicle Expenses	118	155	31%	500	15	22	4%	525
412 · Supplies		369	9%	4,000		2,338	- %	4,000
415 · Section 380 Grant Program	21,730	92,630	33%	285,000	16,270	76,402	27%	284,630
418 · Membership Fees	1,274	2,529	126%	2,000	1,108	1,368	68%	2,000
422 · Public Notice Expense		1,204	16%	7,500		2,368	36%	6,510
423 · Community Functions		7,062	141%	5,000		1,015	67%	1,510
426 · Appraisal District Collection	2,339	7,438	58%	12,800	3,186	6,372	50%	12,745
429 · Street Lights	234	1,157	34%	3,400	234	1,186	35%	3,400
Total 400 Operating Expenditures	48,354	\$ 230,147	35%	\$ 655,200	\$ 71,928	\$ 233,276	41%	\$ 567,200
Occupancy Expenditures								
502 · Electricity	\$ 281	\$ 1,174	29%	\$ 4,000	\$ 369	1,875	45%	\$ 4,200
506 · Water	268	1,359	37%	3,700	297	1,472	42%	3,500
514 · Building Maint/Improvements	2,396	9,505	38%	25,000	323	15,058	68%	22,000
516 · Lawn Maintenance	719	3,595	29%	12,500	685	3,875	31%	12,371
520 · Telephone & Internet	1,097	5,620	54%	10,500	896	4,161	40%	10,520
522 · Website Expense		4,240	33%	13,000		4,240	34%	12,480
Total 500 Occupancy Expenditures	\$ 4,761	\$ 25,492	37%	\$ 68,700	\$ 2,570	\$ 30,681	47%	\$ 65,071

City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2023

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022-2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget
General & Administrative Expenditures								
603 · Citizen Recognition	-	-	0%	2,000	\$ -	-	- %	-
604 · Municipal Manuals, Books & Maps		267	53%	500		-	- %	-
606 · Employee Costs	28,232	139,844	26%	540,000	24,205	130,838	41%	315,503
618 · Liability Insurance		8,900	100%	8,900		6,012	100%	6,012
619 · Software Subscriptions	1,128	7,407	27%	27,000	(1)	21,248	79%	26,904
621 · IT Support	1,480	10,760	85%	12,700	1,200	5,000	40%	12,610
622 · Office Supplies - City Hall	500	2,025	31%	6,500	405	1,982	33%	6,000
623 · Office Equipment	187	5,727	29%	19,500	237	1,293	60%	2,150
624 · Office Equip Maintenance		908	19%	4,700		1,922	46%	4,200
625 · Printed Materials	1,039	1,150	57%	2,000	690	1,475	74%	2,000
626 · Postage-City Hall	156	453	21%	2,200		340	24%	1,428
628 · Bank Fees	349	1,383	48%	2,900	124	1,577	52%	3,020
630 · Legal & Professional						-		
63001-Accounting & Payroll services	6,600	29,700	45%	66,000	5,000	25,000	42%	60,000
63002 - Financial Audit	12,950	12,950	86%	15,000		-	0%	17,000
63003 - Legal	2,847	17,668	39%	45,000	2,308	17,261	45%	38,000
63005 - City Planner	3,000	18,375	23%	80,000	4,665	18,435	29%	62,525
63005.1 - Comprehensive Plan		-	- %	-		1,229	21%	5,979
63008 - Consultants	1,169	4,766	6%	85,000	665	3,964	- %	29,500
63009 - Engineering		1,350	- %	-		-	- %	-
632 · Emergency Management		-	- %	-		-	- %	-
645 · Transcription Services		-	- %	-		-	- %	-
646 · Mileage Expense		-	0%	100		74	100%	74
647 · Council Meetings & Development		78	3%	2,500	1,333	1,983	95%	2,098
648 · Training		-	- %			-		
64801 · Administrative Training	(448)	594	8%	7,000	(163)	207	- %	1,637
64802 · City Council Training	510	555	14%	4,000		-	- %	-

City of McLendon Chisholm
General Fund Financial Summary
For the five months ended February 28, 2023

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022-2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget
649 · Expense Account - City Administrator		678	- %	2,000		-	0%	50
650 · Expense Account - Mayor		50	- %	1,000		45	90%	50
652 · Staff Appreciation		1,651	83%	2,000		189	100%	189
655 · Code of Ordinance		-	0%	500		-	- %	-
699 · Miscellaneous Expense		-	0%	22,960	157	304	100%	304
						-	- %	
Total G & A Expenditures	\$ 59,698	\$ 267,240	28%	\$ 961,960	\$ 40,825	240,377	40%	\$ 597,233
31300 · Gain on Sale of Asset		(51,337)		\$ -				
700 · Capital Expenditures	19,602	22,022	7%	300,000	2,536	3,036	2%	185,000
Transfer to Public Safety Fund	84,263	498,517	32%	1,559,640	70,496	348,227	38%	905,274
Transfer to Capital Projects Fund		-	- %	-	95,411	1,052,654	91%	1,152,507
Total Capital Expenditures	\$ 103,865	\$ 469,202	25%	\$ 1,859,640	\$ 168,443	\$ 1,403,917	63%	\$ 2,242,781
Total Expenditures	\$ 216,678	\$ 992,081	28%	\$ 3,545,500	\$ 283,766	\$ 1,908,252	55%	\$ 3,472,285
Surplus (Deficit)	\$ 220,055	\$ 794,422		\$ -	\$ 286,296	\$ 1,250,691	179%	\$ 700,390

City of McLendon Chisholm
Utility Fund Financial Summary
For the five months ended February 28, 2023

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022- 2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget
Revenue								
306 · Interest Income	\$ 2,893	\$ 11,976	479%	\$ 2,500	\$ 50	\$ 159	5%	\$ 3,358
Sewer Utility Revenue								
32200 · Sewer Usage Fees	45,906	\$ 237,722	38%	623,832	36,910	203,044	36%	560,820
32201 · Sewer Tap Fees	24,000	60,000	12%	486,000	123,000	288,000	54%	537,000
32204 · Sewer Deposit Refunds	(405)	(603)	16%	(3,800)		(2,099)	51%	(4,088)
Total Revenue	\$ 72,395	\$ 309,096	28%	\$ 1,108,532	\$ 159,960	\$ 489,105	45%	\$ 1,097,090
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	4,410	\$ 21,923	41%	\$ 54,000	4,174	\$ 20,190	40%	\$ 50,125
41305 · O&M Maintenance	937	23,349	47%	\$ 50,100	538	22,309	45%	\$ 49,275
41308 · Electricity	9	45	41%	110	9	45	0%	108
41310 · Sewer Treatment	38,597	192,985	42%	463,160	23,894	173,590	43%	399,275
41311 · Infiltration Contingency						-		
41312 · Tap Fee Developer Rebate	14,400	36,000	12%	291,600	73,800	172,800	54%	322,200
Total Operations Expenditures	\$ 58,353	\$ 274,302	32%	\$ 858,970	\$ 102,415	\$ 388,934	47%	\$ 820,983
600 · General & Administrative Exp	\$ 1,395	\$ 6,975	42%	\$ 16,700	\$ 1,342	\$ 6,644	43%	\$ 15,563
Total Expenditures	\$ 59,748	\$ 281,277	32%	\$ 875,670	\$ 103,757	\$ 395,578	47%	\$ 836,546
Surplus (Deficit)	\$ 12,647	\$ 27,819	12%	\$ 232,862	\$ 56,204	\$ 93,526	0%	\$ 260,544

City of McLendon Chisholm
Debt Service Fund
For the five months ended February 28, 2023

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022-2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget
Revenue								
Ad Valorem Tax								
317 · Ad Valorem Tax	\$ 17,957	144,607	107%	\$ 135,579	\$ 9,517	\$ 114,896	94%	\$ 121,800
306 · Investment Income	(163)	2,430	- %	-	(39)	\$ 122	20%	600
Transfer from Excess Bond Proceeds		-	- %	-		\$ -	- %	-
Transfer from Fund Balance		-	- %	8,586		-	- %	28,163
Total Revenue and Transfers In	\$ 17,794	\$ 147,037	102%	\$ 144,165	\$ 9,478	\$ 115,018	76%	\$ 150,563
Expenditures								
628 · Bank Fees Expense	\$ 350	\$ 350		\$ 1,100	\$ 350	\$ 350	32%	\$ 1,100
660 · Bond Interest Expense	\$ 4,380	21,900	46%	\$ 48,065	\$ 4,539	\$ 22,695	42%	\$ 54,463
803 · Bond Premium Amortization		-				\$ -		
Transfer To Bond Principal		95,000	- %	95,000	95,000	\$ 95,000	100%	95,000
Total Expenditures and Transfers Out	\$ 4,730	\$ 117,250	81%	\$ 144,165	\$ 99,889	\$ 118,045	78%	\$ 150,563
Surplus (Deficit)	\$ 13,064	\$ 29,787	- %	\$ -	\$ (90,411)	\$ (3,027)	- %	\$ -

City of McLendon Chisholm
Public Safety Fund
For the five months ended February 28, 2023

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022-2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
Interest Income								
30600 · Alliance Interest Income	\$ 140	\$ 616	81%	\$ 760	\$ 25	\$ 158	%	\$ 1,000
30602 · Logic Interest Income	\$ 1,396	\$ 6,508						
313 · Donations		500	45%	1,100		1,000	%	1,100
316 · County Contract		0	0%	127,500		77,500	100%	77,500
319 · Grants		0	%			0		
Transfer from General Fund	84,263	498,517	32%	1,566,640	70,496	348,227	38%	910,456
Total Revenue	\$ 85,799	\$ 506,141	30%	\$ 1,696,000	\$ 70,521	426,884	43%	\$ 990,056
Expenditures								
Operating Expenditures								
43001 · Liability Insurance		\$ 13,284	98%	\$ 13,600		\$ 10,134	100%	\$ 10,140
43002 · Fuel	947	7,074	32%	21,900	1,422	7,136	33%	21,900
43003 · Maintenance & Repair - Vehicles	11,534	28,345	57%	50,000	1,464	28,233	68%	41,800
43004 · Maintenance & Repair - Station	827	6,924	73%	9,500	435	4,500	30%	15,000
43005 · Gear and Supplies		22,273	64%	35,000	9,002	31,614	75%	42,050
43006 · Compliance	135	4,068	68%	6,000		2,698	45%	6,000
43007 · Communications		0	0%	17,500		0	0%	17,250
43008 · Dispatch		10,000	100%	10,000		10,000	100%	10,000
43009 · Training	102	2,129	21%	10,000	2,735	4,184	42%	10,000
43030 · EMS		6,931	107%	6,500		3,456	48%	7,248
Total Operating Expenditures	\$ 13,546	\$ 101,027	56%	\$180,000	\$ 15,058	101,955	56%	\$181,388
Public Safety - Law Enforcement				500,000				
Occupancy Expenditures								
502 · Electricity	\$ 833	\$ 4,266	53%	\$ 8,000	\$ 854	\$ 3,582	45%	\$ 8,000
506 · Water	558	1,531	51%	3,000	152	1,957	67%	2,930
520 · Telephone & Internet	155	775	30%	2,600	155	1,508	60%	2,500
Total Occupancy Expenditures	\$ 1,546	\$ 6,572	48%	\$ 13,600	\$ 1,161	7,047	52%	\$ 13,430

City of McLendon Chisholm
Public Safety Fund
For the five months ended February 28, 2023

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	Feb 2023 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2022-2023 Adopted Budget	Feb 2022 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
General & Administrative Exp								
606 · Employee Costs	70,707	\$ 383,119	39%	985,000	54,302	303,406	42%	717,526
61802 · Property Insurance		12,994	96%	13,600		11,592		11,592
619 · Software Subscriptions		2,429	106%	2,300		2,358	102%	2,320
652 · Staff Appreciation		0	0%	1,500		285	36%	800
699 · Miscellaneous Expenses		0	%			241	0%	
Total General & Administrative Exp	\$ 70,707	\$ 398,542	40%	\$ 1,002,400	\$ 54,302	317,882	43%	\$ 732,238
700 · Capital Expenditures		0		0		0		63,000
Total Expenditures	\$ 85,799	\$ 506,141		\$ 1,696,000	\$ 70,521	\$ 426,884		\$ 990,056
Surplus/(Deficit)	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2023

	ARPA Fund	Debt Service Fund	General Fund	Public Safety	Utilities Fund
Revenue					
302 Franchise Income					
30202 FEC Electric			127,663.95		
30212 Matrix Business Technologies			420.76		
30213-1 Community Waste Disposal			216.76		
30216 Atmos Energy			10,535.07		
30221 CEBridge			98.36		
Total 302 Franchise Income	\$ 0.00	\$ 0.00	\$ 138,934.90	\$ 0.00	\$ 0.00
303 Development Income					
30301 BOA			400.00		
30304 Plat Income			5,860.00		
30308 From Development Account			25,750.00		
Total 303 Development Income	\$ 0.00	\$ 0.00	\$ 32,010.00	\$ 0.00	\$ 0.00
304 Building Permit Income					
30401 Contractor Registration Fee Inc			300.00		
30404 Inspection Income			11,885.00		
30405 Building Permit & Plan Review			73,429.76		
30408 Swimming Pool Permits			400.00		
Total 304 Building Permit Income	\$ 0.00	\$ 0.00	\$ 86,014.76	\$ 0.00	\$ 0.00
306 Interest Income					
30600 Alliance Interest Income			7,626.94	139.58	1,294.85
30602 Logic Interest Income	3,162.68	46.05	7,299.86	1,396.26	1,598.17
30603 Tex Pool Interest Income			67.38		
30607 Wilmington Accrued Int Income		-209.37			
Total 306 Interest Income	\$ 3,162.68	\$ -163.32	\$ 14,994.18	\$ 1,535.84	\$ 2,893.02
308 Septic Fees					
30801 OSSF Fee Income			550.00		
Total 308 Septic Fees	\$ 0.00	\$ 0.00	\$ 550.00	\$ 0.00	\$ 0.00
310 Sales Tax Revenue			80,520.32		
317 Ad Valorem Tax					
31701 Ad Valorem Tax - M&O			81,969.09		
31702 Ad Valorem Tax - Debt Service		17,901.54			
31703 Ad Valorem Refunds - M&O			-320.40		

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2023

	ARPA Fund	Debt Service Fund	General Fund	Public Safety	Utilities Fund
31705 Ad Valorem Tax - Prior Years		59.91	267.82		
31706 Ad Valorem Tax - Penalty		48.87	220.67		
31708 Ad Valorem Refunds - Debt Svc		-70.46			
31709 Ad Valorem Tax - Interest		17.22	49.60		
31710 Ad Valorem Tax - Misc Adj					
37112 Ad Valorem Business Property			0.00		
Total 317 Ad Valorem Tax	\$ 0.00	\$ 17,957.08	\$ 82,186.78	\$ 0.00	\$ 0.00
321 Credit Card Fee Revenue			305.05		
322 Sewer Utility Revenue					
32200 Sewer Usage Fees					45,906.44
32201 Sewer Tap Fees					24,000.00
32204 Sewer Deposit Refunds					-404.89
Total 322 Sewer Utility Revenue	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 69,501.55
325 Hotel Occupancy Tax			1,217.65		
Total Income	\$ 3,162.68	\$ 17,793.76	\$ 436,733.64	\$ 1,535.84	\$ 72,394.57
Gross Profit	\$ 3,162.68	\$ 17,793.76	\$ 436,733.64	\$ 1,535.84	\$ 72,394.57
Expenses					
400 Operating Expenditures					
410 Contracted Services					
41003 Building Inspections			16,925.00		
41006 Other Consultants - Development			3,320.00		
41007 Environmental & Health Inspect			825.00		
41008 Animal Control			1,590.42		
Total 410 Contracted Services	\$ 0.00	\$ 0.00	\$ 22,660.42	\$ 0.00	\$ 0.00
411 Vehicles Expenses			117.58		
415 Chapter 380 Grant Program			21,730.00		
418 Membership Fees			1,274.00		
426 Appraisal District Collection			2,338.73		
429 Street Lights			233.63		
Total 400 Operating Expenditures	\$ 0.00	\$ 0.00	\$ 48,354.36	\$ 0.00	\$ 0.00
413 Sewer Operation & Maintenance					
41304 O&M Agreement					4,410.00
41305 Nonstandard O&M Expense					936.62
41308 Electricity					9.14

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2023

	ARPA Fund	Debt Service Fund	General Fund	Public Safety	Utilities Fund
41310 Sewer Treatment					38,597.00
41312 Tap Fee Developer Rebate					14,400.00
Total 413 Sewer Operation & Maintenance	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 58,352.76
430 Public Safety - Fire Department					
43002 Fuel				947.45	
43003 Maintenance & Repair - Vehicles				11,534.46	
43004 Maintenance & Repair - Station				827.16	
43006 Compliance				135.00	
43009 Training				102.12	
Total 430 Public Safety - Fire Department	\$ 0.00	\$ 0.00	\$ 0.00	\$ 13,546.19	\$ 0.00
500 Occupancy Expenditures					
502 Electricity			281.49	833.11	
506 Water			267.73	558.38	
514 Building Maint/Improvements			2,396.20		
516 Lawn Maintenance			719.19		
520 Telephone & Internet			1,096.83	154.95	
Total 500 Occupancy Expenditures	\$ 0.00	\$ 0.00	\$ 4,761.44	\$ 1,546.44	\$ 0.00
600 General & Administrative Exp					
606 Employee Costs					
60601 Staff Salaries			20,515.44	52,752.79	
60602 Paid Time Off			0.00	0.00	
60604 Holiday Pay			0.00	0.00	
60609 Payroll Tax Expense			1,578.58	4,005.08	
60612 Retirement Plan Contributions			1,602.64	3,607.27	
60613 Health Insurance Expense			2,882.73	9,668.80	
60614 Dental Insurance Expense			123.28	616.40	
60615 Vision Insurance			27.36	56.80	
60619 HRA Rembursements			1,040.29		
60622 Taxable Fringe Benefits			461.52		
Total 606 Employee Costs	\$ 0.00	\$ 0.00	\$ 28,231.84	\$ 70,707.14	\$ 0.00
619 Software Subscriptions			1,128.03		
621 IT Support			1,480.00		
622 Office Supplies - City Hall			499.85		
623 Office Equipment			186.70		

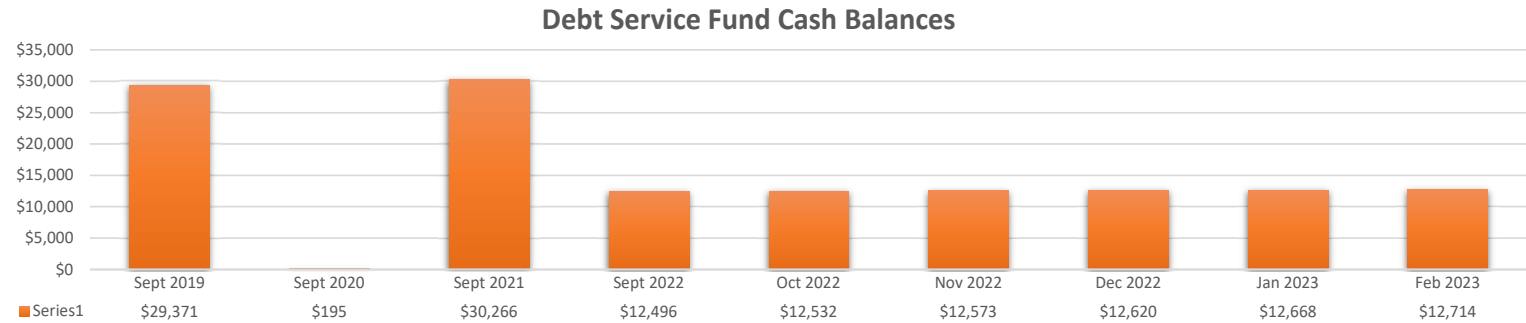
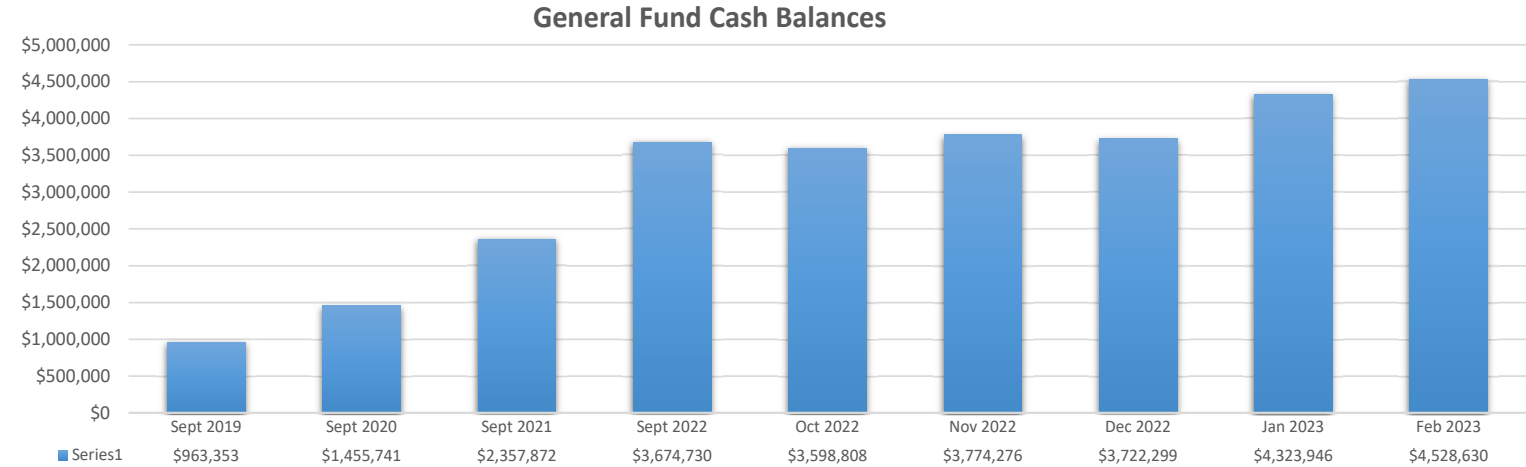
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of February, 2023

	ARPA Fund	Debt Service Fund	General Fund	Public Safety	Utilities Fund
625 Printed Materials			1,039.12		
626 Postage-City Hall			155.62		
628 Bank Fees					
62801 Service Charges			349.23		
62803 Wilmington Trust Fees		350.00			
Total 628 Bank Fees	\$ 0.00	\$ 350.00	\$ 349.23	\$ 0.00	\$ 0.00
630 Legal & Professional					
63001 Accounting & Payroll Services			6,600.00		1,395.00
63002 Financial Audit			12,950.00		
63003 Legal			2,846.50		
63005 City Planner			3,000.00		
63008 Financial Consulting			1,168.75		
Total 630 Legal & Professional	\$ 0.00	\$ 0.00	\$ 26,565.25	\$ 0.00	\$ 1,395.00
648 Training					
64801 Admin Training			-447.95		
64802 Council Training			510.49		
Total 648 Training	\$ 0.00	\$ 0.00	\$ 62.54	\$ 0.00	\$ 0.00
660 Bond Interest Expense		4,380.21			
Total 600 General & Administrative Exp	\$ 0.00	\$ 4,730.21	\$ 59,698.18	\$ 70,707.14	\$ 1,395.00
700 Capital Expenditures					
70001 Road Repairs			4,613.00		
70002 Office Equipment			14,989.15		
Total 700 Capital Expenditures	\$ 0.00	\$ 0.00	\$ 19,602.15	\$ 0.00	\$ 0.00
Total Expenses	\$ 0.00	\$ 4,730.21	\$ 132,416.13	\$ 85,799.77	\$ 59,747.76
Net Operating Income	\$ 3,162.68	\$ 13,063.55	\$ 304,317.51	-\$ 84,263.93	\$ 12,646.81
Net Income/(Deficit)	\$ 3,162.68	\$ 13,063.55	\$ 304,317.51	-\$ 84,263.93	\$ 12,646.81

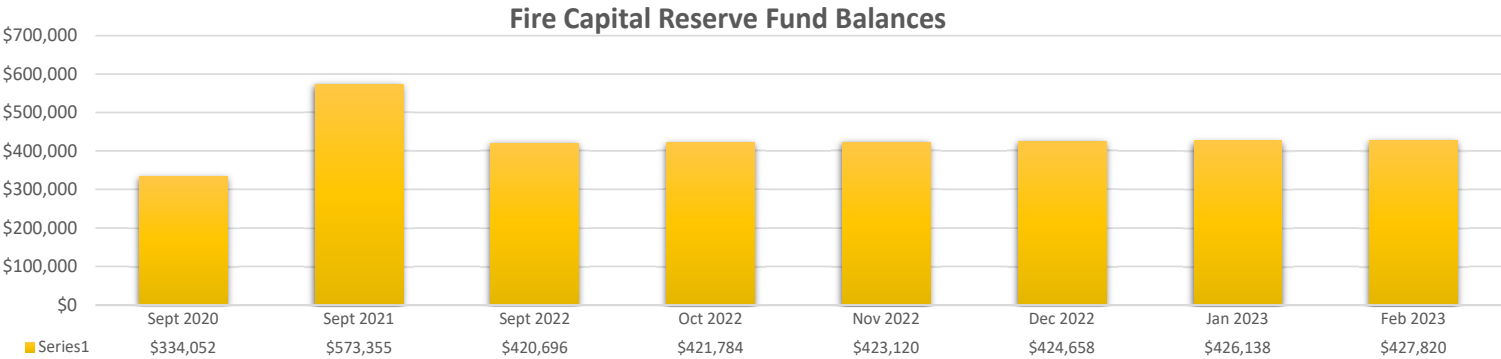
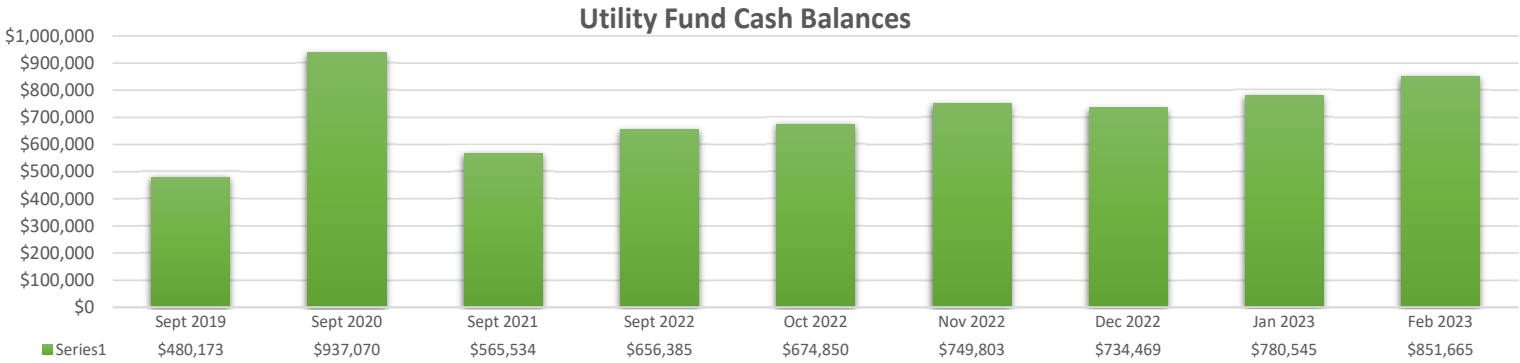
City of McLendon Chisholm
Cash Account Balances

Fund	Account	Sept 30,22	Oct 31, 22	Nov 30, 22	Dec 31, 22	Jan 31, 23	Feb 28, 23
Debt Service	130 · 9003 Logic I&S Fund	12,496	12,532	12,573	12,620	12,668	12,714
I&S Total		12,496	12,532	12,573	12,620	12,668	12,714
General	100 · 3738 - Alliance Operating	1,468,125	1,386,366	1,554,695	1,494,554	2,087,662	2,284,150
General	103 · Texpool 300001	19,278	19,326	19,383	19,449	19,449	19,586
General	125 · Logic - 9001 General Fund Reserves	304,223	305,028	306,013	307,140	308,327	309,448
General	127 · Logic-9004 Operating	1,883,103	1,888,088	1,894,185	1,901,157	1,908,508	1,915,446
General Total		3,674,729	3,598,808	3,774,276	3,722,299	4,323,946	4,528,630
Utility	106 · 5071 - Alliance Utility Fund	222,597	239,914	313,463	296,523	340,905	410,427
Utility	126 · Logic - 9002 Utility Fund	433,788	434,936	436,341	437,947	439,640	441,238
Utility Total		656,385	674,850	749,803	734,469	780,545	851,665
Fire Capital Reserve	102 · 634 Alliance Construction	41,715	41,800	41,909	42,044	42,044	42,329
Fire Capital Reserve	128 · 9005 Logic Fire Dept Reserve	378,981	379,984	381,211	382,614	384,094	385,490
Reserves Total	128 · 9005 Logic Fire Dept Reserve	420,696	421,784	423,120	424,658	426,138	427,820
ARPA Fund	131 · Logic 9007 ARPA Fund	860,152	861,293	863,495	866,673	870,024	873,187
ARPA Fund Total		860,152	861,293	863,495	866,673	870,024	873,187
Total		5,624,458	5,569,267	5,823,268	5,760,719	6,413,321	6,694,015

**City of McLendon Chisholm
Cash Balance Report
As of February 28, 2023**



City of McLendon Chisholm
Cash Balance Report
As of February 28, 2023



CITY OF ROCKWALL LETTER

Dear Ms. Smith,

Our current status with RCH Water Supply Corporation is awaiting for the Board of Directors to host their Annual Meeting on March 29, 2023 and for the board of directors to make a decision to vote in favor of the Water System Asset Transfer Agreement. In addition to that we are in the process of filing with the Public Utility Commission (PUC) so that our city will be the retail provider.

It is our intent to have a new water purchase agreement drawn up with an understanding it will be temporary with the City of Rockwall and request for a letter to be sent to North Texas Municipal Water District (NTMWD) for when the City of McLendon-Chisholm is ready to become a direct customer.

Beginning in April we will utilize water conservation infographics to help inform citizens to help reduce outdoor water usage.

We look forward to working with you, the City of Rockwall and improving the utility relationship.

NTMWD LETTER

Dear Jenna Covington, PE, Mr. Billy George, PE and Mr. R.J. Muraski, PMP,

Our current status with RCH Water Supply Corporation is awaiting for the Board of Directors to host their Annual Meeting on March 29, 2023 and for the board of directors to make a decision to vote in favor of the Water System Asset Transfer Agreement. In addition to that we are in the process of filing with the Public Utility Commission (PUC) so that our city will be the retail provider.

We have sent a letter to the Rockwall City Manager Mary Smith our current status and our intent is to become a direct customer with NTMWD when we are ready.

Beginning in April we will utilize water conservation infographics to help inform citizens to help reduce outdoor water usage.

We look forward to working with you, the City of Rockwall and improving the utility relationship.

March 15, 2023

Ms. Jenna Covington, Executive Director
North Texas Municipal Water District
501 East Brown Street
Wylie, Texas 75098

Hi Jenna,

Please receive this letter as an official request from the City of McLendon-Chisholm (MC), Texas to become a 'Direct Customer' with the North Texas Municipal Water District (NTMWD).

Please let me know if there is an additional application process that we need to follow.

As you are aware, the City of McLendon Chisholm and the RCH WSC are working together to transfer all assets including the RCH CCN to the City of McLendon Chisholm. This process has softly started, but will become more robust when the RCH completes their member election (culmination is intended for the end of March 2023) and their Board of Directors solidify their intent at an official Board of Directors meeting.

Once the abovementioned process has been completed, the city of MC shall immediately commence a review of all assets of the RCH corporation and evaluate the overall technical and fiscal processes. Our water attorney, Ms. Emily Rogers, Bickerstaff, Heath Delgado and Acosta, LLP of Austin, Texas shall be our front runner in our State of Texas Public Utilities Corporation (PUC) CCN transfer process. We will be using the services of Teague Nall and Perkins, Inc. (TNP) Engineering, Mr. Michael DeMotte, PE and lead water/wastewater engineer and his team to do the overall review and analysis. The administrative and fiscal review is still being determined with the possibility of utilizing Mr. Cameron Robinson and his team at Inframark, L.L.C. completing this review process.

We are anxious to work with the NTMWD and making our new water system a definite positive showcase for other systems throughout Texas.

I look forward to further working and learning from you and making this goal a reality. Please let me know what you need from us to further this requested process.

Respectfully and of course 'GO MOJO!'

Konrad Hildebrandt
City Administrator
City of McLendon-Chisholm, Texas

March 15, 2023

Ms. Mary Smith, City Manager
City of Rockwall, Texas
385 S. Goliad Street
Rockwall, Texas 75087

Dear Ms. Smith,

Please receive this letter notifying you of the City of McLendon-Chisholm's intent to consummate a transfer of Water and Sewer Certificate of Convenience and Necessity (CCN) from the Rockwall, Chisholm, Heath (RCH) Water Service Corporation (WSC) to the City of McLendon-Chisholm, Texas.

We anticipate this process to begin, in earnest, the first week in April 2023, based on the conclusion of an RCH Election (ending in March 2023) and a certification of intent to Transfer all Assets by the RCH Board of Directors.

We are very interested in 'assuming' the existing water contractual agreement that RCH WSC currently has with the city of Rockwall, Texas. If an assumption is not available, we would like to initiate an immediate commencement of discussions to develop an appropriate agreement with the City of Rockwall to purchase wholesale water from your city.

Our overall intent is to become a direct customer of the North Texas Municipal Water District (NTMWD). As you are aware, this process may take a considerable amount of time, but in initial discussions with NTMWD, they indicated that the City of MC could take over the existing application from RCH and some time would be diminished in the process.

The city of MC would like to request a formal letter from the City of Rockwall indicating your approval of the City of MC becoming a NTMWD customer. We can discuss the specifics of this letter at a time that is convenient for you.

Further, until such a time that we become a NTMWD customer, we also would like to request an increase in the amount of water received from the RCH Contract. We will be requesting this from NTMWD to send more water through the City of Rockwall to effectuate this happening. Your approval and support will be greatly appreciated.

I sincerely have appreciated and continue to appreciate the mentorship, help and overall support and direction that you have given me personally and the overall cities here in Rockwall County. I look forward to working with you into the future on not only this project, but also other important projects to make our Rockwall County an even greater one.

Respectfully,

Konrad Hildebrandt
City Administrator
City of McLendon-Chisholm, Texas