



AGENDA
City Council
Wednesday, May 26, 2021
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. CITIZEN COMMENTS
5. CONSENT AGENDA
Items under the Consent Agenda are considered non-controversial or routine and will be adopted by one motion without separate discussion of items. Any item may be removed from the Consent Agenda and considered individually by request from any Council Member making such request prior to a motion and vote on the Consent Agenda.
 - 5.1. Action regarding the Minutes of May 12, 2021 City Council Meeting 4 - 7
[05.12.21 CC Meeting](#)
 - 5.2. Budget Report April 2021 8 - 24
[Budget Report April 2021](#)
 - 5.3. McLendon-Chisholm Fire Rescue Report April 2021 25 - 27
[April 2021 Calls by District](#)
[April 2021 Calls by Incident Type](#)
 - 5.4. Building Official Report April 2021 28 - 34
[Building Report April 2021](#)
 - 5.5. Animal Control Report April 2021 35
[Animal Control Report April](#)
 - 5.6. CWD Report April 2021 36 - 40
[CWD Report April 2021](#)
 - 5.7. Sheriff's Report April 2021
[Sheriffs Report April](#)
6. ITEMS FOR CONSIDERATION
 - 6.1. Discussion and action regarding selection of a Mayor Pro Tem.

- 6.2. Project Manager Sean Spyres will provide an update regarding status of the Fire Station construction project. (Requested by Sean Spyres)
- 6.3. Discussion and action regarding approval of use of funds held by the City, and provided by the developer as part of the last bond issuance, for major repairs and emergency maintenance of authorized improvements (road repairs) within the Sonoma Verde Public Improvement District Phase 1 for an amount not to exceed \$110,000. (Requested by Palomba) 41 - 45
[Staff Report - Sonoma Verde Phase 1 Road Repairs](#)
[Sonoma Road Repair Contractor Proposal and Location Map](#)
- 6.4. Discussion and action regarding the application of Carolyn Gann requesting approval of a final plat for a 3.7 acre tract of land located at the northeast corner of the intersection of Smith Road and Klutts Road, McLendon-Chisholm ETJ. Rockwall CAD Parcel Identification Number: 83469. The request is to divide the 3.7 acre tract of land into two residential lots; one containing 2.0 acres of land the the other lot containing 1.7 acres of land and the existing home. 46 - 51
[Application](#)
[Staff Report](#)
- 6.5. Discussion and action regarding the request of Oak National Holdings (Represented by Todd D. Winters, P.E.) for approval of a preliminary plat for a 166.256 acre tract of land located on Pullen Road containing Rockwall CAD Parcel Identification numbers: 53878, 53879, 10852, 10851, 101846, 51678, 10848, 10850, 46003, and 69591. The request is for 129 residential lots and four common area lots. The development is proposed to be a phased development. 52 - 60
[Application](#)
[Staff recommendation Heritage preliminary plat](#)
- 6.6. Discussion regarding FY 2021-2022 Budget and Tax Rate Adoption calendar, budget priorities, budget process, and related matters. (Requested by Palomba)
7. UPDATES, DISCUSSION AND DIRECTION TO STAFF
8. 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.

9. 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 on or before 5:00 p.m., May 21, 2021 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
May 12, 2021**

The City Council of the City of McLendon-Chisholm convened in Regular Session on Wednesday, May 12, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kipphut	Mayor Pro Tem
	Trudy Woessner	Council Member
	William Dahl	Council Member
	Brian Davis	Council Member
Staff Present:	Lisa Palomba	City Administrator
	Jim Simmons	Fire Chief
	Shelly Green	City Secretary
	Michael Halla	City Attorney

1. CALL TO ORDER

Mayor Short called the meeting to order at 6:30 p.m.

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

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

3. RULES OF DECORUM

Mayor Short announced the Rules of Decorum are in place and are to be observed throughout the meeting.

Mayor Short explained that the Citizen Comments item was inadvertently left off the agenda. However, anyone wishing to speak could do so at this time. There were no citizens wishing to speak before the Council.

4. CONSENT AGENDA

- 4.1. Action Regarding the Minutes of April 28, 2021 City Council Meeting
- 4.2. Accept Resignation of Daniel Tucker from the Planning & Zoning Commission
- 4.3. Resolution denying Oncor proposed rate increase

MOTION: APPROVE THE COSENT AGENDA AS PRESENTED.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Woessner
APPROVAL: Unanimous

5. ITEMS FOR DISCUSSION

- 5.1. Discussion and action regarding a Resolution canvassing the returns of the General Election held on May 1, 2021 for the purpose of electing three Council Members (Places 1, 3, and 5) to serve two year terms.

Mayor Short asked the City Secretary to deliver the results of the May 1, 2021 election. Election returns, as certified by the Rockwall County Elections Administrator, Christopher J. Lynch, were delivered as follows:

- | | | |
|--------------------------|------------------|-----------|
| • Council Member Place 1 | Lorna Kipphut | 364 Votes |
| • Council Member Place 3 | Paul Patrick Day | 166 Votes |
| | Trudy Woessner | 248 Votes |
| • Council Member Place 5 | Val Bodart | 114 Votes |
| | Daniel Tucker | 291 Votes |

MOTION: APPROVE THE RESOLUTION CANVASSING THE RESULTS OF THE MAY 1, 2021 ELECTION.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Davis
APPROVAL: Unanimous

- 5.2. Receive comments from outgoing Council Member William Dahl.

Council Member Dahl gave his parting remarks and expressed appreciation for the opportunity to have served.

- 5.3. Swear in newly elected Council Members for Places 1, 3, and 5.

Mark Russo, Rockwall County JP, Precinct 3, swore in Council Member Kipphut, Council Member Woessner, and Council Member Tucker.

Newly elected Council Member Tucker took his seat at the Council dais along with re-elected Council Members Kipphut and Woessner.

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- 5.4. Council will review applicants for the Council Member Place 2 vacancy and provide each applicant an opportunity to introduce themselves and answer questions from Council.

Applicants for the vacancy of Council Member Place 2, Brooke Birdsong, Tom Hritz, Gary Moody, and Norman Willis, introduced themselves to the Council and answered the following questions:

1. Who are you and what perspective do you think you will bring to Council?
 2. There is a mandatory time commitment to being on the Council (meeting attendance). There is a minimum of two meetings per month and special meetings as needed. Will you be able to commit that time for the next year?
 3. What do you feel is the biggest challenge facing McLendon-Chisholm today?
- 5.5. Recess into Executive Session (closed meeting) in accordance with Texas Government Code Section 551.074(a)(1) Personnel Matters to deliberate the appointment, employment, evaluation, resignation, duties, discipline or dismissal of a public officer or employee: Appointment to fill the vacancy for Council Member Place 2.

Mayor Short recessed the meeting into Executive Session at 6:55 p.m.

- 5.6. Reconvene Regular City Council Meeting and consider any action on matters discussed in Executive Session.

No Action taken in Executive Session

- 5.7. Discussion and action regarding appointing a citizen to fill the vacancy of Council Member Place 2.

MOTION: APPOINT NORMAN WILLIS TO FILL THE VACANCY OF COUNCIL MEMBER PLACE 2 FOR A ONE YEAR TERM.

MADE BY: Council Member Kipphut

SECONDED BY: Council Member Davis

APPROVAL: Unanimous

- 5.8. Swear in newly appointed Council Member to fill the vacancy for Place 2.

Mark Russo, Rockwall County JP, Precinct 3, swore in Council Member Place 2, Norman Willis. Council Member Willis took his seat on the Council dais.

- 5.9. Presentation by Abra Nusser representing Kimley-Horn regarding city survey results. Council discussion may follow the presentation

Abra Nusser, representing Kimley-Horn, presented a slideshow regarding the survey results of the recently completed survey for the pending Comprehensive Plan update.

6. UPDATES, DISCUSSION AND DIRECTION TO STAFF

Council Member Davis asked about the status of the new Website. City Administrator Palomba stated she hopes it is ready by the next meeting.

Council Member Kipphut asked about the process for filling upcoming vacancies on P&Z and the BOA. City Administrator Palomba responded that she plans to ask the Mayor to announce applications are being taken at the next meeting. New appointments will be made at the first meeting in July.

7. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

Mayor Short reminded everyone of the upcoming Memorial Day event to be held at City Hall on May 31st at 1:00 p.m.

8. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 7:48 p.m.

APPROVED:

Keith Short, Mayor

Rochelle Green, City Secretary

City of McLendon Chisholm
General Fund Financial Summary
For the seven months ended April 30, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	April 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	April 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
302 - Franchise Income	\$ 693	\$ 149,269	77%	\$ 195,000	\$ 1,527	\$ 145,922	78%	\$ 187,000
303 - Development Income	8,655	68,090	454%	15,000	-	70,600	471%	15,000
304 - Building Permit Income	125,950	560,258	80%	696,127	100,126	544,498	165%	330,000
305 - Municipal Court Income	206	206	- %	500	-	-	0%	1,800
306 - Interest Income	380	4,742	19%	25,000	1,636	13,080	- %	18,500
307 - Sign Permit Income		-	- %	-	-	-	- %	100
308 - Septic Fees	3,950	8,450	77%	11,000	2,150	9,925	127%	7,800
309 - Food Enforcement		900	75%	1,200	-	1,200	96%	1,250
310 - Sales Tax Revenue	25,543	272,811	80%	341,608	25,804	195,710	95%	205,750
311 - PID Admin Expense Reimbursement		-	- %	-	-	-	- %	-
313 - Donations		(250)	-50%	500	-	836	139%	600
314 - Copies Public Inf. Income		-	- %	100	-	-	- %	130
315 - Miscellaneous Income	118,979	118,979	101%	118,000		-	- %	-
317 - Ad Valorem Tax	7,327	608,319	110%	551,083	6,163	585,707	109%	537,708
318 - Tax Certifications		-	- %	-	-	74	- %	75
321 - Credit Card Fee Revenue	351	1,133	143%	790	104	904	164%	550
325 - Hotel Occupancy Tax		2,056	- %	-				
Transfer from Fire Capital Fund		10,355	- %	410,465				
Transfer from Unassigned Surplus			- %	50,835				
Total Revenue	\$ 292,034	\$ 1,805,318	75%	\$ 2,417,208	\$ 137,511	\$ 1,568,456	75%	\$ 1,306,263

City of McLendon Chisholm
General Fund Financial Summary
For the seven months ended April 30, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	April 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	April 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Expenditures								
Operating Expenditures								
401 - Municipal Court	\$ 230	\$ 230	23%	\$ 1,000	\$ -	\$ -	- %	\$ 50
402 - Election Expense		-	0%	25,000	-	-	- %	12,250
410 - Building Inspections	8,350	101,625	61%	167,264	8,395	108,752	92%	117,742
411 - Environment Regulation Expense	1,100	5,993	111%	5,375	820	3,950	63%	6,255
41202 - CE Salary	2,700	12,233	41%	30,000				
41203 - CE Fuel		42	- %	-				
41204 - CE Vehicle Repairs & Maint		1,938	- %	-				
41205 - CE Supplies	128	853	- %	-				
414 - Animal Control	1,590	11,130	58%	19,196	-	-	- %	18,000
415 - Section 380 Grant Program		16,966	218%	7,800	-	10,444	- %	3,800
418 - Membership Fees		2,004	100%	2,000	60	1,662	106%	1,575
422 - Public Notice Expense	617	6,702	57%	11,750	-	2,807	31%	9,150
423 - Community Functions		550	55%	1,000	-	7,290	1458%	500
426 - Appraisal District Collection		4,838	65%	7,500	-	3,806	76%	5,000
429 - Street Lights			0%	2,900				
430 - Public Safety	69,991	431,042	74%	581,318	31,240	191,688	63%	306,555
Total 400 Operating Expenditures	\$ 84,706	\$ 596,145	69%	\$ 862,103	\$ 40,515	\$ 330,398	69%	\$ 480,877
Occupancy Expenditures								
502 - Electricity	\$ 183	\$ 1,643	57%	\$ 2,900	\$ 170	1,529	57%	\$ 2,700
506 - Water	288	1,959	19%	10,239	268	5,429	136%	4,000
510 - Propane Gas		-	0%	870	-	-	- %	788
512 - Trash Pick up		-	0%	-	-	-	- %	1,344
514 - Building Maint/Improvements	323	8,853	74%	12,000	2,143	6,344	52%	12,200

City of McLendon Chisholm
General Fund Financial Summary
For the seven months ended April 30, 2021

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	April 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	April 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
516 · Lawn Maintenance	685	4,795	60%	8,000	685	4,795	56%	8,500
518 · Janitorial		-	- %	-	-	-	- %	-
520 · Telephone & Internet	793	5,236	63%	8,300	793	4,396	64%	6,900
522 · Website Expense	120	360	14%	2,500	120	1,138	114%	1,000
522.1 · Website Design/Redesign		3,000	30%	10,000				
522.2 · Audio/Video Chamber Updates		21,240	50%	42,280				
Total 500 Occupancy Expenditures	\$ 2,392	\$ 47,086	48%	\$ 97,089	\$ 4,178	\$ 23,631	48%	\$ 37,432
General & Administrative Expenditures								
603 · Citizen Recognition	-	-	- %	-	-	-	- %	-
604 · Municipal Manuals, Books & Maps		45	9%	500	-	346	138%	250
606 · Employee Costs	24,654	139,451	63%	222,187	16,775	104,140	47%	222,455
618 · Liability Insurance		5,563	96%	5,821	-	5,292	70%	7,517
619 · Software Subscriptions	365	21,465	58%	37,100	481	18,258	96%	19,000
621 · IT Support	900	5,675	81%	7,000	725	4,550	83%	5,500
622 · Office Supplies - City Hall	505	3,679	105%	3,500	142	1,784	59%	3,000
623 · Office Equipment	149	1,365	15%	8,900	149	2,365	91%	2,600
624 · Office Equip Maintenance		2,028	45%	4,500	100	1,794	120%	1,500
625 · Printed Materials		373	19%	2,000	-	1,823	107%	1,700
626 · Postage-City Hall	166	938	63%	1,500	205	627	44%	1,410
628 · Bank Fees	80	1,057	53%	2,000	72	1,075	72%	1,500
630 · Legal & Professional								
63001-Accounting & Payroll services	5,000	35,000	58%	60,000	4,454	30,955	59%	52,514
63002 - Financial Audit		-	0%	16,000	-	-	0%	15,000
63003 - Legal	2,040	17,643	44%	40,000	2,580	15,722	39%	40,000
63005 - City Planner	5,000	46,515	186%	25,000	225	745	2%	45,000

City of McLendon Chisholm
General Fund Financial Summary
For the seven months ended April 30, 2021

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	April 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	April 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
63005.1 - Comprehensive Plan			0%	71,950				
63008 - Financial Consulting	2,593	10,542	41%	26,000	978	18,725	- %	26,000
63009 - Engineering		-	0%	25,000	-	6,574	- %	15,000
632 - Emergency Management		1,231	- %	-		-	- %	-
645 - Transcription Services		-	- %	-		-	- %	-
646 - Mileage Expense		-	0%	750	-	281	56%	500
647 - Council Meetings & Development	42	251	31%	800	-	551	85%	650
648 - Training	425	1,025	15%	7,000	(750)	1,937	29%	6,750
649 - Expense Account - City Administrator		-	- %	-	-	-	0%	-
650 - Expense Account - Mayor		-	- %	-	-	-	0%	-
652 - Staff Appreciation		-	0%	800	-	650	76%	850
655 - Code of Ordinance		-	0%	4,000	-	3,360	96%	3,500
699 - Miscellaneous Expense		209	- %	-	(61)	39	0%	-
		-				-		
Total G & A Expenditures	\$ 41,919	\$ 294,054	51%	\$ 572,308	\$ 26,075	221,592	51%	\$ 472,196
700 - Capital Expenditures - Public Safety		\$ 10,355	3%	\$ 410,465	\$ 9,274	\$ 13,324	89%	\$ 15,000
700 - Capital Expenditures - Operating	\$ 3,600	\$ 22,365	41%	55,000	\$ -	\$ 31,160	89%	\$ 35,000
Transfer to Capital Projects Fund			0%	420,243				
Total Capital Expenditures	\$ 3,600	\$ 32,720	4%	\$ 885,708	\$ 9,274	\$ 44,484	89%	\$ 50,000
Total Expenditures	\$ 132,617	\$ 970,005	40%	\$ 2,417,208	\$ 80,043	\$ 620,105	40%	\$ 1,040,505
Surplus (Deficit)	\$ 159,417	\$ 835,314	0%	\$ -	\$ 57,468	\$ 948,352	0%	\$ 265,758

City of McLendon Chisholm
Utility Fund Financial Summary
For the seven months ended April 30, 2021

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	April 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget	Apr 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
306 · Interest Income	\$ 34	\$ 496	8%	\$ 6,000	\$ 572	\$ 5,231	54%	\$ 9,750
Sewer Utility Revenue								
32200 · Sewer Usage Fees	24,696	\$ 214,875	70%	306,625	20,262	160,673	70%	228,360
32201 · Sewer Tap Fees	24,000	231,000	71%	327,000	30,000	252,000	350%	72,000
32204 · Sewer Deposit Refunds	(121)	(1,563)	185%	(845)	-	(299)	27%	(1,100)
Total Revenue	\$ 48,609	\$ 444,808	70%	\$ 638,780	50,834	\$ 417,605	135%	\$ 309,010
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	\$ 3,788	\$ 25,980	56%	\$ 46,000	\$ 3,281	\$ 23,174	69%	\$ 33,570
41305 · O&M Maintenance	584	26,350	67%	\$ 39,500	3,801	7,724	21%	\$ 36,000
41308 · Electricity	9	63	42%	150	9	63	0%	-
41310 · Sewer Treatment	24,000	171,298	56%	304,000	11,812	113,197	49%	231,794
41312 · Tap Fee Developer Rebate	14,400	138,600	71%	196,200	18,000	151,200	350%	43,200
Total Operations Expenditures	\$ 42,780	\$ 362,291	62%	\$ 585,850	\$ 36,903	\$ 295,359	86%	\$ 344,564
600 · General & Administrative Exp	\$ 1,274	\$ 8,926	58%	\$ 15,293	\$ 12,193	\$ 19,110	136%	\$ 14,000
Total Expenditures	\$ 44,054	\$ 371,217	62%	\$ 601,143	49,096	\$ 314,468	88%	\$ 358,564
Surplus (Deficit)	\$ 4,555	\$ 73,591	196%	\$ 37,637	1,738	\$ 103,137	0%	\$ (49,554)

City of McLendon Chisholm
Interest Sinking Fund Financial Summary
For the seven months ended April 30, 2021

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	April 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Budget	April 2020 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2019-2020 Budget
Revenue								
Ad Valorem Tax								
317 - Ad Valorem Tax	\$ 1,925	163,554	111%	\$ 147,552	\$ 1,228	\$ 115,146	107%	\$ 107,426
306 - Interest Income	595	2,012	- %	6,900	605	7,369	- %	3,250
Transfer from Excess Bond Proceeds		-	- %	-		-	- %	-
Transfer From Interest & Sinking Surplus		-	- %	-		-	- %	30,968
Total Revenue and Transfers In	\$ 2,520	\$ 165,567	107%	\$ 154,452	\$ 1,833	\$ 122,514	86%	\$ 141,644
Expenditures								
628 - Bank Fees Expense		\$ 350		\$ 5,850	\$ 2,500	\$ 2,850		0
660 - Bond Interest Expense	4,693	32,851	58%	\$ 56,312	4,823	\$ 33,761	58%	\$ 58,113
802 - Bond Cost Amortization		-	- %	-	-	\$ (0)	- %	2,912
803 - Bond Premium Amortization	(757)	(5,301)	- %	-	(782)	\$ (5,472)	- %	(9,381)
Transfer To Bond Principal		90,000	100%	90,000		\$ 90,000	100%	90,000
Transfer to Early Redemption Sinking Fund			- %	-		\$ -	- %	-
Total Expenditures and Transfers Out	\$ 3,936	\$ 117,900	77%	\$ 152,162	\$ 6,541	\$ 121,139	86%	\$ 141,644
Surplus (Deficit)	\$ (1,416)	\$ 47,667	2082%	\$ 2,290	\$ (4,708)	\$ 1,376	- %	\$ -

City of McLendon Chisholm
Capital Projects Fund Financial Summary
For the seven months ended April 30, 2021

	Current Period Revenue & Expenditures			
	April 2021 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
700 · Capital Expenditures - Public Safety	\$ 273,598	1,128,063	28%	\$ 4,054,935
700 · Capital Expenditures - Utility Fund	101,667	110,072	- %	420,243
Total Expenditures	\$ 375,265	\$ 1,238,135	28%	\$ 4,475,178

City of McLendon Chisholm
Public Safety Detail Report
For the seven months ended April 30, 2021

	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	YTD
Revenue								
306 · Interest Income								
30600 · Alliance Interest Income	0.00	0.00	0.00	0.00	13.96	10.29	4.62	28.87
Total 306 · Interest Income	0.00	0.00	0.00	0.00	13.96	10.29	4.62	28.87
313 · Donations	0.00	0.00	0.00	2,500.00	0.00	0.00	0.00	2,500.00
319 · Grants	10,685.36	12,983.36	10,691.59	11,030.30	11,646.42	10,898.58	11,168.18	79,103.79
Total Income	10,685.36	12,983.36	10,691.59	13,530.30	11,660.38	10,908.87	11,172.80	81,632.66
Gross Profit	10,685.36	12,983.36	10,691.59	13,530.30	11,660.38	10,908.87	11,172.80	81,632.66
Expense								
430 · Public Safety								
43001 · Liability Insurance	7,748.86	0.00	0.00	0.00	0.00	0.00	0.00	7,748.86
43002 · Fuel	802.67	900.30	902.31	867.43	1,148.15	1,396.02	1,292.95	7,309.83
43003 · Maintenance & Repair - Vehicles	2,743.20	2,204.89	1,625.60	6,481.08	62.75	2,618.27	16,127.65	31,863.44
43004 · Maintenance & Repair - Station	354.39	1,427.50	280.90	691.00	702.85	483.16	131.17	4,070.97
43005 · Gear and Supplies	4,758.26	597.67	1,159.64	1,060.47	334.13	3,236.94	549.48	11,696.59
43006 · Compliance	1,140.28	857.65	0.00	328.79	2,631.10	911.00	0.00	5,868.82
43008 · Dispatch	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000.00
43009 · Training	382.93	0.00	299.00	65.50	0.00	0.00	367.95	1,115.38
43010 · Software	0.00	0.00	0.00	0.00	132.16	-39.65	0.00	92.51
43030 · EMS	1,794.66	0.00	0.00	1,219.66	0.00	0.00	1,219.66	4,233.98
43035 · Street Lights	247.39	494.78	246.64	278.14	234.60	234.60	246.33	1,982.48
Total 430 · Public Safety	29,972.64	6,482.79	4,514.09	10,992.07	5,245.74	8,840.34	19,935.19	85,982.86
500 · Occupancy Expenditures								
502 · Electricity	328.39	416.95	207.63	258.70	351.28	484.91	382.72	2,430.58
506 · Water	35.12	35.78	49.47	52.08	42.46	56.03	43.22	314.16
516 · Lawn Maintenance	0.00	60.00	0.00	0.00	0.00	0.00	0.00	60.00
520 · Telephone & Internet	189.66	199.73	199.73	190.01	190.01	215.71	205.79	1,390.64
Total 500 · Occupancy Expenditures	553.17	712.46	456.83	500.79	583.75	756.65	631.73	4,195.38
600 · General & Administrative Exp								
606 · Employee Costs								
60601 · Staff Salaries	54,456.49	39,427.86	34,238.52	34,355.74	37,561.24	38,950.05	52,448.78	291,438.68
60602 · Hourly PTO 0 - 36 months	818.40	0.00	409.20	1,294.44	0.00	0.00	0.00	2,522.04

City of McLendon Chisholm
Public Safety Detail Report
For the seven months ended April 30, 2021

60604 · Holiday Pay	0.00	0.00	982.44	0.00	0.00	1,258.56	419.52	2,660.52
60605 · Hourly FF Banked Holiday Pay	1,227.60	0.00	818.40	0.00	0.00	0.00	838.75	2,884.75
60609 · Payroll Tax Expense	4,170.34	2,912.14	2,692.35	2,631.23	2,769.34	2,979.98	3,964.63	22,120.01
60612 · Retirement Plan Contributions	624.38	460.94	413.58	1,801.43	2,088.81	2,204.50	2,877.27	10,470.91
60613 · Health Insurance Expense	4,543.26	4,827.23	4,827.23	4,827.23	4,827.23	4,827.23	0.00	28,679.41
60614 · Dental Insurance Expense	352.26	352.26	352.26	352.26	352.26	352.26	0.00	2,113.56
60615 · Vision Insurance	41.04	41.04	41.04	41.04	41.04	47.88	47.88	300.96
60616 · Disability Insurance	1,319.64	0.00	0.00	0.00	0.00	0.00	0.00	1,319.64
60621 · Unemployment Benefits	0.00	21.84	0.00	0.00	0.00	0.00	0.00	21.84
Total 606 · Employee Costs	67,553.41	48,043.31	44,775.02	45,303.37	47,639.92	50,620.46	60,596.83	364,532.32
618 · Insurance								
61803 · Workmen's Comp Ins	13,619.62	0.00	0.00	0.00	3,837.00	0.00	0.00	17,456.62
Total 618 · Insurance	13,619.62	0.00	0.00	0.00	3,837.00	0.00	0.00	17,456.62
619 · Software Subscriptions	2,289.26	0.00	0.00	0.00	0.00	0.00	0.00	2,289.26
628 · Bank Fees								
62806 · Interest Expense	0.00	0.00	1,124.76	0.00	0.00	0.00	0.00	1,124.76
Total 628 · Bank Fees	0.00	0.00	1,124.76	0.00	0.00	0.00	0.00	1,124.76
652 · Staff Appreciation	0.00	0.00	38.84	0.00	0.00	0.00	0.00	38.84
Total 600 · General & Administrative Exp	83,462.29	48,043.31	45,938.62	45,303.37	51,476.92	50,620.46	60,596.83	385,441.80
700 · Capital Expenditures								
70004 · Fire Equipment	0.00	0.00	26,700.00	10,355.20	0.00	0.00	0.00	37,055.20
Total 700 · Capital Expenditures	0.00	0.00	26,700.00	10,355.20	0.00	0.00	0.00	37,055.20
Total Expense	113,988.10	55,238.56	77,609.54	67,151.43	57,306.41	60,217.45	81,163.75	512,675.24
Net Ordinary Income	-103,302.74	-42,255.20	-66,917.95	-53,621.13	-45,646.03	-49,308.58	-69,990.95	-431,042.58
Net Surplus (Deficit)	-103,302.74	-42,255.20	-66,917.95	-53,621.13	-45,646.03	-49,308.58	-69,990.95	-431,042.58

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of April, 2021

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Revenue					
302 · Franchise Income					
30204 · AT&T	0.00	600.94	0.00	0.00	0.00
30213-1 · Community Waste Disposal	0.00	92.35	0.00	0.00	0.00
Total 302 · Franchise Income	0.00	693.29	0.00	0.00	0.00
303 · Development Income					
30302 · Zoning Change	0.00	50.00	0.00	0.00	0.00
30304 · Plat Income	0.00	8,605.00	0.00	0.00	0.00
Total 303 · Development Income	0.00	8,655.00	0.00	0.00	0.00
304 · Building Permit Income					
30401 · Contractor Registration Fee Inc	0.00	1,400.00	0.00	0.00	0.00
30404 · Inspection Income	0.00	19,650.00	0.00	0.00	0.00
30405 · Building Permit & Plan Review	0.00	103,500.38	0.00	0.00	0.00
30408 · Swimming Pool Permits	0.00	1,400.00	0.00	0.00	0.00
Total 304 · Building Permit Income	0.00	125,950.38	0.00	0.00	0.00
305 · Municipal Court Income	0.00	206.00	0.00	0.00	0.00
306 · Interest Income					
30600 · Alliance Interest Income	0.00	17.07	0.00	4.62	4.14
30602 · Logic Interest Income	0.00	362.65	0.41	0.00	30.09
30603 · Tex Pool Interest Income	0.00	0.30	0.00	0.00	0.00
30607 · Wilmington Accrued Int Income	0.00	0.00	594.17	0.00	0.00
Total 306 · Interest Income	0.00	380.02	594.58	4.62	34.23
308 · Septic Fees					
30801 · OSSF Fee Income	0.00	3,950.00	0.00	0.00	0.00
Total 308 · Septic Fees	0.00	3,950.00	0.00	0.00	0.00
310 · Sales Tax Revenue	0.00	25,542.95	0.00	0.00	0.00
315 · Miscellaneous Income	0.00	118,978.67	0.00	0.00	0.00
317 · Ad Valorem Tax					
31701 · Ad Valorem Tax - M&O	0.00	6,184.46	0.00	0.00	0.00
31702 · Ad Valorem Tax - City Hall	0.00	0.00	1,655.79	0.00	0.00
31703 · Ad Valorem Refunds - M&O	0.00	-162.60	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of April, 2021

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
31705 · Ad Valorem Tax - Prior Years	0.00	678.48	147.97	0.00	0.00
31706 · Ad Valorem Tax - Penalty	0.00	395.40	101.84	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	0.00	0.00	-40.82	0.00	0.00
31709 · Ad Valorem Tax - Interest	0.00	231.30	60.02	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.00	0.00	0.00	0.00	0.00
37112 · Ad Valorem Business Property	0.00	0.00	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	0.00	7,327.04	1,924.80	0.00	0.00
319 · Grants	0.00	0.00	0.00	11,168.18	0.00
321 · Credit Card Fee Revenue	0.00	351.20	0.00	0.00	0.00
322 · Sewer Utility Revenue					
32200 · Sewer Usage Fees	0.00	0.00	0.00	0.00	24,695.73
32201 · Sewer Tap Fees	0.00	0.00	0.00	0.00	24,000.00
32204 · Sewer Deposit Refunds	0.00	0.00	0.00	0.00	-121.28
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	0.00	48,574.45
Total Income	0.00	292,034.55	2,519.38	11,172.80	48,608.68
Gross Profit	0.00	292,034.55	2,519.38	11,172.80	48,608.68
Expense					
400 · Operating Expenditures					
401 · Municipal Court					
40106 · Conferences	0.00	229.99	0.00	0.00	0.00
Total 401 · Municipal Court	0.00	229.99	0.00	0.00	0.00
410 · Building Inspections					
41003 · Building Inspections	0.00	8,350.00	0.00	0.00	0.00
Total 410 · Building Inspections	0.00	8,350.00	0.00	0.00	0.00
411 · Environment Regulation Expense					
41101 · Septic Inspection Fee	0.00	1,100.00	0.00	0.00	0.00
Total 411 · Environment Regulation Expense	0.00	1,100.00	0.00	0.00	0.00
412 · Code Enforcement Administration					
41202 · CE Salary	0.00	2,700.30	0.00	0.00	0.00
41205 · CE Supplies	0.00	128.04	0.00	0.00	0.00
Total 412 · Code Enforcement Administration	0.00	2,828.34	0.00	0.00	0.00
414 · Animal Control	0.00	1,590.42	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of April, 2021

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
422 · Public Notice Expense	0.00	617.00	0.00	0.00	0.00
Total 400 · Operating Expenditures	0.00	14,715.75	0.00	0.00	0.00
413 · Sewer Operation & Maintenance					
41304 · O&M Agreement	0.00	0.00	0.00	0.00	3,787.50
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	0.00	583.69
41308 · Electricity	0.00	0.00	0.00	0.00	9.08
41310 · Sewer Treatment	0.00	0.00	0.00	0.00	24,000.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	0.00	14,400.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	0.00	42,780.27
430 · Public Safety					
43002 · Fuel	0.00	0.00	0.00	1,292.95	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	0.00	16,127.65	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	0.00	131.17	0.00
43005 · Gear and Supplies	0.00	0.00	0.00	549.48	0.00
43009 · Training	0.00	0.00	0.00	367.95	0.00
43030 · EMS	0.00	0.00	0.00	1,219.66	0.00
43035 · Street Lights	0.00	0.00	0.00	246.33	0.00
Total 430 · Public Safety	0.00	0.00	0.00	19,935.19	0.00
500 · Occupancy Expenditures					
502 · Electricity	0.00	182.89	0.00	382.72	0.00
506 · Water	0.00	287.73	0.00	43.22	0.00
514 · Building Maint/Improvements	0.00	323.00	0.00	0.00	0.00
516 · Lawn Maintenance	0.00	684.94	0.00	0.00	0.00
520 · Telephone & Internet	0.00	792.54	0.00	205.79	0.00
522 · Website Expense	0.00	120.00	0.00	0.00	0.00
Total 500 · Occupancy Expenditures	0.00	2,391.10	0.00	631.73	0.00
600 · General & Administrative Exp					
606 · Employee Costs					
60601 · Staff Salaries	0.00	20,048.66	0.00	52,448.78	0.00
60604 · Holiday Pay	0.00	265.07	0.00	419.52	0.00
60605 · Hourly FF Banked Holiday Pay	0.00	0.00	0.00	838.75	0.00
60609 · Payroll Tax Expense	0.00	1,815.44	0.00	3,964.63	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of April, 2021

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
60610 · Payroll Processing Fees	0.00	106.75	0.00	0.00	0.00
60612 · Retirement Plan Contributions	0.00	1,687.28	0.00	2,877.27	0.00
60615 · Vision Insurance	0.00	13.68	0.00	47.88	0.00
60618 · Salary PTO 0 - 36 months					
60618.1 · Salary PTO 37 - 84 months	0.00	717.11	0.00	0.00	0.00
Total 60618 · Salary PTO 0 - 36 months	0.00	717.11	0.00	0.00	0.00
Total 606 · Employee Costs	0.00	24,653.99	0.00	60,596.83	0.00
619 · Software Subscriptions	0.00	364.64	0.00	0.00	0.00
621 · IT Support	0.00	900.00	0.00	0.00	0.00
622 · Office Supplies - City Hall	0.00	505.02	0.00	0.00	0.00
623 · Office Equipment	0.00	149.49	0.00	0.00	0.00
626 · Postage-City Hall	0.00	165.57	0.00	0.00	0.00
628 · Bank Fees					
62801 · Service Charges	0.00	80.00	0.00	0.00	0.00
Total 628 · Bank Fees	0.00	80.00	0.00	0.00	0.00
630 · Legal & Professional					
63001 · Accounting & Payroll Services	0.00	5,000.00	0.00	0.00	1,274.00
63003 · Legal	0.00	2,040.00	0.00	0.00	0.00
63005 · City Planner	0.00	5,000.00	0.00	0.00	0.00
63008 · Financial Consulting	0.00	2,592.50	0.00	0.00	0.00
Total 630 · Legal & Professional	0.00	14,632.50	0.00	0.00	1,274.00
646 · Mileage Expense	0.00	0.00	0.00	0.00	0.00
647 · Council Meetings & Development	0.00	41.93	0.00	0.00	0.00
648 · Training	0.00	425.00	0.00	0.00	0.00
660 · Bond Interest Expense	0.00	0.00	4,693.00	0.00	0.00
Total 600 · General & Administrative Exp	0.00	41,918.14	4,693.00	60,596.83	1,274.00
700 · Capital Expenditures					
70001 · Road Repairs	0.00	3,600.00	0.00	0.00	0.00
70006 · New Fire Station	273,598.00	0.00	0.00	0.00	0.00
70009 · Sewer Line Expansion - 2021	101,667.19	0.00	0.00	0.00	0.00
Total 700 · Capital Expenditures	375,265.19	3,600.00	0.00	0.00	0.00
Total Expense	375,265.19	62,624.99	4,693.00	81,163.75	44,054.27

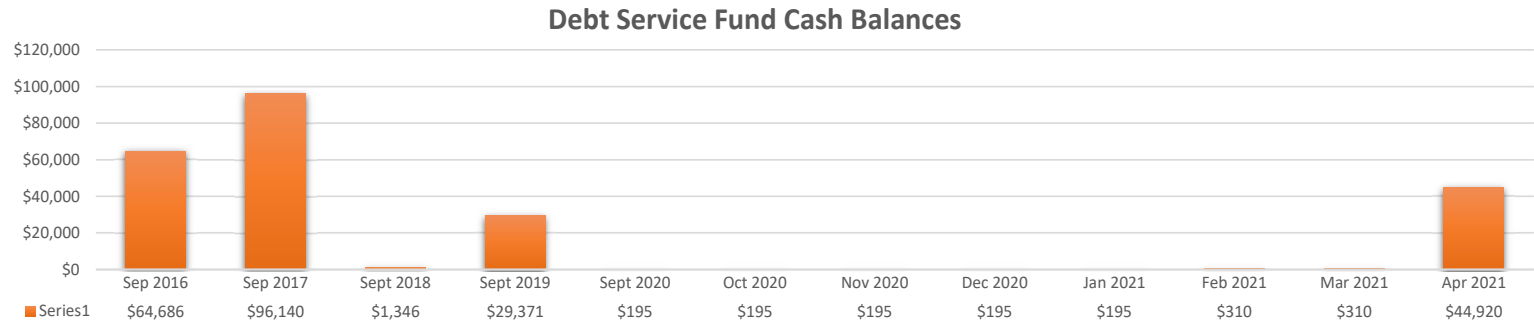
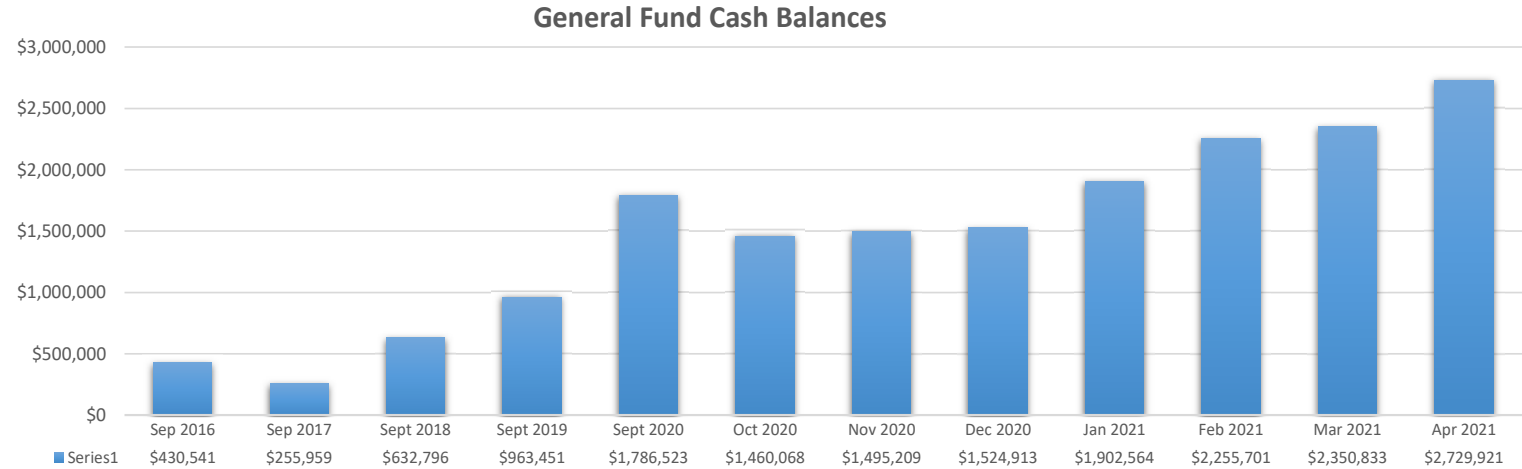
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of April, 2021

	Capital Projects Fund	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Net Ordinary Income	-375,265.19	229,409.56	-2,173.62	-69,990.95	4,554.41
Other Income/Expense					
Other Expense					
803 - Bond Premium Amortization	0.00	0.00	-757.40	0.00	0.00
Total Other Expense	0.00	0.00	757.40	0.00	0.00
Net Other Income	0.00	0.00	-757.40	0.00	0.00
Net Surplus (Deficit)	-375,265.19	229,409.56	-1,416.22	-69,990.95	4,554.41

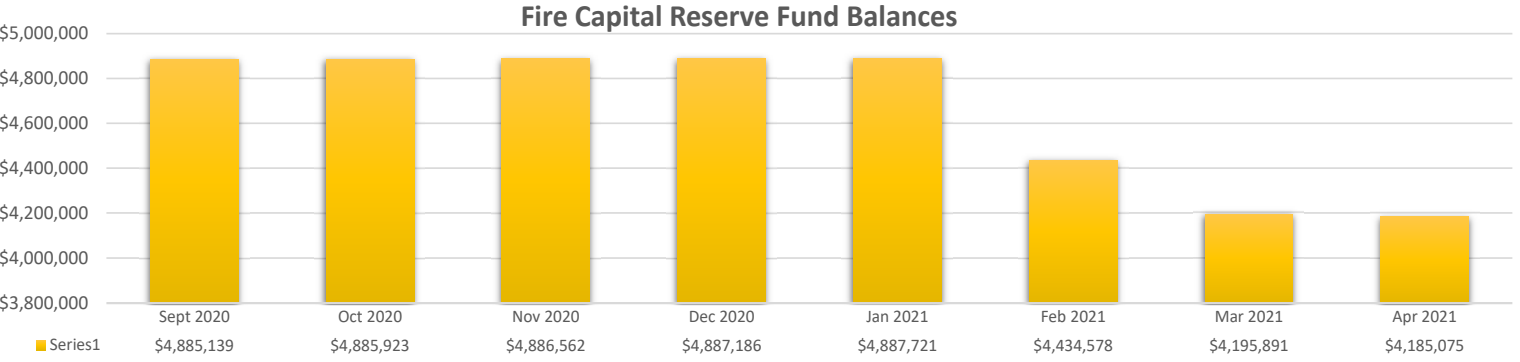
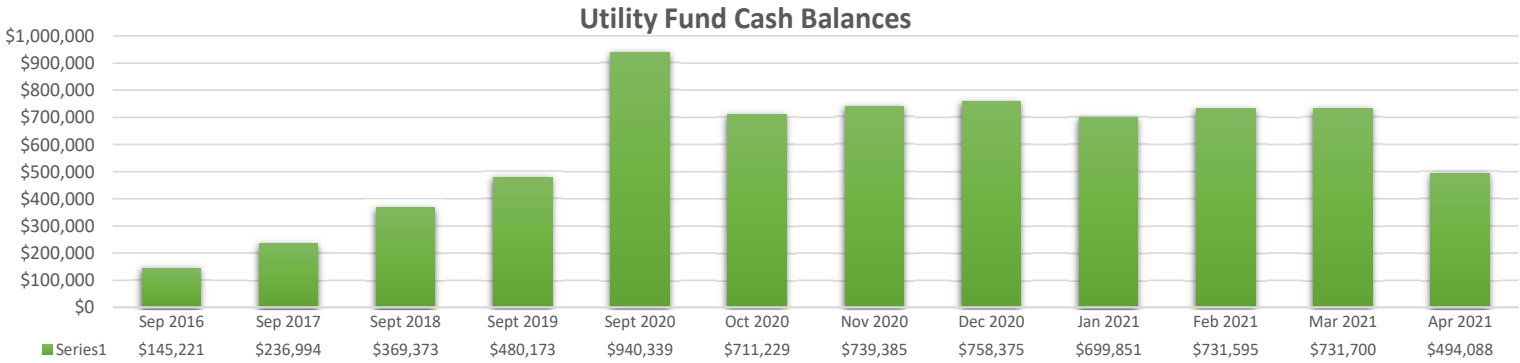
City of McLendon Chisholm
Cash Account Balances

Fund	Account	Sept 30,20	Oct 31,20	Nov 30,20	Dec 31,20	Jan 31,21	Feb 28,21	Mar 31,21	April 30,21
I&S	130 · 9003 Logic I&S Fund	195	195	195	195	195	310	310	44,920
I&S Total		195	195	195	195	195	310	310	44,920
General	100 · 3738 - Alliance Operating	258,172	265,578	300,563	330,116	707,637	1,063,182	1,158,218	1,581,834
General	103 · Texpool 300001	19,134	19,136	19,138	19,139	19,140	19,141	19,141	19,142
General	125 · Logic - 9001 General Fund Reserves	301,574	301,623	301,662	301,701	301,734	301,757	301,782	301,803
General	127 · 9004 Logic Operating	873,591	873,732	873,846	873,957	874,053	871,621	871,692	827,143
General Total		1,452,471	1,460,068	1,495,209	1,524,913	1,902,564	2,255,701	2,350,833	2,729,921
Utility	106 · 5071 - Alliance Utility Fund	510,328	281,149	309,249	328,183	269,613	301,324	301,393	63,751
Utility	126 · Logic - 9002 Utility Fund	430,011	430,080	430,136	430,191	430,238	430,272	430,307	430,337
Utility Total		940,339	711,229	739,385	758,375	699,851	731,595	731,700	494,088
Fire Capital Reserve	102 · 634 Alliance Construction	-	-	-	-	-	362,358	123,338	1,112,247
Fire Capital Reserve	128 · 9005 Logic Fire Dept Reserve	4,885,139	4,885,923	4,886,562	4,887,186	4,887,721	4,072,219	4,072,553	3,072,828
Reserves Total		4,885,139	4,885,923	4,886,562	4,887,186	4,887,721	4,434,578	4,195,891	4,185,075
Total		7,278,144	7,057,415	7,121,352	7,170,669	7,490,331	7,422,184	3,082,843	3,268,929

City of McLendon Chisholm
Cash Balance Report
As of April 30, 2021



City of McLendon Chisholm
Cash Balance Report
As of April 30, 2021



Alarm Date between 2021-04-01 **and** 2021-04-30

Total Calls by District

District	2021-04-01	Total
City Limit District	15	15
County District	13	13
County Mutual Aid	1	1
Total	29	29

Incident Date between 2021-04-01 and 2021-04-30

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
4/13/2021	2020-00168	0000162	321	EMS call, excluding vehicle accident with injury	County District	1
4/28/2021	2021-00	0000176	321	EMS call, excluding vehicle accident with injury	County District	1
4/4/2021	2021-000154	0000148	631	Authorized controlled burning	City Limit District	1
4/1/2021	2021-00153	0000147	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/4/2021	2021-00155	0000149	321	EMS call, excluding vehicle accident with injury	County District	1
4/5/2021	2021-00156	0000151	511	Lock-out	City Limit District	1
4/5/2021	2021-00157	0000150	142	Brush or brush-and-grass mixture fire	County Mutual Aid	0
4/5/2021	2021-00158	0000152	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/8/2021	2021-00160	0000157	611	Dispatched & canceled en route	City Limit District	1
4/9/2021	2021-00161	0000153	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/9/2021	2021-00162	0000154	321	EMS call, excluding vehicle accident with injury	County District	1
4/9/2021	2021-00163	0000155	151	Outside rubbish, trash or waste fire	County District	1
4/9/2021	2021-00164	0000156	324	Motor vehicle accident with no injuries.	City Limit District	1
4/11/2021	2021-00165	0000158	321	EMS call, excluding vehicle accident with injury	County District	1
4/12/2021	2021-00166	0000159	324	Motor vehicle accident with no injuries.	County District	1
4/13/2021	2021-00167	0000160	138	Off-road vehicle or heavy equipment fire	County District	1
4/13/2021	2021-00170	0000161	561	Unauthorized burning	County District	1
4/16/2021	2021-00171	0000163	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/17/2021	2021-00172	0000164	324	Motor vehicle accident with no injuries.	City Limit District	1
4/19/2021	2021-00173	0000165	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/20/2021	2021-00174	0000166	321	EMS call, excluding vehicle accident with injury	County District	1
4/21/2021	2021-00175	0000167	321	EMS call, excluding vehicle accident with injury	County District	1

4/24/2021	2021-00176	0000168	412	Gas leak (natural gas or LPG)	City Limit District	1
4/24/2021	2021-00177	0000169	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/25/2021	2021-00178	0000170	111	Building fire	County District	1
4/25/2021	2021-00179	0000171	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/26/2021	2021-00180	0000172	151	Outside rubbish, trash or waste fire	City Limit District	1
4/27/2021	2021-00182	0000173	611	Dispatched & canceled en route	County Mutual Aid	1
4/27/2021	2021-00183	0000174	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/28/2021	2021-00184	0000175	321	EMS call, excluding vehicle accident with injury	County District	1
4/30/2021	2021-00186	0000177	321	EMS call, excluding vehicle accident with injury	City Limit District	1
4/30/2021	2021-00187	0000178	743	Smoke detector activation, no fire - unintentional	City Limit District	1

North East Texas Inspections

638 Chisholm Ranch Dr. 75032, 972-998-3415

There were 5 new single family residential home permits issued in April, 2021. The attached addendum reflects the home address, valuation, square footage and name of the Builder.

There were 13 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

Single Family Permits issued to date: 32

Thank you for choosing North East Texas Inspections for your Building Services provider.

April 2021

David Ellis, Building Official

April 2021 New SFR	Valuation	Square ft.	Fee	Builder
1655 vista crt.	1 million plus	15620	\$ 1,025.00	MCG Ip
1903 Galenda	\$ 479,845.00	3731	\$ 1,025.00	highland
1507 pisa	\$ 449,570.00	4103	\$ 1,025.00	bloomfield
701 frontier trail	\$ 404,992.00	3584	\$ 1,025.00	olvera
1635 salvatore	\$ 482,110.00	3846	\$ 1,025.00	highland
			\$ 5,125.00	

Accessory permits April 2021	Project	Valuation	Fee
1542 barrolo	sewer	\$ 3,250.00	\$75.00
10 granite ridge	pool	\$51,000.00	\$375.00
601 W. Fm 550	metal building	\$25,000.00	\$150.00
1660 vista court	metal building	\$25,000.00	\$150.00
1512 firenza	pool	\$68,000.00	\$375.00
308 pioneer	pool	\$80,000.00	\$375.00
1518 vista crt.	pool	\$110,000.00	\$375.00
1507 barrollo	pool	\$60,000.00	\$375.00
911 hamilton court	pool	\$98,374.00	\$375.00
1413 corrara dr.	electric	\$2,000.00	\$75.00
10 chapel hill	hvac	\$14,110.00	\$75.00
630 klutts rd.	pool	\$88,000.00	\$375.00
1118 oxford court	generator	\$7,100.00	\$75.00
			\$3,225.00

April 2021 Onsite inspections actual

1204 livorno	t-pole
1210 livorno	t-pole
1617 san donato	frame mep
1754 amarone	plmbg rough
firestation	elect.
1624 salvatore	flatwork
1729 amarone	frame mep
1618 salvatore	flatwork
1630 salvatore	flatwork
539 S. Smith	t-pole
539 S. Smith	plmbg rough
1624 salvatore	frame mep
1734 puglia	flatwork
1906 sicilia	elect. Meter
1906 sicilia	gas meter
2013 corleone	gas meter
2013 corleone	elect. Meter
1734 puglia	elect. meter
1734 puglia	gas meter
1714 amarone	gas meter
1714 amarone	elect. meter
1722 amarone	elect.meter
1722 amarone	gas meter
firestation	e. svc
1835 bertino	frame mep
103 paddock	pool deck/bond
1729 san donato	elect. meter
1814 bellagio	flatwork
1829 bellagio	flatwork
firestation	part plmbg
539 smith rd.	plmbg rough
1204 livorno	plmbg rough
1210 livorno	plmbg rough
256 quail creek	belly steel
1413 artesia	belly steel
firestation	plmbg rough
1717 bertino	patio
1649 san donato	final co
1705 budino	elect. meter
1706 puglia	frame mep
1713 puglia	frame mep
1615 salvatore	frame mep
1722 amarone	elect. meter
1000 pullen	final co
1542 barrollo	sewer
1413 artesia	belly steel

1835 bertino	frame mep
1705 san donato	frame mep
1829 bellagio	flatwork
1814 bellagio	elect. meter
1822 abruzzo	final co
1501 corrara	t-pole
1150 livorno	t-pole
1204 livorno	t-pole
1210 livorno	t-pole
1722 amarone	electric meter
1713 puglia	frame mep
1706 puglia	frame mep
1730 amarone	t-pole
1625 san donato	final co
1829 bellagio	elect. meter
1604 vista crt.	gas meter
1168 livorno	gas meter
1168 livorno	elect. meter
539 smith rd.	plmbg rough
1656 salvatore	final co
647 hwy 205	elect. meter
1460 sienna	frame mep
1709 puglia	frame mep
1730 amarone	plmbg rough
808 abington	flatwork
1705 budino	gas meter
1713 puglia	frame mep
103 paddock	pool final
1726 puglia	t-pole
1721 puglia	t-pole
1810 abruzzo	t-pole
1907 sicilia	t-pole
1910 sicilia	t-pole
1911 sicilia	t-pole
1906 galenda	t-pole
1923 galenda	t-pole
1842 abruzzo	t-pole
1652 salvatore	plmbg rough
1652 salvatore	t-pole
860 frontier	frame mep
1413 corrara	elect
1709 puglia	frame mep
1705 budino	flatwork
1722 amarone	elect. meter
1713 puglia	frame mep
1754 amarone	flatwork
rossini winery	ada flatwork

1168 livorno	gas meter
1701 pieneze	elect. Final
firestation	plmbg rough
704 kensington	piers
1814 bellagio	gas meter
1754 amarone	flatwork
1713 puglia	frame mep
1706 puglia	frame mep
rossini winery	grease trap
1710 amarone	flatwork
1550 vista crt.	t-pole
1518 vista crt.	flatwork
808 abington	flatwork
1722 amarone	elect. meter
1713 puglia	frame mep
1706 puglia	frame mep
1713 puglia	frame mep
256 quail creek	belly steel
1631 salvatore	tpole
1718 budino	final co
1721 san donato	final co
1906 sicilia	final co
1713 puglia	frame mep
1507 barrolo	pool gas
704 kensington	pool final
1652 salvatore	plmbg rough
1842 abruzzo	plmbg rough
1906 galenda	plmbg rough
1907 sicilia	plmbg rough
1726 puglia	plmbg rough
1911 sicilia	plmbg rough
1713 puglia	frame mep
1631 salvatore	plmbg rough
1619 salvatore	frame mep
1705 budino	flatwork
1652 salvatore	plmbg rough
1750 amarone	gas meter
1750 amarone	electric meter
1647 salvatore	frame mep
1507 barollo	belly steel
1802 bellagio	final co
1705 puglia	final co
1210 livorno	flatwork
1518 vista crt.	electric meter
1204 livorno	flatwork
1211 livorno	mep only
1205 livorno	mep only

1199 livorno	mep only
1619 salvatore	frame mep
1906 sicilia	final co
1826 abruzzo	frame mep
1631 salvatore	flatwork
1718 puglia	frame mep
1829 bellagio	gas meter
1729 san donato	gas meter
1199 livorno	frame mep
1205 livorno	frame mep
1647 salvatore	frame mep
691 frontier	plmbg rough
1730 amarone	flatwork
1460 siena	gas test
1115 cambridge	belly steel
1168 livorno	final co
1721 puglia	plmbg rough
1810 abruzzo	plmbg rough
1923 galenda	plmbg rough
1652 salvatore	plmbg rough
1460 siena	gas test
1518 vista crt.	belly steel
1721 puglia	plmbg rough
1726 puglia	plmbg rough
1810 abruzzo	plmbg rough
1842 abruzzo	plmbg rough
1907 sicilia	plmbg rough
1911 sicilia	plmbg rough
1906 galenda	plmbg rough
1923 galenda	plmbg rough
1717 puglia	t-pole
1903 galenda	plmbg rough

All American Dogs, Inc.

City Of Mclendon-chisholm Report

Apr 1, 2021 - Apr 30, 2021

Address	Notes	Code
Apr 29, 2021 12:18 PM 1371 w fm 550	patrolled for strays	Animal Control
Apr 20, 2021 10:45 AM 1371 w fm 550	patrolled for strays	Animal Control
Apr 13, 2021 10:33 AM 1371 w fm 550	patrolled for strays	Animal Control
Apr 6, 2021 2:21 PM 1371 w fm 550	patrolled for strays	Animal Control



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

Jason Roemer *Municipal Coordinator*





Municipal Recycling Program



Single Stream Recycling

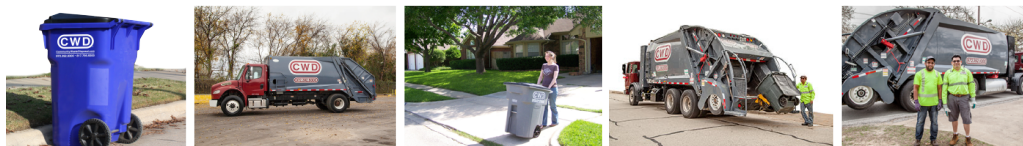
Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

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

	Apr-2021	Mar-2021	Feb-2021	Jan-2021	Dec-2020	Nov-2020	Oct-2020	Sep-2020	Aug-2020	Jul-2020	Jun-2020	May-2020
Homes	1,196	1,146	1,146	1,146	965	965	965	965	965	965	965	965
Resi Recy Tonnage	6.95	4.25	2.51	8.95	36.07	38.47	20.45	29.78	26.58	51.32	26.34	53.81
Pounds / Home / Month	11.62	7.42	4.38	15.62	74.76	79.73	42.38	61.72	55.09	106.36	54.59	111.52



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.

	Apr-2021	Mar-2021	Feb-2021	Jan-2021	Dec-2020	Nov-2020	Oct-2020	Sep-2020	Aug-2020	Jul-2020	Jun-2020	May-2020
Service Opportunities	10,357	9,924	9,924	9,924	8,356	8,356	8,356	8,356	8,356	8,356	8,356	8,356
Service Inquiries	25	15	0	8	6	8	12	3	35	15	15	4
Per 1,000 Service Opps	2.41	1.51	0.00	0.81	0.72	0.96	1.44	0.36	4.19	1.80	1.80	0.48



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 04/01/2021 - 04/30/2021

Date	Account	Address	Service Type	Service Code
04/10/2021	108255-1472	MELANIE NUTT	RESI-BULK	RESI R/L BULK
04/20/2021	108255-1479	DAVID ADAMS	RESI-BULK	RESI R/L BULK
Total RESI-BULK: 2				
04/01/2021	108255-1449	DAWN NADIEN	RESI-RECYCLE	SERVICE RCYCART
04/09/2021	108255-1472	MELANIE NUTT	RESI-RECYCLE	SERVICE RCYCART
04/10/2021	108255-1472	MELANIE NUTT	RESI-RECYCLE	SERVICE RCYCART
04/16/2021	108255-1116	GINELLA PRIBBENOW	RESI-RECYCLE	SERVICE RCYCART
04/16/2021	108255-1305	MISTY WATSON	RESI-RECYCLE	SERVICE RCYCART
04/21/2021	108255-1192	LORI JOHNSON	RESI-RECYCLE	SERVICE RCYCART
04/23/2021	108255-303	MILLER WILLIAM & CYNTHIA	RESI-RECYCLE	SERVICE RCYCART
04/23/2021	108255-1202	AMY CLASEN	RESI-RECYCLE	SERVICE RCYCART
04/24/2021	108255-1202	AMY CLASEN	RESI-RECYCLE	SERVICE RCYCART
04/30/2021	108255-774	DON WATTS	RESI-RECYCLE	SERVICE RCYCART
04/30/2021	108255-1013	ROBERT ASHCRAFT	RESI-RECYCLE	SERVICE RCYCART
Total RESI-RECYCLE: 11				
04/02/2021	108255-1134	JOSHUA FEELS	RESI-TRASH	SERVICE TRASH CART
04/02/2021	108255-1449	DAWN NADIEN	RESI-TRASH	SERVICE TRASH CART
04/16/2021	108255-1458	ELISABETH ANDERSON	RESI-TRASH	SERVICE TRASH CART
04/16/2021	108255-567	KELLEY, MICHELLE	RESI-TRASH	SERVICE TRASH CART
04/16/2021	108255-1273	ANGELA BERRY	RESI-TRASH	SERVICE TRASH CART
04/23/2021	108255-1404	YOLANDA GARY	RESI-TRASH	SERVICE TRASH CART

04/27/2021	108255-840	JENNIFER HINOJOSA	RESI-TRASH	SERVICE TRASH CART
04/29/2021	108255-1176	CHERYL BASS	RESI-TRASH	SERVICE TRASH CART
04/30/2021	108255-1202	AMY CLASEN	RESI-TRASH	SERVICE TRASH CART
04/30/2021	108255-348	KYLIE HEARNE	RESI-TRASH	SERVICE TRASH CART
Total RESI-TRASH: 10				
04/02/2021	108255-1210	LAWRENCE FADRI	RESI-YARD	RESI YARD WASTE
04/09/2021	108255-930	CYNDI DUFFY	RESI-YARD	RESI YARD WASTE
Total RESI-YARD: 2				
Total Inquiries: 25				



City of McLendon-Chisholm

Staff Report

DATE:

May 26, 2021

BACKGROUND OF ISSUE:

There are several areas in the Sonoma Verde Phase 1 subdivision that require repair due to pavement failure. The City Engineer and the Sonoma Verde Developer have identified, evaluated, and prioritized the needed repairs as follows:

1. Via Toscana 22.5 x 16
2. Via Toscana 2'.6 x 18.5
3. Via Toscana 10 x 18'.5
4. Via Toscana 29 x 18.5
5. Via Toscana 10.2 x 6.6
6. Via Toscana 38.6 x 27.6 + 9 x 20
7. Arezzo 31 x 40
8. Via Toscana 43 x 37
9. Via Toscana 10 x20 + 11 x 9
10. Barrolo Dr. 60 x 15.5
11. Barrolo Ct. & Bertino Way 22 x 31
12. Firenze Ct. 20 x 31
13. Veneto Dr. 10 x 31

As outlined in Sections 5.2 and 5.3 of the recently approved PID Reimbursement Agreement, the Developer paid the City \$100,000 which was deposited into the Sonoma Verde Roads Fund Balance. The plans for repair have been reviewed by the City Engineer. The City Engineer is requesting a revised quote to include a maintenance bond which will add approximately \$5,000 to the cost. Competitive bidding is not required per Texas Local Government Code Section 252.022(a) and the Reimbursement Agreement. The contractor is expected to begin work in approximately two weeks once funding is approved.

FINANCIAL IMPACT:

The Sonoma Road Fund Balance is funded each year through Public Improvement District assessments and this year supplemental funds were received from the developer as required by the Reimbursement Agreement. This fund is exclusively for maintenance of roads in the Sonoma Verde subdivision which are beyond the initial warranty period. As required by the City's Fund Balance Policy, Council must approve any use of these dedicated funds. Staff is requesting approval of an amount not to exceed \$110,000 for

road repairs identified as needed in Phase 1 for SAI Construction to perform the necessary work. The contract in the packet is for \$102,885.00. However, there will be an additional costs for a warranty bond.

Excerpt from Reimbursement Agreement.

5.2 Developer Contribution to City for Maintenance and Repair of Authorized Improvements.

Upon receipt of payment of the first Certification for Payment related to PID Bonds for Improvement Area #3, if and when issued by the City, the Developer shall make the first of two deposits with the City in the amount of ONE HUNDRED THOUSAND DOLLARS AND 00/100 (\$100,000) to be used by the City for the sole purpose of paying costs and expenses of major repairs and emergency maintenance of Authorized Improvements within the PID. The Developer

Page 18

1509.010\91575.8

further agrees to make the second and final deposit with the City in the amount of ONE HUNDRED THOUSAND DOLLARS AND 00/100 (\$100,000) upon receipt of payment of the first Certification for Payment for the next series of PID Bonds, if and when issued by the City, to be used by the City for the sole purpose of paying costs and expenses of major repairs and emergency maintenance of Authorized Improvements within the PID. The City and the Developer agree and acknowledge that if no PID Bonds are issued by the City after the Effective Date of this Agreement, the Developer shall have no obligation to make the deposits described in this Section 5.2.

5.3 No Competitive Bidding. Construction of the Authorized Improvements shall not require competitive bidding pursuant to Section 252.022(a) (9) of the Texas Local Government Code, as amended. All plans and specifications, but not construction contracts, shall be reviewed and approved, in writing, by the City prior to Developer selecting the contractor. The City shall have the right to examine and approve the contractor selected by the Developer prior to executing a construction contract with the contractor, which approval shall not be unreasonably delayed or withheld.

5.4 Independent Contractor. In performing this Agreement, the Developer is an independent contractor and not the agent or employee of the City.

RECOMMENDATION:

Approve an amount not to exceed \$110,000 for Sonoma Verde road repairs as identified for SAI Construction to perform the necessary work.

Lisa Palomba, City Administrator

Example of Needed Repair
#4. Via Toscana near the bridge





Proposal

PROJECT: Sonoma Verde Panel Replacements
LOCATION: _____
TO: Stephen Davis
Taylor- Duncan

DATE: 5/13/2021
PROJECT NO: MISC
CONTRACT DATE: _____
CONTRACT FOR: Repairs

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSION
NEW ITEMS					
1	6" Concrete Removal & Replacement	1083	SY	\$ 95.00	\$ 102,885.00
	Includes Mobilization, Saw & Seal for new Concrete, Barricades, and disposal on exist concrete.				\$ -
					\$ -
					\$ -
	Extras				\$ -
1	Rout & Seal Tar		LF	\$ 2.75	\$ -
2	Rout & Seal Silicone		LF	\$ 4.25	\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
SUBTOTAL:					\$ 102,885.00

Excludes

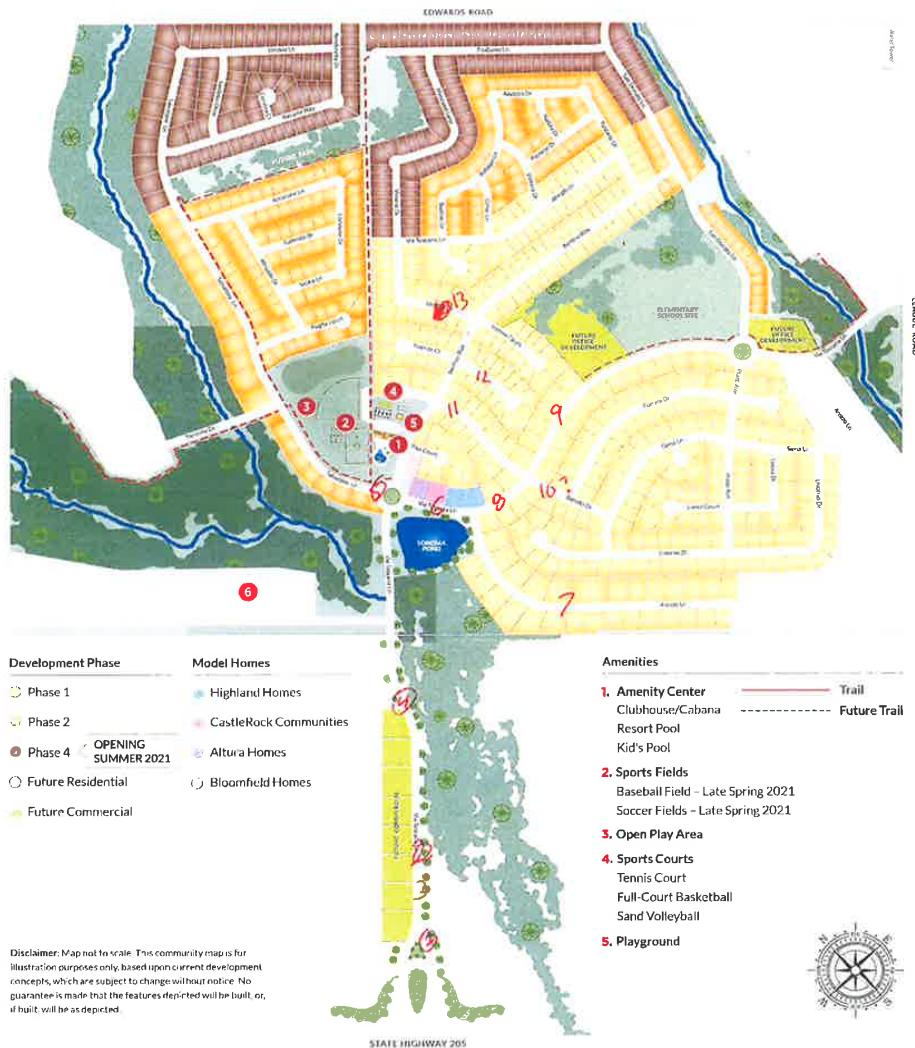
Does not include any subgrade work or Flexbase.

TOTAL:	\$ 102,885.00
--------	---------------

COMPANY: SAI Construction
BY: _____
DATE: _____

GC/Owner: _____
By: _____

Sonoma Verde



① 22.5 x 16

② 20.6 x 18.5

③ 10 x 18.5

④ 29 x 18.5

⑤ 10.2 x 6.6

⑥ 38.6 x 27.4 + 9 x 20

⑦ 31 x 40

⑧ 43 x 37

⑨ 20 x 20

10 x 9

? 10 60 x 35.5

31 x 39

⑪ 22 x 31

⑫ 20 x 31

⑬ 10 x 31



**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 5-7-21

Items Submitted. Check all that Apply:

- ☐ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted):

Current Zoning:

No. of Acres: 3.76 No. of Lots: _____ Proposed Zoning: _____

General Location of Property: 1177 SMITH RD. ROCKWALL, TX 75032

Proposed Use for Property: Build Home

Applicant Name: CAROLYN GANN

Company: _____

Address: 1177 SMITH RD. City, State, Zip: ROCKWALL, TX 75032

Phone(s): 214-675-5616 Email: C700GANN@AOL.COM

Owner Name: CAROLYN GANN

Address: 1177 SMITH RD. City, State, Zip: ROCKWALL, TX 75032

Legal Description of the Property: A0133 K LATHAM, TRACT 8-06, ACRES 3.76

County Parcel ID: 83469

Other Information: _____

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 190- to cover the cost of this application, and an initial deposit of \$ 4,000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this 9th day of May, 2021.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: Carolyn Gann (Seal)
City Secretary: Shelly Green



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: May 21, 2021

APPLICANT: Carolyn Gann

LOCATION: Northeast corner of the intersection of Smith Road and Klutts Road

PLANNING AND ZONING COMMISSION HEARING DATE: May 20, 2021

CITY COUNCIL HEARING DATE: May 26, 2021

REQUEST:

The applicant is requesting approval of a final plat for a 3.7 acre tract of land located at the northeast corner of the intersection of Smith Road and Klutts Road, McLendon-Chisholm ETJ. Rockwall CAD Parcel identification number: 83469. The request is to divide the 3.7 acre tract of land into two residential lots: one containing 2.0 acres of land and the other lot containing 1.7 acres of land and the existing house.

PROPERTY OWNER: Carolyn Gann
1177 Smith Road
Rockwall, Texas 75032

REPRESENTATIVE: Carolyn Gann

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval subject to the following conditions:

1. Monumentation must conform to the requirements of the city subdivision regulations prior to recording. Monumentation to be confirmed by the City Engineer.

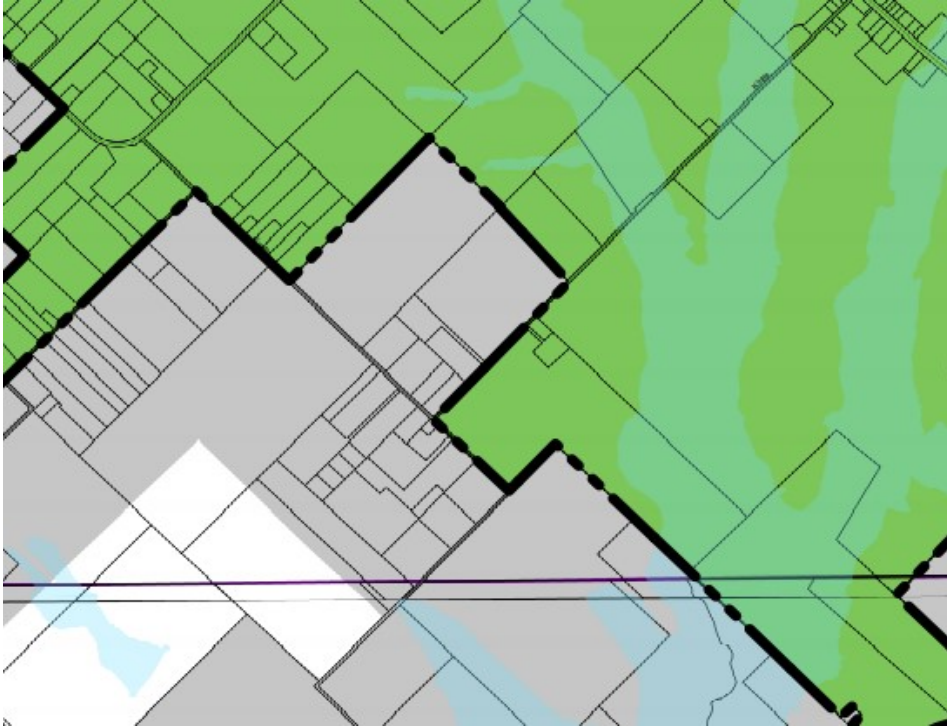
BACKGROUND

This property is located in the City of McLendon-Chisholm extra territorial jurisdiction. As such the subdivision must conform to the requirements of the City subdivision regulations. County regulations require a minimum of one and one-half acres of land to allow for the installation of an on-site sanitary sewer facility. This application satisfies the minimum lot size requirement. The applicant has requested

that this plat be treated as a final plat in accordance with the provisions of Section 10.02.005(b)(5) as shown below.

The new two-acre lot will have frontage on Klutts Road while the 1.7 acre lot which has the house will continue to have access from Smith Road.

City limits map showing property to be in the ETJ.



Subdivision ordinance, Section 10.02.005(b) Final plat, Subsection (5):

- (5) The owner/subdivider may, at his option, elect to combine his preliminary plan and final plat of a subdivision whenever the tract of land:
 - (A) Is to be resubdivided without a change of street locations, or is so situated that the pattern of streets in said tract is predetermined by streets of immediately adjacent adjoining recorded subdivisions;
 - (B) The proposed development will be of the same use and of comparable density as adjacent existing or contemplated development; and
 - (C) Is a minimum of two and one-half acres in total area.

Proposed Gann final plat

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

I hereby certify that the above foregoing plot of _____ Acres Addition to the city of Walden-Chilham, Texas was approved by the Mayor of Walden-Chilham on the _____ day of _____, 2021.

This approval shall be invalid unless the approved Plot for such Addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one year from said date of final approval. An extension may be granted by the City Council.

Said Addition shall be subject to all the requirements of the Platting Ordinance of the City of Walden-Chilham.

Witness my hand this _____ day of _____, 2021.

City Secretary
City of McLeander-Chisholm, Texas

Recommended for Final Approval:

City Administrator
City of McLeander-Chisholm, Texas

Approved:

Mayor
City of McLeander-Chisholm, Texas

LEGEND

80/85- IRON ROD FOUND/SET

⊖ NAIL FOUND/SET

○ 1/2" IRON ROD FOUND
(OTHERS OTHERWISE NOT)

⊗ 1/2" IRON ROD SET

○ 1" IRON PIPE FOUND

⊕ MOMENT FOUND

⊗ "x" FOUND/SET

NOTE: ACCORDING TO THE F.E.M.A. IN COMMUNITY PANEL, NO. 481-320-6254
THIS PROPERTY APPEARS TO BE IN ZONE X AND THEREFORE NOT TO BE WITHIN
FLOOD PLAINS. HOWEVER, THE FLOOD PLAIN MAPS OF THE FLOOD PLAIN
AND STRIPED, THEREFORE, THE STREET FROM FLOOD PLAINS OR FLOOD PLAINS
ON PAVE CONDITIONS, GREATER FLOODS CAN BE WITH ACCORD TO FLOOD PLAINS
AND BE NOTED BY AVALANCHES OR NATURAL CAUSES. THIS FLOOD STRIPED AND/OR
FLOOD LINES SIGNED HEREIN SHALL NOT BE OTHER EVIDENCE ON THE PAGE OF THE SURVEYOR.
NOTE: BEARING 9655 ACROSS NORTH, WHICH CANNOT BE FIELD (ANSWER) OR OBSERVED
THIS SURVEY IS NOT A REPRESENTATION OR WARRANTY OF TITLE OR GUARANTEE OF CORRECTNESS
TEXAS LICENSED SURVEYING FIRM REGISTRATION NUMBER: 101503000

~BRIAN CALLIA & ASSOCIATES~
BC&A Land Surveying, Inc.
9011 STATE HIGHWAY 34 S, SUITE - 1
QUINLAN, TEXAS, 75474
PHONE: (903) 447-0658
FAX: (903) 447-0931
www.bcasurveying.com
JOB NO. 2101020-2 CAD. TECH. MM

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

FINAL PLAT
GANN ADDITION
163.737.10 SQ. FT./3.769 ACRES OF LAND
LOTS 1 AND 2
1177 SMITH ROAD
RUTH PECKUM SURVEY, ABSTRACT NO. 175
MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

PROPERTY DESCRIPTION

[illegible]

SURVEYOR'S CERTIFICATE

EXCITED THIS 1ST DAY OF MAY 202

ERAN GALLIA
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 556

[illegible]BY: _____
Clerk of Court / Court Reporter

2021



CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: May 5, 2021

Items Submitted. Check all that Apply:

- ☒ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☒ Digital Copy of Submitted Plat/Plan (**required**)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): HERITAGE Current Zoning: PD

No. of Acres: 166.256 No. of Lots: 129 + 4 com. Proposed Zoning: PD

General Location of Property: PULLEN ROAD & SINKS DRIVE

Proposed Use for Property: SINGLE FAMILY RESIDENTIAL

Applicant Name: Todd D Wintters, PE

Company: Engineering Concepts & Design, LP

Address: 201 Windco Circle City, State, Zip: Wylie TX. 75098

Phone(s): 972-941-8402 Email: todd@ecdip.com

Owner Name: OAK NATIONAL HOLDINGS

Address: 5763 S SH 205, #100 City, State, Zip: ROCKWALL, TX. 75032

Legal Description of the Property: William W. Ford Survey Abstract No. 85
Tracts 31-1,33,34,34-1,34-2, 34-3, 35, 35-1, 35-2, 35-3

County Parcel ID: 53878, 53879, 10852, 10851, 10846, 51678, 10848, 10850, 46003, 69591

Other Information: _____

Development Fees

The City recognizes that professional guidance is necessary when undertaking any land use project including platting, zoning or Board of Adjustment applications. Therefore, the City will provide a one-hour or 2 one-half hour complimentary professional consultation with the City Planner and/or City Engineer. These complimentary consultation(s) will be arranged by City Staff. Limit of one complimentary consultation per property.

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to consultant review of any application. Should the actual consultant cost exceed the estimate, the applicant will be invoiced for amounts owed. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, City Attorney and any other outside consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA. Consultants invoice the City monthly after work is completed, so it is possible for plat applicants to receive notice of outstanding fees after a plat has been considered. The City will invoice for any remaining consulting charges. Building permits be not be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 27,245- to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this 6th day of May, 2021.

Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: _____



(Seal)

City Secretary: _____





CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: May 21, 2021

APPLICANT: Todd D. Wintters, PE

LOCATION: Pullen Road, southwest of Sinks Road

PLANNING AND ZONING COMMISSION HEARING DATE: May 20, 2021

CITY COUNCIL HEARING DATE: May 26, 2021

REQUEST:

The applicant is requesting approval of a preliminary plat for a 166.256 acre tract of land located on Pullen Road containing Rockwall CAD Parcel identification numbers: 53878, 53879, 10852, 10851, 10846, 51678, 10848, 10850, 46003, and 69591. The request is for 129 residential lots and four common area lots. The development is proposed to be a phased development.

PROPERTY OWNER: Oak National Holdings
5763 S. SH 205
Suite 100
Rockwall, Texas 75032

REPRESENTATIVE: Todd D. Wintters, PE

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval subject to the following conditions:

1. Abandon that part of Sinks road access easement that is included in lots 11 -17 by this plat.
2. At final plat, dedicate sufficient right of way for Pullen Road to provide 35 feet of right of way from centerline of Pullen Road. The City Thoroughfare Plan calls for Pullen Road to have 70 feet of right of way for undivided two-lane collector roadway. The existing right of way for Pullen Road is 40 feet per Rockwall County.
3. City engineer conditions:
 - a. Revise the labeled 10-foot franchise easement to 10-foot Drainage and Utility easement

BACKGROUND INFORMATION:

Preliminary plat generally conforms to approved concept plan [attached to this report].

Zoning Ordinance review, section 3 requires a development plan approval for each and every phase of the development, this preliminary plat satisfies that requirement.

The subject property is a largely undeveloped tract of land containing the Sinks homestead and a portion of the former Hickerson property adjacent to Pullen Road southwest of Sinks Road.

Earlier this year the City annexed the Hickerson Property [approximately 63 acres of land] at the owner's request. The combined Hickerson property and Sinks property comprise the property that is the subject of this preliminary plat. Subsequent to the annexation, the City Council approved a planned development district establishing the development standards for the subject property.

This preliminary plat application provides for the development to occur in three phases: Phase 1 contains: 33 residential lots, two Common Area lots and 44.427 acres of land. Phase 2 contains: 42 residential lots and 53.269 acres of land. Phase 3 contains: 54 residential lots, two Common Area lots, and 68.802 acres of land.

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Rockwall CAD aerial with subject properties outlined in red.



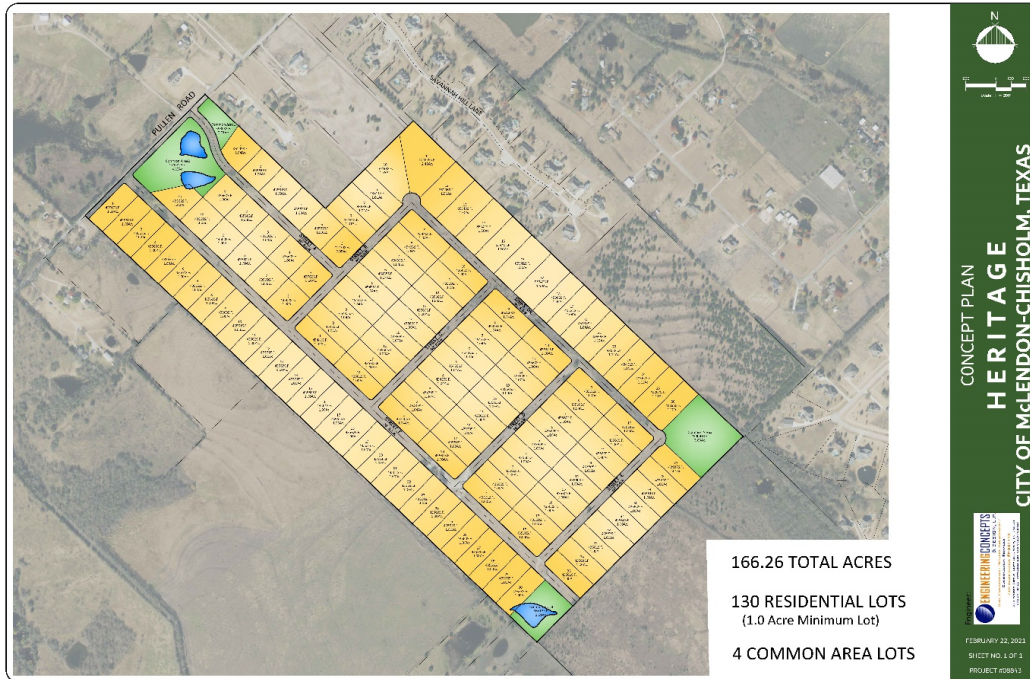
Zoning

The zoning district for the subject property is a planned development district [the development standards are included at the end of this report].

The zoning district for this subdivision requires minimum lot sizes of one-acre of land. All of the residential lots in the proposed subdivision conform to the minimum lot size.

The requested preliminary plat contains one less lot than the approved "Concept Plan". The zoning district requires that the subdivision conform to the approved concept plan. The proposed preliminary plat does conform to the approved concept plan.

CONCEPT PLAN



Thoroughfares/streets:

Pullen Road is shown as a two-lane undivided collector roadway. Sinks Road is shown as a future two-lane undivided collector connecting Pullen Road to Klutts Road. When the planned development district was approved by the City Council, the agreement was made to relocate the two-lane collector from the Sinks Road location to the southwestern street in the subdivision and to amend the Thoroughfare Plan when the Comprehensive Plan update is considered.

The required right of way for a two-lane undivided collector is 70 feet. The Pullen/Klutts collector is shown as 70 feet of right of way. The remaining local streets within the proposed subdivision are 60 feet of right of way.

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Planned Development District Standards

EXHIBIT B

HERITAGE SUBDIVISION

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 164.50 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 130 single-family residential lots with a minimum lot size of one acre of land and four community owned common area lots. This development is approximately 164.50 acres of land generally located near the intersection of Pullen Road and Sinks Road.

2. Special Provisions

This Exhibit includes the PD Development Standards and the Concept Plan both of which are included and made a part of the ordinance adopting the Planned Development District.

- a. Minor amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:
 - i. Does not increase density;
 - ii. Does not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lot.

Requests to amend the PD or the Concept or Development Plans that fail to satisfy the standards of i. ii. Above shall be considered as a change in zoning and shall be required to satisfy the requirements of an original request for a change in zoning.

- b. Minor amendments amendment to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator. No action is required by the Planning and Zoning Commission or the City Council.
- c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

Prior to development of any portion of this planned development district, the City Council shall consider a development plan upon recommendation from the Planning and Zoning Commission. Any development plan shall conform to the Concept Plan that has been approved and made a part of this ordinance.

This development may be constructed in phases. However, if constructed in phases, each phase shall have a development plan reviewed and recommended by the Planning and Zoning Commission and reviewed and approved by the City Council prior to any construction in that phase.

4. Development Standards

Lot layout shall conform to the Concept Plan that has been adopted and is part of this ordinance.

- a. This is a single-family zoning district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.

Front yard	50 feet
Side yard	10 feet
Rear yard	20 feet

Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.

- e. Lot width. Minimum lot width is 120 feet.

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line as measured from the right of way line of the cul-de-sac or eyebrow along both property side lot lines. Corner lots may have the 10-foot side yard adjacent to the side street.

- f. Minimum Lot depth. 215 feet.
- g. Minimum Dwelling size. 2,300 square feet [airconditioned space].
- h. Maximum Lot coverage. 20 percent.
- i. Maximum Height. 36 feet.
- j. Off-street parking. Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.
- k. Accessory structures. Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.

Streets shall conform to the requirements of the subdivision regulations of the City of McLendon-Chisholm unless otherwise amended herein.

