



**AGENDA
CITY COUNCIL
TUESDAY, JULY 7, 2020
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

Any citizen who is unable to attend the meeting in person may submit comments by email to citysecretary2@mclendon-chisholm.com. Comments should be submitted at least 2 hours prior to the start of the meeting. Comments will be read into the record.

5. APPROVAL OF MINUTES

- 5 - 15 5.1. Consider Approval of July 23, 2020 City Council Minutes
[06.23.20 City Council Meeting](#)

6. ITEMS FOR CONSIDERATION

- 16 - 22 6.1. Discussion and action authorizing the City Administrator to enter into a contract with All American Dogs for full-time animal control services. (Requested by Palomba)
[Proposed Animal Control Contract](#)
- 6.2. Presentation by David Funk and Ryan Rosborough representing AG|CM, Inc., a Professional Project Management Firm, regarding a proposal for

Project Management Services as related to the McLendon-Chisholm Fire Station Project. Discussion may follow the presentation. (Requested by Palomba)

[ACGM Presentation](#)

- 23 - 30 6.3. Discussion and action authorizing the City Administrator to enter into a contract with AG|CM for project management consulting services as related to the fire station project. (Requested by Palomba)
[ACGM Proposed Contract](#)
- 6.4. Discussion and action regarding appointment of a Council Member to serve as liaison to work with the Fire Chief, City Administrator, Project Management Firm/Owners Representative and Design Build Team on the new Fire Station. (Requested by Council Members Kipphut and Bloom)
- 31 - 35 6.5. Discussion and action regarding a Resolution amending Resolution No. 2020-03 Establishing and Economic Development Committee and regulations for the committee. (Requested by Palomba)
[Res 2020-03 Establishing EDC](#)
[Proposed Resolution Amending Res. 2020-03](#)
- 6.6. Discussion and action regarding appointment of a Council Member to serve as liaison to the Economic Development Committee. (Requested by Palomba)
- 36 - 43 6.7. Discussion and action regarding appointments to the Economic Development committee. (Requested by Green)
[Staff Report - EDC Appointments](#)
[ED Applicants](#)
- 44 - 47 6.8. Discussion and action regarding appointments to the Planning & Zoning Commission. (Requested by Green)
[P&Z Appointments Staff Report](#)
[P&Z Applicants](#)
- 48 - 51 6.9. Discussion and action regarding appointments to the Board of Adjustment. (Requested by Green)
[Staff Report - BOA Appointments](#)
[BOA Applicants](#)
- 6.10. Presentation by Chris Cuny representing Teague Nall & Perkins (tnp), followed by discussion and action regarding final determination of sanitary sewer line route for the General Business District generally located on State Hwy. 205 north of Via Toscana to FM 550/Hwy 205 intersection. (Requested by Palomba)

- 6.11. Discussion and possible direction to staff regarding all aspects of the FY 2019-2020 budget and FY 2020-2021 proposed budget and tax rate. (Requested by Palomba)

[FY 20-21 Budget Worksheet Update](#)

[FY 20-21 Payroll Projection](#)

[Tax Rate Scenarios](#)

[TMRS Rate Change Study 5% Projections](#)

[TMRS Rate Change Study 6% Projections](#)

[TMRS Rate Change Study 7% Projections](#)

[Altura Purchasing Office Update](#)

7. EXECUTIVE SESSION

- 7.1. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code 551:071(1)(2): Consultation with Attorney to seek advice about a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meeting Act, regarding authorizing the City Administrator to enter into a contract with All American Dogs for full-time animal control services. (Requested by Palomba)
- 7.2. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code 551:071(1)(2): Consultation with Attorney to seek advice about a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meeting Act, regarding executing a contract with AG/CM, Inc. for project management consulting services as related to the fire station project. (Requested by Palomba and Simmons)
- 7.3. Reconvene Regular Meeting
- 7.4. Executive Session Action

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

9. 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.

10. 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 7:00 p.m., July 2, 2020 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

CANCELLED



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
June 23, 2020

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, June 23, 2020, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Nathan Hodges	Council Member
	Lorna Kippfut	Council Member
	Trudy Woessner	Council Member
	William Dahl	Council Member
ABSENT:	Jim Bloom	Council Member
Staff Present:	Lisa Palomba	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief/Marshall
	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 Hodges delivered the Invocation and Council Member Dahl 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.

4. CITIZEN COMMENTS

Mayor Short pointed out the presence of two boy scouts who attended to speak as part of their citizenship in community badge.

Mike Donegan, 2620 Ridgelake Ln. Spoke on Item 6.3.

- Hold a series of workshops open to the public for input by the citizens
- Consider a downtown district

- Multi-family to include senior living areas
- Recreation areas
- Study areas where schools will be located

David Swan, 471 Monterey Dr. Spoke on Item 6.3.

- Should be more dog parks
- More stop lights for safety

Mathias Tolleson, 2740 Ridgelake Ln. Spoke on Item 6.3.

- More parks
- More diversity of places to eat
- Voluntary police force

Lesley Schwalje, 262 Meadowpark. Spoke on Item 6.5.

- Strongly oppose short term rentals
- Two types of short-term rentals that need to be looked at
 - Homeowners live in the house
 - Rental of unoccupied homes on nightly or weekly basis
- She should not have to police the short-term rentals

Mark Kipphut 31 Fireside Dr.

- Carefully work through budget
- Freeze employee salaries for the next year
- Construction of fire house
 - Owners representative
 - Council liaison

5. APPROVAL OF MINUTES

5.1. Consider approval of June 2, 2020 City Council Meeting Minutes

MOTION: APPROVE THE MINUTES OF JUNE 2, 2020 AS PRESENTED

MADE BY: Council Member Hodges

SECONDED BY: Council Member Dahl

APPROVAL: Unanimous by Members Present (Bloom absent)

5.2. Consider approval of June 9, 2020 City Council Work Session

MOTION: Council Member Kipphut

SECONDED BY: Council Member Hodges

APPROVAL: Unanimous by Members Present (Bloom absent)

6. ITEMS FOR CONSIDERATION

6.1. Presentation, discussion and action regarding the FY 2018-2019 City Audit

City Administrator Palomba stated this is a presentation followed by a scheduled action to accept the audited financial statements for fiscal year 2018-2019. Last year the Council engaged the firm Murray Paschall & Caperton to perform the audit. They are finished at this time and they are ready to present their findings, and this will be an opportunity for you to ask questions. She introduced Kyle Caperton and Kyle Allis to present the audit.

Kyle Caperton gave a brief review of the audit. They did not issue a separate PID audit this year. Some of the PID information is consolidated in the audit. We also stress whenever we talk about the PID that the City is not responsible for the debt and it's not taxpayers responsible for that debt.

Mr. Caperton asked the Council for any questions or comments they have. There were no questions.

MOTION: APPROVE THE FY 2018-2019 CITY AUDIT AS PRESENTED.

MADE BY: Council Member Hodges

SECONDED BY: Council Member Woessner

APPROVAL: Unanimous by Members Present (Bloom absent)

6.2. The City's Financial Advisory Jason Hughes will present information related to remaining City Hall debt, early payoff scenarios and related matters. Council discussion may follow.

City Administrator Palomba explained there had been some questions lately both from citizens and Council regarding the possibility of early payoff of the city hall bond debt that was issued in 2015. She introduced Jason Hughes, the City's financial advisor from Hilltop Securities. He is here to provide some background regarding that bond debt that was issued as well as to discuss some early payoff scenarios.

Jason Hughes presented an Overview of Series 2015 Certificates of Obligation ("CO's") and the Defeasance of Series 2015 CO's. His presentation included the following items:

Overview of Series 2015 Certificates of Obligation ("CO's")

- City issued 2.090 million in CO's in 2015; final maturity February 2035
- Series 2015 CO's are callable February 15, 2025
- City may refinance the 2015 CO's by issuing refunding bonds
 - Similar to refinancing a home mortgage; trading a higher interest rate for a lower interest rate

- In order to refinance the 2015 CO's on a *tax-exempt* basis, refunding bonds must be issued within 90 days of the call date (current Federal tax law)
- City may pay off the 2015 CO's ("defease") by using cash on hand
 - City defeased \$170,000 in August 2018 and \$65,000 in July 2019
- Whether refunding or defeasing debt:
 - Escrow is established to make debt service payments to the call date
 - All principal is repaid and all interest to the call date is paid
 - Escrow is established at the time of refinancing or defeasance
 - Escrow funds can only be used to pay the debt
 - Federal tax law limits amount that may be earned in the escrow – 2.427%

Defeasance of Series 2015 CO's

- August 15, 2020 Scheduled Payments:

○ August 15, 2020 Scheduled Principal Payment	\$ 90,000.00
○ August 15, 2020 Scheduled Interest Payment	<u>23,906.25</u>
○ Total August 15, 2020 Scheduled P+I Payment	\$113,906.26
- Estimated Cash Contribution from the City to Defease All Remaining Series 2015 CO's on August 15, 2020 (*excludes August 15, 2020 scheduled payments shown above*):

○ Remaining Principal (2021-2034)	\$1,460,000.00
○ Interest to the Feb. 15, 2025 Call Date	196,318.75
○ Estimated Legal and Escrow Agent Fees	10,000.00
○ Less: Interest Earned on the Escrow (0.293%)	<u>(17,808.09)</u>
○ Estimated Total Amount of Defeasance 8/15/20	\$1,648,510.33

Total Scheduled P+I Est. Defeasance on 8/15/20	\$1,762,416.91
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Council Member Hodges stated he did not see a huge financial advantage to paying off anything early prior to February 15, 2025. He asked for confirmation of this.

Mr. Hughes responded that is exactly correct.

Council Member Kipphut asked if it would be the same if every year you take a little out of the budget so that maybe you had a surplus and put it into paying off that debt. Again, that would be money that would just be sitting there that you couldn't use for anything else.

Mr. Hughes responded that they could certainly do that.

6.3. Presentation by City Planner Mike Coker regarding recommended process for the Comprehensive Plan Update. Discussion with Council may follow to include timing of the update, process, funding, and related matters.

City Administrator Palomba reported that Mr. Coker is here to provide the process for the comprehensive plan update. We talked about the possibility of funding that in the upcoming budget or maybe even in this year since we are likely to have a surplus.

Mr. Coker presented his Comprehensive Plan Update as follows:

BACKGROUND INFORMATION:

The current Comprehensive Plan was adopted in early 2016 and the general consensus regarding Comprehensive Plan durability is that they should be updated about every five years.

"The Comprehensive Plan for the City of McLendon-Chisholm is to be used as a guide for future development and redevelopment of the City and as a tool to identify community goals and objectives and to measure the success of the implementation of those community goals and objectives, as well as to provide guidance for the establishment of development regulations. In that vein, elements have been included regarding current land use; future land use; transportation, parks and open space; economic development; public facilities; and, housing."

The City is a growing and changing entity and, as a result, the goals and aspirations of the community are subject to change. Since the Comprehensive Plan provides guidance to the citizens, staff, and the greater community, it is appropriate to consider existing goals and objectives and to evaluate how they have affected the growth and direction of the City. After consideration by the community and elected and appointed officials, it may be prudent to align goals and objectives to more accurately reflect the current attitudes and outcomes that are desired by the community.

Proposed process:

1. Perform City and area reconnaissance and prepare photographic inventory of City and surrounding area
2. Prepare presentation for combined meeting of the City Council and City Planning and Zoning Commission that provides for an overview of the purpose, process and timing for the development of the new or updated Comprehensive Plan (PPT).
3. Meet with City Council and Planning and Zoning Commission to provide an overview of the purpose, process and timing for the development of the new Comprehensive Plan.
4. Develop preliminary Comprehensive Plan objectives and strategy for development
5. Commence data assembly to support objectives for Comprehensive Plan

6. Prepare outline for updated Comprehensive Plan (PPT)
7. Meet with City Council and Planning and Zoning Commission to review the initial objectives and strategy for preparing the Comprehensive Plan
8. Prepare and present outline, objectives and strategy resulting from meeting with City Council and Planning and Zoning Commission to the Community at a community meeting (PPT)
 - a. Provide opportunity for community input and responses [up to four community meetings]
9. Prepare Draft Comprehensive Plan
10. Present Draft Comprehensive Plan to City Council and Planning and Zoning Commission and community at a community meeting [PPT]
11. Revise Draft consistent with direction from City Council and Planning and Zoning Commission
12. Present revised Draft Comprehensive Plan to City Council and Planning and Zoning Commission
13. Present revised Draft Comprehensive Plan to community at community meeting [PPT]
 - a. Provide opportunity for community input and responses [up to two community meetings]
14. Prepare final draft Comprehensive Plan
15. Present the final Draft Comprehensive Plan to the Planning and Zoning Commission at a public hearing [PPT]
16. Prepare any revisions as requested by the Planning and Zoning Commission
17. Prepare and present the final Draft Comprehensive Plan to the City Council at a public hearing
18. Prepare Comprehensive Plan as adopted by the City Council [PPT]
19. Review adoption ordinance [prepared by City Attorney] in anticipation of adopting by the City Council

The proposed scope of work may require as many as ten months working with the community and elected and appointed officials to complete the updated and the adoption of any revisions.

Mr. Coker gave an overview of Statutory Requirements regarding a Comprehensive Plan.

Finally, Mr. Coker stated his recommendation is that the Council schedule an opportunity for us to pound out the real process that we want to do when the public meetings occur, how much time we want to try and spend.

Council Member Woessner asked when the previous Comprehensive Plan was done. Mr. Coker replied it was done in 2010 and it was amended in 2012. There was a plan before that in 2008.

Council Member Hodges asked if he feels like they are looking at a refresh or a complete redo of the comp plan. Mr. Coker stated he thinks they should evaluate all the current components and see which ones need to be updated and modified.

Council Member Kipphut stated she is balking at the ten-month timeframe. Is that standard for doing the comprehensive plan? Mr. Coker replied no, it could be about six months, maybe seven.

Council Member Woessner asked if this will include only the city or is the ETJ included. Mr. Coker replied it can only be the city.

City Administrator Palomba stated that some cities have strategic plans in addition to comprehensive plans. She asked if there is some way they can incorporate some strategic planning as far as goal setting and how to achieve those goals and timelines. Mr. Coker replied he thinks that adopting a comprehensive plan with no action activity and calling it strategic planning makes no sense. City Administrator Palomba ask if they can include capital kind of planning. Mr. Coker replied yes. City Administrator ask if drainage is something that can be looked at in the comprehensive plan. Mr. Coker replied yes, it can be included in the comprehensive plan or the comprehensive plan can refer to another document.

7. EXECUTIVE SESSION

7.1 Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551:071(1) and (2): Consultation with Attorney to seek advice about pending or contemplated litigation or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act, regarding construction of the new McLendon-Chisholm Fire Station including Council involvement, staff roles, design/build process, hiring an Owner's Representative, budget, and related matters.

Council recessed into Executive Session at 7:32 p.m.

7.2. RECONVENE REGULAR MEETING

The Council reconvened into regular session at 9:00 p.m.

7.3. EXECUTIVE SESSION ACTION

No Action Taken

6.4. Discussion and action regarding adoption of an Ordinance establishing a Hotel Occupancy Tax (HOT).

MOTION: APPROVE THE ADOPTION OF AN ORDINANCE ESTABLISHING A HOTEL OCCUPANCY TAX (HOT).

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Hodges
APPROVED: Unanimous by Members Present (Bloom Absent)

6.5. Discussion and action regarding adoption of an Ordinance establishing regulations for the registration and use of short-term rentals providing for inspections, restriction, brochure and safety requirements, neighborhood notification, violations and penalties, a sunset review provision and related matters.

Council directed the City Administrator to do more research on this item before adoption of an Ordinance.

6.6. Discussion and action regarding and Ordinance regulating noise in the City and related matters.

MOTION: APPROVE AN ORDINANCE REGULATING NOISE IN THE CITY AND RELATED MATTERS.

MADE BY: Council Member Dahl
SECONDED BY: Council Member Hodges
APPROVED: Unanimous by Members Present (Bloom Absent)

6.7. Discussion and action regarding hiring a Construction Management firm or individual to serve as Owners Representative on matters related to the Fire Station project and funding for such representative.

MOTION: APPROVE HIRING A CONSTRUCTION MANAGEMENT FIRM OR INDIVIDUAL TO SERVE AS OWNERS REPRESENTATIVE ON MATTERS RELATED TO THE FIRE STATION PROJECT AND FUNDING FOR SUCH REPRESENTATIVE.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Hodges
APPROVED: Unanimous by Members Present (Bloom Absent)

- 6.8. Discussion and action regarding appointment of a Council Member to serve as liaison to work with the Fire Chief, City Administrator, Owners Representative and Design Build Team on the new Fire Station.**

MOTION: Appoint Council Member Bloom to work with the Fire Chief, City Administrator, Owners Representative and Design Build Team on the new Fire Station.

MADE BY: Council Member Kipphut

SECONDED BY: Council Member Hodges

APPROVED: Motion failed by a vote of 3-1; Kipphut voting AYE; Bloom Absent

- 6.9. Discussion and direction to staff regarding setting a special meeting date to interview and possibly engage a Construction Management Firm or Individual to serve as Owners Representative for the fire station project and a budget work session to follow.**

It was the consensus of the Council and Staff that a special meeting is not needed at this time.

- 6.10. Discussion and action regarding appointment of one or two Council Members to the Rockwall County Open Space Alliance.**

MOTION: Appoint Council Member Hodges to serve on the Rockwall Council Open Space Alliance

MADE BY: Council Member Kipphut

SECONDED BY: Council Member Dahl

APPROVED: Unanimous by Members Present (Bloom Absent)

MOTION: Council Member Dahl volunteered to serve on the Rockwall Council Open Space Alliance in the form of a motion.

MADE BY: Council Member Dahl

SECONDED BY: Council Member Hodges

APPROVED: Unanimous by Members Present (Bloom Absent)

- 6.11. Presentation and discussion regarding an update on the next phase of the Veterans Brick Campaign to include timeline and associated costs.**

Council Member Kipphut reported that the bricks remain at \$30 each with an order deadline of mid-September. In October, landscaping will be done around the monument. Right now, they have ten bricks and there is no minimum to order. They are

working on names in the cemetery who do not have families. New bricks will be installed in time for the Veterans Day ceremony.

8. REPORTS

8.1. Building Official Report May 2020 – No questions or comments.

8.2. Budget Report May 2020– No questions or comments.

8.3. Rockwall County Sheriff's Department Report May 2020– No questions or comments.

8.4. Community Waste Disposal (CWD) Report May 2020– No questions or comments.

8.5. McLendon-Chisholm Fire Department Report May 2020– No questions or comments.

9. UPDATES, DISCUSSION AND DIRECTION TO STAFF – None

10. COUNCIL REPORTS ON ITEMS OF COMMUNITY INTEREST

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.

Mayor Short – Reminded citizens to apply for openings on committees. He also reminded everyone to respond to the Census. Finally, Mayor Short reminded everyone to be careful during this COV19 epidemic and to be sure to wear face coverings.

11. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 9:21 p.m.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary



All American Dogs

Animal Control : Code Enforcement

12760 Tischler Rd. 🐾 Pilot Point 🐾 TX 🐾 76258 🐾 (972) 382-DOGS

THIS AGREEMENT (hereinafter referred to as the “Agreement”) is made and entered into by All American Animal Control, a division of All American Dogs (hereinafter referred to as “AAAC”) and the City of McLendon-Chisolm, Texas, a municipal corporation (hereinafter referred to as “McLendon-Chisolm” or the “City”).

RECITALS

WHEREAS, McLendon-Chisolm is desirous of providing for residents and businesses with full-time animal control services, and

WHEREAS, AAAC is desirous of furnishing full-time animal control services to McLendon-Chisolm, and

WHEREAS, the parties hereto desire to enter into this Agreement to provide animal control services at the highest level possible to McLendon-Chisolm in accordance with the terms and conditions set forth herein, and

WHEREAS, all payments to be made hereunder shall be made from current revenues available to the paying party, and

WHEREAS, the parties have concluded that this Agreement fairly compensates the performing party for the services being provided hereunder, and is in the best interest of each party.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND CONSIDERATION PROVIDED FOR HEREIN, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY CONFIRMED, THE PARTIES HERETO AGREE TO THE FOLLOWING:

Section 1: All matters stated above in the preamble are found to be true and correct and are incorporated herein by references as if copies in their entirety.

Section 2: Term: This Agreement shall commence on August 1, 2020 and end August 30, 2023. Any extension of the term of this Agreement, including any changes in the terms and conditions, shall require the approval of the governing body of McLendon-Chisolm and AAAC.

Section 3: Scope of Services: AAAC hereby agrees to provide McLendon-Chisolm the following services, personnel, and facilities:

- a. Patrol Services: AAAC will provide patrol services for the enforcement of ordinances set forth in the State of Texas and any City Ordinance adopted in the future relating to Animal Control.
- b. Service Calls: AAAC will provide 10 field service calls per month in this all inclusive contract.

Routine service calls will be answered between the hours of 8:00AM and 5:00PM Monday through Friday. Only emergency calls for service will be answered after these hours. Routine service calls must be viable calls which the animal control officer (hereinafter referred to as "ACO") will be able to provide an immediate proper disposition. Some examples of viable service calls include, but are not limited to:

A contained stray animal which the ACO is guaranteed to impound;
A deceased domestic animal in the roadway;
A complaint which requires immediate ACO intervention.

Non-emergency service calls (Weekdays after 5pm until 8am next day and weekends) will be billed separately at \$■■■■ per call. Examples would be cat in a tree or deceased animal not impeding traffic.

Emergency service calls will be answered 24 hours a day, 7 days a week and include the following:

An injured domestic animal when the owner is not known or present;
A domestic animal bite to a human when the owner is not known or present;
A domestic animal which has or is showing aggressive or dangerous tendencies. An officer from McLendon-Chisolm Police

Department or their designate must respond prior to any emergency call to confirm the need for an ACO.

- c. Monthly Reports: AAAC will supply a monthly report to the City Secretary or designee of McLendon-Chisolm. The report shall summarize all animal control activity within the City borders from the previous month.
- d. Animal Bites: An ACO will make an incident report and have the animal's owner verify that rabies vaccinations are current. An ACO will respond and oversee proper quarantine procedures as set forth by state law.
- e. Dead Animal Removal: AAAC agrees to provide removal of domestic dead animals, excluding livestock and wild animals, on any public property and on private property when an animal owner is unidentified within the limits of McLendon-Chisolm. In the event of dead livestock, AAAC may contract an outside resource to provide removal services at the further expense of the City. In the event the owner of a deceased animal is identified, AAAC will charge said owner a fee for any removal or dispositioning services.
- f. Impoundment and Boarding: An ACO is authorized to capture and impound any animal upon having probable cause to believe the animal to be in violation of any provision of the state law, which authorizes or requires the animal's capture and impoundment. The ACO will notify the City Secretary or designee of the City as soon as possible regarding any animal impounded. AAAC shall collect and retain any impoundment fees from the enforcement of this ordinance.

If, by identification tag, the owner of an impounded animal can be identified, the ACO will make every attempt to return the animal to its home and notify the owner of any violations witnessed by the ACO. Written warnings and/or citations may be issued to owners of said animal.

All impounded animals shall be kept for not less than five (5) days by AAAC. After this period of time, the animal shall be released to a humane organization, placed for adoption, or humanely destroyed at the discretion of AAAC. No record shall be kept by the City as to the disposition of an animal after release is made to

the facility. In case of extreme aggression or injury, the above 5-day hold may be amended by AAAC.

Any animal, whether licensed or unlicensed, which in the professional judgment of AAAC and its employees, is in great pain and suffering due to injury from which the animal probably will not recover, and/or which is at large and is posing an imminent danger to human beings or to other animals, may be destroyed by the ACO on scene in a humane manner.

The ACO may impound any animal which, in the professional opinion of the ACO, appears to be rabid, or is showing the clinical signs of rabies. The ACO will provide humane euthanasia so that the animal may be submitted to the Texas Department of Health for proper rabies testing.

- g. Animal Cruelty and Neglect Calls: AAAC will respond to animal cruelty or neglect calls and take appropriate actions according to state law. A City police officer may be called to assist the ACO on any such call.
- h. Education: AAAC will provide information to residents on pet responsibility, local and state animal control laws, rabies and coping with wildlife issues. Professional advice will be given to solve most animal related problems.
- i. Other Services: The City of McLendon-Chisolm agrees to allow AAAC to provide its complete line of Animal Related Services to the residents of McLendon-Chisolm as individual clients at no other cost to the City. Such services include, but are not limited to:

Emergency Animal Ambulance Services
Pet Transportation & Taxi Services
Lost Pet Recovery Services
Deceased Pet Removal, Cremation, and Burial Services
Nuisance Wildlife Rescue & Control
Pet Insurance Programs
Escape Prevention

The resident would be considered a client of AAAC and would be solely responsible for any fees incurred.

- j. Schedule of Fees: These fees shall be charged to the residents of McLendon-Chisolm. The City is not responsible for these fees:

Animal Impoundment Fee:	\$■■■■ each impoundment
Boarding Fee:	\$■■ per day or portion thereof
Flea treatment (if needed)	\$■■ Per dose

Section 4: City of McLendon-Chisolm's Obligations: McLendon-Chisolm agrees to perform the following:

Pay an all inclusive monthly fee of \$■■■■ for all animal control patrol and services for the duration of the contract (36 months).

The contract price will increase ■■■% per year.

All inclusive fees do not include the following situations:

Quarantine fees as required by Texas Department of Health when an owner is not known or available;
Specimen shipment fees on applicable animals;
Medical & veterinary fees as needed.

Any fees not covered under the all inclusive contract must be approved by the Chief of Police.

Section 5: Revenues Retained: City shall retain all fines, forfeitures, etc. that may be generated by performing ordinance enforcement duties within the City's boundary.

Section 6: Termination:

- a. This Agreement may be terminated at any time, by either party, giving thirty (30) days written notice to the other party to the addresses proved herein. In the event of such termination by either party, AAAC will be compensated for all services performed to termination date, which will be the date one (1) month after the date of the notice of termination, together with any payments then due and as authorized by this Agreement.

- b. If the City fails to make payment to AAAC within fifteen (15) days after the date of billing for any invoiced amounts, AAAC will suspend services to McLendon-Chisolm and identify a date on which the services will be suspended and will notify City Hall by telephone and in writing of the date services will be suspended.
- c. Failure of AAAC to furnish any services under this Agreement, the City shall have the right to make appropriate reduction in any fee paid (as determined by mutual agreement of the parties) or terminate this Agreement by giving proper notice

Section 7: Notice and Payments: All written notices, payments, or refunds shall be sent to the following addresses:

All American Dogs
12860 Tischler Rd.
Pilot Point, TX 76258

City of McLendon-Chisolm
1371 McLendon Rd
McLendon-Chisolm, TX 75032

Section 8: Dispute Resolution: In order to ensure an effective relationship between the parties and to provide the best possible services, it is mutually agreed that all questions arising under this Agreement shall be handled and resolved between the Mayor and the owner of AAAC.

Section 9: Jurisdiction: By this Agreement, McLendon-Chisolm grants full and complete authorization and jurisdiction to AAAC for all services provided by AAAC as contained in this Agreement. Said jurisdiction shall apply to the City limits of McLendon-Chisolm as of August 1st, 2020.

Section 10: Venue: Venue for any legal dispute arising pursuant to this Agreement shall be in Denton County, Texas.

Section 11: Supervision/Certification: At all times during the term of this Agreement, all Animal Control Officers shall be under the supervision and control of a representative of AAAC. Also, all officers shall be certified in their respective areas of expertise to carry out their duties. All Animal Control vehicles shall be properly marked and identified. ACO vehicles shall be considered as Authorized Emergency Vehicles in accordance with the Uniform Traffic Code.

Section 12: Performance: Both parties mutually agree that AAAC is an independent contractor, and shall have exclusive control of performance hereunder, and that employees of AAAC in no way are to be considered employees of the City.

Section 13: Indemnification: AAAC agrees to hold harmless, save and indemnify the City and its Officers for any an all claims for damages, personal injury and/or death that may be asserted against McLendon-Chisolm arising from AAAC negligence or its performance hereunder, save and except intentional acts of gross negligence by McLendon-Chisolm. The foregoing notwithstanding, the parties hereto reserve the right to all available legal defenses and all protections and limitations of liability provided by the Texas Tort Claims Act and the Texas Constitution relative to these parties. The provisions of this indemnification are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity.

Section 14: Insurance: AAAC agrees to procure and maintain, at a minimum, \$[REDACTED] liability insurance policy providing coverage against any and all claims for personal injury or property damage arising out of acts, errors, or omissions of AAAC, its officers, employees, or agents under or pursuant to this Agreement. The City shall be named as a certificate holder and shall be notified if this policy is cancelled for any reason.

IN WITNESS WHEREOF, we have hereunto set out hands this the ____ day of _____, 2020 in the duplicate originals.

All American Animal Control

City of McLendon-Chisolm

By: Robert M. Matthews, Jr.

By: City Administrator

Attest:

Attest:

By: City Official

By: City Secretary

**McLendon-Chisholm Project Management Services
McLendon-Chisholm, Texas**

PROJECT MANAGEMENT CONSULTING SERVICES CONTRACT

BETWEEN THE CITY OF MCLENDON-CHISHOLM

AND

AG|CM, INC.

This Agreement is made by and between the City of McLendon-Chisholm, hereinafter referred to by name, or as the “Owner”, and **AG|CM, Inc.**, a Texas corporation, hereinafter referred to by name, or as the “Project Manager”, collectively referred to as the “Parties.” The Project is defined as follows:

New Fire Station #1

In consideration of the mutual promises set forth below, the Parties agree as follows:

1. RECITALS

The Project Manager shall be the Owner’s representative in providing the services described in this Agreement. The Project Manager and the Owner shall perform all duties as stated in this Agreement.

In respect to such work or services, the Parties agree as follows:

2. TERM OF AGREEMENT

This Agreement shall be effective upon execution of this document by the Parties and ends upon final payment to the Project Manager. This Agreement may be extended for additional time periods subject to mutual approval by both Parties. This Agreement shall remain in full force and effect during the above referenced time period unless properly terminated by either party, as provided by this Agreement. It is anticipated that the term of this Agreement will end 12 months after substantial competition or the proposed warranty period on October 31, 2022, whichever comes first.

3. MAJOR RESPONSIBILITIES AND DUTIES

3.1. Work Schedule:

The Project Manager shall provide personnel to assist in the oversight of the design and construction process. The Project Manager will act as an extension of the Owner’s staff to facilitate and assist in the management of various aspects of the Project. The Project Manager will report directly to and work under the direction of the Owner’s Designated Representative (ODR), to be identified to Project Manager in writing by Owner.

3.2. Scope of Work:

The Project Manager shall assist the Owner in the project management for the City of McLendon-Chisholm Projects identified in the RFQ, from and after the date of this Agreement.

The Project Manager's primary responsibilities will be to assist the Owner in managing the construction phases of the Project, as set forth in the Services Required, attached hereto and made a part hereof for all purposes as **Exhibit A**.

The Project Manager will not be responsible for, nor does the Project Manager control, the means, methods, techniques, sequences and procedures of construction for the Project. It is understood that the Project Manager's action in providing quality review under this Agreement is a service of the Project Manager for the sole benefit of the Owner and, by performing as provided herein, the Project Manager is not acting in a manner so as to assume responsibility or liability, in whole or in part, for all or any part of the construction for this Project or its compliance with the Contract Documents. No action taken by the Project Manager shall relieve the Architect or General Contractor for the Project from its obligation to perform the work in strict conformity with the requirements of the Contract Documents, and in strict conformity with all other applicable laws, codes, rules and regulations.

The Project Manager will perform general on-site, periodic observations of work as deemed necessary by the Project Manager, and as allowed within the confines of the fee based hourly allowance. The Project Manager shall endeavor to ensure substantial conformity of the construction with plans and specifications. The Project Manager shall utilize this information to create reports generated from each on-site visit.

Project Manager will endeavor to assure that all Operation and Maintenance ("O&M") manuals, as-built drawings, warranties and appropriate certifications have been received, assembled by Project, and delivered to the Owner, while remaining under contract with the City of McLendon-Chisholm.

The Project Manager shall report to the Owner in writing any decisions it is aware of concerning disputes between any interested party and the Owner relating to the acceptability of the work, or the interpretation of the requirements of the Contract Documents pertaining to the furnishing and performing of the work.

The Owner will provide the Project Manager access to all City of McLendon-Chisholm Facilities where construction activities are planned or being constructed.

3.3. Facilities:

The City of McLendon-Chisholm will provide Project Manager with full access to existing construction related contracts and documents.

The Project Manager is responsible for the following:

- Personal computer(s).
- Software to perform services being requested.
- Transportation.
- Any necessary office supplies.
- Any other materials or equipment required to fulfill the terms of this Agreement.

4. EMPLOYER IDENTIFICATION NUMBER

- Social Security Number or
(EIN) Employer Identification Number 74-2775067.

5. PAYMENT FOR SERVICES

The Owner will compensate the Project Manager on the basis of fixed billable rates set out in **Exhibit B**. These billable hourly rates are inclusive of all profit (fee), general administrative overhead costs, and personnel expense for each employee. Personnel expense includes the base hourly wage, payroll taxes, employee benefits and Workers' Compensation insurance. A schedule of hours of is attached as **Exhibit C**. Based on this schedule, the Project Mangers fee is not to exceed [REDACTED] ("Maximum Project Fee").

Project Manager will monitor Maximum Project Fee and will notify Owner should forecasting indicate that additional hours may be needed. Anticipated Maximum Project Fee will not be exceeded without written authorization from Owner.

The Project Manager will bill the Owner monthly for the actual number of hours of services provided by the Project Manager, times the hourly rates set out in Exhibit B. The Owner shall pay Project Manager no later than thirty (30) days after the date of receipt of the invoice from Project Manager. Delinquent payments are subject to the Texas Prompt Pay Act, Texas Government Code Chapter 2251

6. INDEPENDENT CONTRACTOR RELATIONSHIP

In the performance of the services hereby contemplated, the Project Manager is an independent contractor, and neither the Project Manager nor the principals, partners, employees or subcontractors of the Project Manager shall be deemed employees of the Owner. Nothing herein shall be construed to create a partnership, joint venture or employment arrangement between the Owner and Project Manager.

7. TERMINATION

Either party may terminate this Agreement should the other party fail substantially to perform in accordance with the terms hereof through no fault of the terminating party by giving the other party a minimum of ten (10) days written notice of such termination. Notice of termination of this Agreement before the end of its term shall not relieve either party of its obligation to perform under the Agreement, or respective liabilities under the Agreement, until termination occurs.

The Owner may terminate this Agreement for its convenience with a minimum of thirty (30) days written notice of termination. In the event of termination of this Agreement, Project Manager shall only be paid for work performed through the date of termination.

8. DISPUTE RESOLUTION

In the event that the Owner or the Project Manager shall contend that the other has committed a material breach of this Agreement, the party alleging such breach shall, as a condition precedent to filing any lawsuit, notify the breaching party describing the breach and demanding corrective action. The breaching party has five business days from its receipt of the notice to correct the breach, or to begin and continue with reasonable diligence and in good faith to correct the breach. If the breach cannot be corrected within a reasonable time, despite the breaching party's reasonable diligence and good faith effort to do so, either party may invoke the dispute resolution process. Request for mediation shall be in writing, and shall request that the mediation commence not less than thirty (30) or more than ninety (90) days following the date of the request, except upon agreement of both parties. In the event the Owner and the Project Manager are unable to agree to a date for the mediation or to the identity of the mediator or mediators within thirty (30) days following the date of the request for mediation, all conditions precedent in this article shall be deemed to have occurred.

9. PROPRIETARY INFORMATION

It is understood between the Parties hereto that during the term of this Agreement, Project Manager may be dealing with confidential information and processes which are the property of Owner used in the course of its business. Project Manager agrees that Project Manager will not disclose, directly or indirectly, any such matters, or use them other than in the course of work under this Agreement unless withholding such information would violate the law or create the risk of significant harm to the public.

10. ASSIGNMENT

Neither this Agreement nor any duties or obligations hereunder shall be assignable by the Project Manager or Owner without prior written consent of the other. In the event of an assignment by the Project Manager to which the Owner has consented, the assignee or its legal representative shall agree in writing with the Owner to personally assume, perform and be bound by the covenants, obligations, and agreements contained herein. In the event the Project Manager assigns sublets, subcontracts, or assigns without written consent by the Owner, this Agreement may be terminated at the option of the Owner, and all financial obligations shall cease as well.

11. SUCCESSORS AND ASSIGNS

Subject to the provisions regarding assignment, this Agreement shall be binding on the heirs, executors, administrators, legal representatives, successors, and assigns of the respective Parties.

12. GOVERNING LAW AND VENUE

The validity of this Agreement and of its terms or provisions, as well as the rights and duties of the Parties hereunder, shall be governed by the laws of the State of Texas. Any legal action brought in state court shall have venue in Rockwall County, Texas.

13. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and supersedes any and all other agreements, either oral or written, between the Parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter that is not contained herein shall be valid or binding.

14. AMENDMENT

This Agreement may be amended only by the mutual agreement of the Parties hereto in writing and incorporated into this Agreement. The duly appointed representative of each party must sign any such amendment.

15. INDEMNIFICATION

To the fullest extent permitted by law, the Project Manager shall indemnify and hold harmless the Owner, its employees, officers, directors and partners from and against damages arising from third party claims for bodily injury or property damage and reasonable attorneys' fees incurred by the Owner but only to the extent solely caused by the negligent act, error or omission of the Project Manager, or the Project Manager's consultants, in performance of services under this Agreement.

16. NOTICES

All written notices provided to the Parties pursuant to this Agreement shall be forwarded to each party at the address indicated below. Such notices shall be considered duly and properly given when delivered in person or actually deposited by either party via U.S. mail or any other delivery service Project Manager.

17. APPROPRIATIONS

Notwithstanding any provision contained herein, the financial obligations of the Owner contained herein are subject to and contingent upon appropriations by the Owner's Executive Committee of such funds or other revenues being available, received and appropriated by the Owner in amounts sufficient to satisfy said obligations. In no event shall this instrument be construed to be a debt of the Owner.

18. GOVERNMENTAL IMMUNITY

Nothing in this Agreement shall be deemed to waive, modify or amend any legal defense available at law or in equity to either the Owner or its officers and employees. Neither the Owner, nor its officers and

employees waives, modifies or alters to any extent whatsoever the availability of the defense of governmental immunity under the laws of the State of Texas.

19. SEVERABILITY

If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

20. NO WAIVER OF ANY CONTRACTUAL RIGHT

The failure of either party to enforce any provision of this Agreement shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Agreement.

21. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall be deemed to be one and the same instrument. A signature transmitted by facsimile or similar equipment shall be deemed an original signature.

22. NO THIRD PARTY BENEFICIARY

This Agreement inures to the benefit of and obligates only the Parties executing it. No term or provision of this Agreement shall benefit or obligate any person or entity not a party to it. The Parties hereto shall cooperate fully in opposing any attempt by any third person or entity to claim any benefit, protection, release or other consideration under this Agreement.

23. HEADINGS

The description headings used in this Agreement are inserted for reference only and do not and shall not be deemed to modify the construction of any of the provisions of this Agreement.

WHEREAS, the Parties hereto agree to the terms of this Agreement as set forth above, the duly designated representatives of the **CITY OF MCLENDON-CHISHOLM** and **AG|CM, Inc.**, hereby execute this Agreement. The Parties hereto acknowledge that they have read this Agreement, understand its contents, and agree to be legally bound by the terms and conditions of this Agreement.

Executed and Dated as of the _7th____ day of July, 2020.

PROJECT MANAGER: **AG|CM**
 PO Box 2682
 Corpus Christi, TX 78403
 (361) 882-0469

By: _____ Date: _____
Mr. Ryan Rosborough, CCM
Vice President

OWNER: **City of McLendon-Chisholm**
 1371 W. FM 550
 McLendon-Chisholm, TX 75032

By: _____ Date: _____
Ms. Lisa Palomba
City Administrator

EXHIBITs A, B & C provided under separate cover

RESOLUTION NO. 2020-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS ESTABLISHING AN ECONOMIC DEVELOPMENT COMMITTEE; ESTABLISHING REGULATIONS FOR SUCH COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of McLendon-Chisholm desires to create a committee known as the "Economic Development Committee"; and,

WHEREAS, the mission of the McLendon-Chisholm Economic Development Committee is to advise and recommend to the City various methods and ways to broaden and diversify the tax base through new business attraction, land acquisition and development, progressive infrastructure, corporate business expansion, and job creation; and Economic Development Committee is created to advocate for business locations or expansion projects and to encourage growth of the community.

THEREFORE, BE IT RESOLVED THAT THE FOLLOWING GUIDELINES ARE ESTABLISHED FOR THE CREATION OF THE CITY OF MCLENDON-CHISHOLM ECONOMIC DEVELOPMENT COMMITTEE:

SECTION 1: Membership

1. The Committee will have seven voting members and two alternates who shall be appointed by the City Council. Members shall serve two-year terms. Four members shall serve two-year terms the first year and three members shall serve one-year terms the first year and will be appointed in July.
2. The Committee shall select a Chairman and Vice-Chairman from among its members.
3. The City Council shall designate one Council Member as a sole non-voting member to serve as a liaison to Council and to provide periodic updates to the Council and request items to be placed on the agenda.
4. The City Administrator and/or City Secretary shall be responsible for posting meeting agendas and materials and preparing minutes for approval.

SECTION 2: Meetings

1. Meetings shall be held at least monthly and must comply with the Texas Open Meetings Act. Any meeting materials, emails regarding city business, or other related information is subject to open records request. At the first meeting, the Committee will designate the time, location and date the Committee shall meet from that date forward and shall adopt a resolution stating same.
2. Prior to adjourning each meeting, the Committee, without discussion, shall determine topics and agenda language for the next meeting. Any supporting documents needed for the agenda packet must be provided to the City Secretary one week in advance of the meeting.

SECTION 3: Member Training

1. Each member shall be responsible for taking Texas Open Meetings Act Training and Public Information Act Training. A certificate of completion shall be provided to the City Secretary who shall cause such to be kept on file as required by the current records retention schedule.
2. Membership is encouraged to seek educational opportunities for independent study and/or group training.

SECTION 4: Attendance

Members are encouraged to notify the City Secretary and Committee Chairperson if a meeting must be missed. Members absent more than 75% of meetings, or members who miss three successive meetings, may be removed by a majority vote of the Committee and shall be considered to have resigned and an Alternate Member shall become a regular meeting. In the event of a vacancy, Council shall appoint a new member or alternate in the event of a vacancy.

SECTION 5: STRUCTURE

1. The Economic Development Committee may be subdivided into two subcommittees.
 - a. One committee shall consider commercial land use zoning, regulations, and Commercial Development Standards
 - b. The second committee shall consider identifying and soliciting appropriate commercial business.
2. Three regular members and one alternate shall serve on each subcommittee.

SECTION 6: RESPONSIBILITIES

1. The Economic Development Committee is responsible for advising the City on developing an inclusive process for assessing community economic development needs and priorities in an orderly fashion and providing recommendations to Council in the form of a proposed Economic Development Plan that reflects, at a minimum, the following:
 - a. Plan Purpose, goals and objectives
 - b. Brief history of the Community
 - c. Core Values of the Community (what is special about M-C, who are we?)
 - d. Vision for the Community reflecting rural Texas heritage (what do we want to be and what do we want to look like)
 - e. Assessment of appropriateness of commercial areas including current and proposed land use as shown on the zoning map, Comprehensive Plan, and Commercial Design Standards and data gathered from various sources including community input. Assessment may identify desirable and undesirable commercial uses, identify areas for proposed change and conclusion.
 - f. Assessment and conclusions regarding soliciting desired business.

- g. Plan for prioritizing and executing the Plan including objectives, steps, action, and timeline for completion including 1-year, 2-year, and 5-year completion goals.
- h. The Economic Development Plan shall be presented to the Planning & Zoning Commission for consideration. Any recommendations will be reviewed by the Economic Development Committee and final Plan shall be delivered to Council for approval and adoption.
- i. The Economic Development Committee shall seek input from the City Planner on concepts to update the City's Comprehensive Plan as follows:
 - i. Current City commercial zoning
 - ii. Impacts that the upgrades to Hwy 205, Hwy 548, and Hwy 549 will have on current commercial zoning
 - iii. Establishment of a percentage-based system for the City; e.g. as an example 40% residential, 40% Agricultural, 10% greenspace, and 10% commercial business. As the widening of Hwy 205 claims property from the City, the Comprehensive Build Plan should be updated to maintain the proper percentages determined by the citizens and City Council.
 - iv. Identify and recommend changes to the Comprehensive Build Plan, such as:
 - 1. Establish one or more centralized business districts via the current zoning along Hwy 205.
 - 2. Establishment of Green / Open Space areas that can be funded under Rockwall County's Master Plan to maintain McLendon-Chisholm's character and create Open Spaces within Rockwall County where citizens can go play, relax, shop, etc.

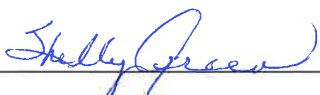
SECTION 7: SUPPORT

City staff shall provide reasonable support to the Committee such as arranging for access to City facilities for meetings and access to City resources for copies and communications.

SECTION 8: EFFECTIVE DATE

This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVE THIS THE 25th DAY OF February, 2020.



Shelly Green, City Secretary



Keith Short, Mayor

CITY OF MCLENDON-CHISHOLM

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS AMENDING RESOLUTION NO. 2020-03; AMENDING MEMBERSHIP REGULATIONS FOR THE ECONOMIC DEVELOPMENT COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of McLendon-Chisholm approved Resolution No. 2020-03 on February 25, 2020 establishing an Economic Development Committee and regulations for the committee; and

WHEREAS, the Economic Development Committee membership regulations include appointment of seven voting members and two alternate members to be appointed by Council; and

WHEREAS, no provision of Resolution 2020-03 addresses residency requirements for appointed members; and

WHEREAS, a local business owner has expressed interest in serving on the Economic Development Committee but resides outside of the city limits; and

WHEREAS, the City Council has determined that it would be prudent to appoint an individual who is both a business owner and property owner to serve on the Economic Development Committee;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS:

A. SECTION 1: Membership is amended in its entirety to read as follows:

1. The Committee will have seven voting members and two alternates who shall be appointed by the City Council. Members shall reside inside the city limits except that a maximum of two members may reside outside the city limits. Any non-resident considered for appointment must be the owner of a currently operating business and must also be the property owner for the same business.
2. Members shall serve two-year terms. Four members shall serve two-year terms the first year and three members shall serve one-year terms the first year. Member terms begin July 1.
3. The Committee shall select a Chairman and vice-Chairman from among its members during the first meeting following July appointments.

4. The City Council shall designate one Council Member as a sole non-voting member to serve as liaison to Council and to provide periodic updates to the Council and request items to be placed on the Council Agenda.
5. The City Administrator and/or City Secretary shall be responsible for posting meeting agendas and materials and preparing minutes for approval.

B. All other sections of Resolution No. 2020-03 remain unchanged and in effect.

C. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS THE 7TH DAY OF JULY 2020.

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary



City of McLendon-Chisholm

Staff Report

Nominate and consider appointments for regular and alternate positions to the Economic Development Committee.

DATE:

July 7, 2020

BACKGROUND OF ISSUE:

The Economic Development Committee consists of 7 voting members and 2 alternates. Members are appointed for two year terms. Four members shall serve two-year terms the first year and three members shall serve one-year terms the first year. EC meets at least monthly. The ED Committee selects their own Chairperson and Vice Chairperson among their selected members. The ED Committee is created to advocate for business locations or expansion projects and to encourage growth of the community.

ED members' terms expire June 30 and new appointments are made in July.

2020 Applicants for the Committee are:

Tommy Baugh

Mark Kippbut

Paul Patrick Day

Melody Osorio

Jim Herren

Norine Childers

FINANCIAL IMPACT:

There is no financial impact to the City related to appointing new members other than the possibility of some training.

OPERATIONAL IMPACT:

It is important that all vacancies for regular and alternate positions are filled.

RECOMMENDATION:

Staff recommends making nominations and appointing new members from applications submitted. Additional applications will be accepted to fill remaining places.

Lisa Palomba, City Administrator



**City of McLendon-Chisholm
Board & Commission Application**

Personal Information

Name: Tommy BAUGH
Street Address: 3 DANCING WATERS, Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: JANE
Work Phone: _____ Email Address: _____
Best method to contact you: EMAIL
Length of Residence in the City? 14 YRS In ETJ? _____

Occupational Information

Occupation/Business: BUSINESS OWNER

Qualifications

Are you a Registered Voter? YES What Precinct? _____
Special knowledge or experience applicable to City Board or Commission function: CURRENTLY SERVING ON P&Z
Please list any other community activities you are involved in: (civic/hobbies) CURRENTLY ON THE BOARD OF DIRECTORS FOR ROCKWALL CHAMBER
Have you previously or do you currently serve on any City boards? ☒ Yes ☐ No If so, list boards and dates: P&Z
Have you attended any Board or Council meetings? YES

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below on which you would prefer to serve, Board / Commission. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____ Board of Adjustments EDC _____ Planning and Zoning Commission

If selected as a board/commission member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: () allow () not allow public access to my home address, home phone number, social security number, or whether I have family members.

Tommy Baugh
Signed

5-7-20
Date:



**City of McLendon-Chisholm
Board & Commission Application**

Personal Information

Name: MARK KIPPANUT
Street Address: 31 FRESIDE DRIVE, Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: [REDACTED]
Work Phone: [REDACTED] Other: _____ Email Address: [REDACTED]
Best method to contact you: EMAIL OR CALL PHONE (TEXT)
Length of Residence in the City? 5 YRS / 5 MONTHS In ETJ? Ø

Occupational Information

Occupation/Business: CONSULTANT

Qualifications

Are you a Registered Voter? YES What Precinct? 3D

Special knowledge or experience applicable to City Board or Commission function: CURRENTLY A MEMBER OF THE
MC ECONOMIC DEVELOPMENT COUNCIL. PREVIOUSLY A 30 YEAR MILITARY CAREER, 13 YEARS WITH AMTRAK.

Please list any other community activities you are involved in: (civic/hobbies) MEMBER OF THE ROCKWALL COUNTY
COVID TASK FORCE; MEMBER OF AMERICAN LEGION/VFW/MOAA. MEMBER ROCKWALL ROTARY AND CHAIRMAN OF BOARD

Have you previously or do you currently serve on any City boards? X Yes ___ No If so, list boards and dates:
ECONOMIC DEVELOPMENT.

Have you attended any Board or Council meetings? YES ... MULTIPLE CITY COUNCIL, P&Z AND ECONOMIC DEVELOPMENT

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below on which you would prefer to serve, Board / Commission. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

____ Board of Adjustments

____ Planning and Zoning Commission

If selected as a board/commission member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (X) allow () not allow public access to my home address, home phone number, ~~social security number~~ or whether I have family members.

[Signature]
Signed

4 MAY 2020
Date:



City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Paul Patrick Day
Street Address: 1 Greenhollow, Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: 562-303-2920
Work Phone: _____ Other: _____ Email Address: _____
Best method to contact you: _____
Length of Residence in the City? 1 year 7 month, Rockwall, Texas In ETJ? No

Occupational Information

Occupation/Business: Professor of Environmental Science/Geology, East Field College

Qualifications

Are you a Registered Voter? yes What Precinct? 3D

Special knowledge or experience applicable to City Board, Commission or Committee function: Extensive experience in municipal fundraising, compliance, finance, and governance

Please list any other community activities you are involved in: (civic/hobbies) Pro bono forensic geologist, brass musician, prairie advocate, and astronomer

Have you previously or do you currently serve on any City boards? ____ Yes ☒ No ____ If so, list boards and dates: _____

Have you attended any Board or Council meetings? yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

____ Board of Adjustments ____ Planning and Zoning Commission Economic Development Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: () allow (X) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed: Paul Patrick Day

Date: 3/20/20



City of McLendon-Chisholm
Board, Commission and/or Committee Application #2

Personal Information

Name: Melody Osorio
Street Address: 651 Frontier Trail, Rockwall, Texas 75032
Mailing Address (if different): — Home Phone: —
Work Phone: [REDACTED] Other: — Email Address: [REDACTED]
Best method to contact you: email
Length of Residence in the City? 6 yrs In ETJ? No

Occupational Information

Occupation/Business: Self

Qualifications

Are you a Registered Voter? Yes What Precinct? 3D
Special knowledge or experience applicable to City Board, Commission or Committee function: Business, Travel, special interests, solutions, ideas, communication
Please list any other community activities you are involved in: (civic/hobbies) Community, neighborhood interest and tasks.
Have you previously or do you currently serve on any City boards? ☒ Yes ☐ No If so, list boards and dates:
BOA : EDAP
Have you attended any Board or Council meetings? YES

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

☐ Board of Adjustments ☐ Planning and Zoning Commission ☒ Economic Develop Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: ☐ allow ☒ not allow public access to my home address, home phone number, social security number, or whether I have family members.

Signed: [Signature]

Date: 03 March 2020
(again)



**City of McLendon-Chisholm
Board, Commission and/or Committee Application**

Personal Information

Name: Ilina Herren

Street Address: 1433 Wrenk Rd

Rockwall, Texas 75087

Mobile Address (if different):

Home Phone: (972) 880-094

Work Phone: [REDACTED]

Cell: [REDACTED]

Fax: [REDACTED]

Best method to contact you: work/home

Length of residence in the City: 5 years

Is this Yes

Occupational Information

Occupational Business: Director, Market Integration and Innovation

Qualifications

Are you a Registered Voter? Yes

Which Precinct? SP

Special knowledge or experience applicable to City Board, Commission, or Committee: Background in City Council

Please list any other community activities you are involved in: Church

Have you previously or do you currently serve on any City board? X Yes No If so, list board and district:

City Finance and Economic Development Panel

Have you attended City Board or Council meetings? Yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate by the Board, Commission, or Committee of interest. If interested in more than one, please rank in order of preference. Please note that in addition to the regular scheduled Board meetings, members may be required to attend training webinars and other meetings.

Board of Aldermen

Planning and Zoning Commission

Economic Development Committee
Public Safety Committee

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: (X allow) not allow public access to my home address, home phone number, social security number, or whether I have family members.


Ilina Herren

05 March 2020

Date



City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Norine Childers
Street Address: 1251 So. St. Hwy 205, Rockwall, Texas 75082
Mailing Address (if different): 4202 Watersedge Cr
Work Phone: _____ Other: Rowlett 75088 Home Phone: _____
Email Address: _____
Best method to contact you: Text
Length of Residence in the City? 1.5 yrs. In ETJ? _____

Occupational Information

Occupation/Business: Chisholm Country Store

Qualifications

Are you a Registered Voter? yes What Precinct? 2B Rockwall
Special knowledge or experience applicable to City Board, Commission or Committee function: N/A

Please list any other community activities you are involved in: (civic/hobbies) Habitat for Humanity

Have you previously or do you currently serve on any City boards? Yes ☒ No ☐ If so, list boards and dates: _____

Have you attended any Board or Council meetings? yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____ Board of Adjustments _____ Planning and Zoning Commission Economic Dev. Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: () allow (☒) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Norine Childers
Signed

2/29/20
Date:



City of McLendon-Chisholm

Staff Report

Nominate and consider appointments for regular and alternate positions to the Planning & Zoning Commission.

DATE:

July 7, 2020

BACKGROUND OF ISSUE:

The Planning & Zoning Commission consists of 5 regular members and 2-3 alternates. Members are appointed for two year terms. P&Z meets once per month. 4 members must be present to constitute a quorum. The P&Z Commission selects their own Chairperson and Vice Chairperson among their selected members. The Commission hears applications for zoning changes, plats and other land use related items and makes recommendations for final decision by City Council.

P&Z Members' terms expire June 30 and new appointments are made in July.

The current members are:

Robert Rohde, Chairperson
Term Expires June 2020

Not seeking reappointment. Council needs to appoint someone from list of applicants.

Lesley Schwalje, Vice Chairperson
Term Expires June 2021

Jody Wright
Term Expires June 2021

Daniel Tucker
Term Expires June 2021

Tommy Baugh
Term Expires June 2020

Not seeking reappointment. Council needs to appoint someone from list of applicants.

Daniela Swindoll, Alternate
Term Expires June 2021

Shari London, Alternate
Term Expires June 2020

Seeking reappointment.

Brian Lane, Alternate
Term Expires June 2021

2020 Applicants: Shari London, currently serving as an Alternate, Brad Martin

FINANCIAL IMPACT:

There is no financial impact to the City related to appointing new members other than the possibility of some training.

OPERATIONAL IMPACT:

It is important that all vacancies for regular and alternate positions are filled.

RECOMMENDATION:

Staff recommends making nominations and appointing new members from applications submitted.

Lisa Palomba, City Administrator



**City of McLendon-Chisholm
Board, Commission and/or Committee Application**

Personal Information

Name: Shari A. London
Street Address: 216 Harvest Ridge Drive, Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: N/A
Work Phone: _____ Other: cell Email Address: _____
Best method to contact you: text to cell phone
Length of Residence in the City? 2 years as of June 2020 In ETJ? _____

Occupational Information

Occupation/Business: Consultant / Geologist

Qualifications

Are you a Registered Voter? Yes What Precinct? 3D
Special knowledge or experience applicable to City Board, Commission or Committee function: My career has included working w/ municipalities on deed restrictions, building, zoning
Please list any other community activities you are involved in: (civic/hobbies) RCR W, Band of Brothers, Volunteer @ church
Have you previously or do you currently serve on any City boards? X Yes No If so, list boards and dates:
previously served on Planning and Zoning Commission
Have you attended any Board or Council meetings? yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

_____ Board of Adjustments X Planning and Zoning Commission _____ Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: () allow (X) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Shari A. London
Signed

06-08-2020
Date:



City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Brad Martin
Street Address: 1413 Artesia Lane, Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: _____
Work Phone: [REDACTED] Other: [REDACTED] Email Address: [REDACTED]
Best method to contact you: cell phone or email
Length of Residence in the City? 2 months In ETJ? _____

Occupational Information

Occupation/Business: Mechanical contractor

Qualifications

Are you a Registered Voter ? Yes What Precinct? _____

Special knowledge or experience applicable to City Board , Commission or Committee function: Previous work as a custom home builder and developer. Served on Tarrant County Builders Association Board, Certified Master Builders Association Board and involved in many master planned developments.

Please list any other community activities you are involved in: (civic/hobbies) Member of Lakepointe Church, serve as Past President of Dallas Christian Athletic Association and stadium announcer for home football games. Also enjoy hunting, golfing and raising 4 teenagers.

Have you previously or do you currently serve on any City boards? Yes X No If so, list boards and dates: _____

Have you attended any Board or Council meetings? Not in McLendon- Chisolm

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

 Board of Adjustments X Planning and Zoning Commission Economic Development Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: () allow (X) not allow public access to my home address, home phone number, social security number, or whether I have family members.

Brad Martin
Signed

6-18-2020
Date:



City of McLendon-Chisholm

Staff Report

Nominate and consider appointments for regular positions to the Board of Adjustment.

DATE:

July 1, 2020

BACKGROUND OF ISSUE:

The Board of Adjustment may authorize variances and special exceptions from the zoning ordinance when variances are not contrary to public interest and owing to special conditions, a literal enforcement of the ordinances will result in an unnecessary hardship. Board of Adjustment.

BOA Members are appointed in July with an term expiration of June 30.

The current members are:

Beverly Stibbens, Chairperson
Term Expire June 2020

Seeking Reappointment

Frank Fite
Term Expires June 2019

Herb Harker
Term Expires June 2019

Gary Nickel
Term Expires June 2019

Melody Osario
Term Expires June 2020

Seeking Reappointment

Valeria Bodart, Alternate
Term Expires June 2021

David Cross, Alternate
Term Expires June 2019

2020 Applicants: Beverly Stibbens and Melody Osario

FINANCIAL IMPACT:

There is no financial impact to the City related to appointing new members other than the possibility of some training.

OPERATIONAL IMPACT:

It is important that all vacancies for regular positions be filled.

RECOMMENDATION:

Staff recommends making nominations and appointing new members from applications submitted.

Lisa Palomba, City Administrator



**City of McLendon-Chisholm
Board, Commission and/or Committee Application**

Personal Information

Name: Beverly Stibbens
Street Address: 279 Partridge Drive, Rockwall, Texas 75032
Mailing Address (if different): _____ Home Phone: _____
Work Phone: _____ Other: _____ Email Address: _____
Best method to contact you: cell phone or email
Length of Residence in the City? 40 years In ETJ? _____

Occupational Information

Occupation/Business: American Heart Assoc - Senior Development Director

Qualifications

Are you a Registered Voter? Yes What Precinct? _____
Special knowledge or experience applicable to City Board, Commission or Committee function: city council - 11 years board of adjustments 20 years
Please list any other community activities you are involved in: (civic hobbies) _____

Have you previously or do you currently serve on any City boards? ☒ Yes ☐ No If so, list boards and dates:

Board of Adjustments 2009 - current

Have you attended any Board or Council meetings? Yes

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

☒ Board of Adjustments _____ Planning and Zoning Commission _____ Committee _____
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: ☒ allow ☐ not allow public access to my home address, home phone number, social security number, or whether I have family members.

B Stibbens
Signed

6/22/2020
Date:



City of McLendon-Chisholm
Board, Commission and/or Committee Application

Personal Information

Name: Melody Osorio OSORIO
Street Address: 651 Frontier Tr, Rockwall, Texas 75032
Mailing Address (if different): N/A Home Phone: _____
Work Phone: [REDACTED] Other: _____ Email Address: [REDACTED]
Best method to contact you: email
Length of Residence in the City? Seven (7) years In ETJ? NO

Occupational Information

Occupation/Business: Self employed

Qualifications

Are you a Registered Voter? Yes What Precinct? 3D
Special knowledge or experience applicable to City Board, Commission or Committee function: Negotiations, research, contracts, diplomacy
Please list any other community activities you are involved in: (civic/hobbies) Social media, political interests, environmental, solutions
Have you previously or do you currently serve on any City boards? / Yes No If so, list boards and dates:
BOA and EDC
Have you attended any Board or Council meetings? many

Thank you for your interest in serving the City of McLendon-Chisholm. Please indicate below the Board, Commission, or Committee of interest. If interested in more than one, please rank order of preference. Please note that in addition to the regular scheduled board meetings, members may be required to attend training, work sessions, and joint meetings.

☒ Board of Adjustments ☐ Planning and Zoning Commission ☐ Committee
(Committee of interest)

If selected as a board, commission or committee member, I understand that information on this application is subject to the Texas Public Information Act and may be disclosed to anyone requesting this information. I understand that the act does allow a board/commission member of a governmental body to choose whether to allow public access to the information in the custody of the City that relates to the home address, home phone number, social security number, or that reveals whether the board/commission member has family members. If selected as a board/commission member of the City of McLendon-Chisholm, I choose to: () allow () not allow public access to my home address, home phone number, social security number, or whether I have family members.

Melody Osorio
Signed

21 June 2020
Date:

City of McLendon Chisholm
Fiscal 2021 Budget Summary
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

Cash Reserves	FY 2020 Current	FY 2020 Projected
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General Fund	\$ 1,369,182	\$ 1,338,041
Fire Capital	\$ 4,878,549	\$ 4,877,587
	<u>\$ 6,247,731</u>	<u>\$ 6,215,628</u>

Utility Fund	\$ 720,363	\$ 766,193
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I&S Fund	\$ 28,772	\$ -
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Financial Summary	FY 2020 Current	FY 2020 Projected	FY 2020 Budget	FY 2021 Proposed Budget
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General Fund Revenue	1,621,036	1,884,455	1,306,263	1,673,281
General Fund Expenses	<u>(723,727)</u>	<u>(1,001,363)</u>	<u>(1,040,505)</u>	<u>(1,281,572)</u>
Surplus	<u>\$ 897,309</u>	<u>\$ 883,092</u>	<u>\$ 265,758</u>	<u>\$ 391,709</u>

Does not include TxDot Payment for new Fire Station

Add'l Surplus if 3.5% Voter Approval Rate is adopted \$ 53,340

Add'l Surplus if 8.0% Voter Approval Rate is adopted \$ 79,898

Utility Fund Revenue	451,332	638,131	358,564	641,025
Utility Fund Expenses	<u>(348,230)</u>	<u>(512,131)</u>	<u>(358,564)</u>	<u>(577,143)</u>
Surplus	<u>103,102</u>	<u>126,000</u>	-	<u>63,882</u>

I&S Fund Revenue	123,972	150,726	141,644	149,639
I&S Fund Expenses	<u>(125,180)</u>	<u>(150,726)</u>	<u>(141,644)</u>	<u>(146,312)</u>
Surplus	<u>(1,208)</u>	-	-	<u>3,327</u>

City of McLendon Chisholm
Operating Fund Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	% of Budget Current YTD	FY 2020 Budget	FY 2021 Proposed Budget	Comments
Revenue						
302 - Franchise Income	195,698	195,132	105%	\$ 187,000	\$ 195,000	Projected to hold steady
303 - Development Income	71,900	70,600	479%	15,000	15,000	No significant plat fees on the horizon
304 - Building Permit Income	673,673	794,498	204%	330,000	562,000	Based on current projections from Sonoma developer
305 - Municipal Court Income	-	-	0%	1,800	500	
306 - Interest Income	22,417	22,417	121%	18,500	25,000	Increase based on earnings from funds received from TXDOT
307 - Sign Permit Income	-	-	0%	100	-	
308 - Septic Fees	14,125	14,925	181%	7,800	11,000	Most new construction is not on septic
309 - Food Enforcement	2,400	2,400	192%	1,250	2,400	
310 - Sales Tax Revenue	312,193	308,210	152%	205,750	308,000	No new sales tax revenue projected
313 - Donations	836	836	139%	600	500	
314 - Copies Public Inf. Income	-	-	0%	130	100	
317 - Ad Valorem Tax	589,979	585,725	110%	537,708	552,991	M&O Revenue based on current rate of 15 cents
318 - Tax Certifications	74	74	98%	75	-	
321 - Credit Card Fee Revenue	1,160	1,029	211%	550	790	
Total Revenue	\$ 1,884,455	\$ 1,995,846	144%	\$ 1,306,263	\$ 1,673,281	
Expenditures						
Operating Expenditures						
401 - Municipal Court / Code Enforcement	\$ -	\$ -	0%	\$ 50	\$ 1,000	Based on increased code enforcement
402 - Election Expense	-	-	0%	12,250	12,500	
410 - Building Inspections	150,802	186,432	128%	117,742	125,804	Correlated with decrease in Bldg Permits
411 - Environment Regulation Expense	7,581	6,770	121%	6,255	5,904	Correlated with decrease in Septic Inspections
414 - Animal Control	-	-	0%	18,000	18,000	
415 - Section 380 Grant Program	11,944	11,944	314%	3,800	7,800	Based on current projections from Sonoma developer
418 - Membership Fees	1,662	1,662	106%	1,575	2,000	
422 - Public Notice Expense	14,336	14,336	157%	9,150	11,750	
423 - Community Functions	7,290	7,290	1458%	500	2,000	Only event planned is Christmas Tree Lighting
426 - Appraisal District Collection	6,902	5,000	138%	5,000	5,500	
429 - Street Lights					2,900	
430 - Public Safety	339,786	377,225	102%	333,555	522,409	see attached detail
Total 400 Operating Expenditures	\$ 540,302	\$ 610,658	106%	\$ 507,877	\$ 717,567	

City of McLendon Chisholm
Operating Fund Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	% of Budget Current YTD	FY 2020 Budget	FY 2021 Proposed Budget	Comments
Occupancy Expenditures						
502 · Electricity	\$ 2,619	\$ 2,619	97%	\$ 2,700	\$ 2,900	
506 · Water	9,309	9,309	233%	4,000	10,239	
510 · Propane Gas	788	788	100%	788	870	
514 · Building Maint/Improvements	10,874	10,874	89%	12,200	12,000	
516 · Lawn Maintenance	8,220	8,220	97%	8,500	-	Will be a duty of new code enforcement officer
520 · Telephone & Internet	7,536	7,536	109%	6,900	8,300	
522 · Website Expense	1,138	1,138	114%	1,000	2,500	
Total 500 Occupancy Expenditures	\$ 40,484	\$ 40,484	108%	\$ 37,432	\$ 36,809	
General & Administrative Expenditures						
604 · Municipal Manuals, Books & Maps	346	346	138%	250	500	
606 · Employee Costs	188,014	188,014	85%	222,455	283,753	See payroll and benefit projection worksheet
618 · Liability Insurance	5,292	5,292	70%	7,517	5,821	Projected 10% increase
619 · Software Subscriptions	11,534	11,534	61%	19,000	12,000	
621 · IT Support	6,825	6,825	124%	5,500	7,000	
622 · Office Supplies - City Hall	3,059	3,059	102%	3,000	3,500	
623 · Office Equipment	4,055	4,055	156%	2,600	4,100	
624 · Office Equip Maintenance	5,407	3,803	360%	1,500	4,500	
625 · Printed Materials	2,408	1,823	142%	1,700	2,000	
626 · Postage-City Hall	1,025	1,077	73%	1,410	1,500	
628 · Bank Fees	1,780	1,845	119%	1,500	2,000	
630 · Legal & Professional						
63001-Accounting & Payroll services	53,225	53,225	101%	52,514	60,000	Based on increase in transaction postings and higher # of employees
63002 - Financial Audit	15,000	15,000	100%	15,000	16,000	Quote from Current Auditor
63003 - Legal	29,536	26,952	74%	40,000	40,000	
63005 - City Planner	9,935	5,745	22%	45,000	45,000	Increase to accommodate Comprehensive Plan update
63008 - Financial Consulting	26,000	26,000	100%	26,000	26,000	
63009 - Engineering	15,000	15,000	100%	15,000	25,000	

City of McLendon Chisholm
Operating Fund Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	% of Budget Current YTD	FY 2020 Budget	FY 2021 Proposed Budget	Comments
646 · Mileage Expense	500	500	100%	500	750	
647 · Council Meetings & Development	650	650	100%	650	800	
648 · Training	1,937	1,937	29%	6,750	7,000	Assumption that normal training will resume
652 · Staff Appreciation	650	650	76%	850	800	
655 · Code of Ordinance	3,360	3,360	96%	3,500	4,000	
699 · Miscellaneous Expense	39	39	- %	-	-	
Total G & A Expenditures	\$ 385,577	\$ 376,731	82%		\$ 472,196	
700 · Capital Expenditures - Operating	35,000	35,000	100%	35,000	55,000	\$40,000 for Klutts Rd + \$15,000 for unplanned events
Total Capital Expenditures	\$ 35,000	\$ 35,000	100%	\$ 35,000	\$ 55,000	
Total Expenditures	\$ 1,001,363	\$ 1,062,873	95%	\$ 1,052,505	\$ 1,281,572	
Surplus (Deficit)	\$ 883,092	\$ 932,972	348%	\$ 253,758	\$ 391,709	

City of McLendon Chisholm
Utility Fund Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	FY 2020 Budget	FY 2021 Proposed Budget	Comments
Operating Revenue					
306 · Interest Income	\$ 8,605	\$ 8,966	\$ 9,750	\$ 8,000	Assuming lower interest rates
Sewer Utility Revenue					
32200 · Sewer Usage Fees	\$ 250,000	\$ 250,000	228,360	306,625	11.5% increase in # of accounts + 10% rate increase (from Rate Study)
32204 · Sewer Deposit Refunds	(538)	(514)	(1,100)	(600)	
Transfer from Utility Fund Surplus	65,065	69,450	49,554		
Total Revenue	\$ 323,131	\$ 327,901	\$ 286,564	\$ 314,025	
Operating Expenditures					
Operation & Maintenance Expenditures					
Sewer Operation & Maintenance					
41304 · O&M Agreement	\$ 40,000	\$ 40,000	\$ 33,570	\$ 46,000	11.5% increase in # of accounts + 3% rate increase
41305 · O&M Maintenance	13,500	13,500	\$ 36,000	\$ 15,500	11.5% increase in # of accounts + 3% rate increase
41308 · Electricity	108	108	-	150	
41310 · Sewer Treatment	200,849	205,619	231,794	304,000	From Rate Study
Total Operations Expenditures	\$ 254,457	\$ 259,227	\$ 301,364	\$ 365,650	
600 · General & Administrative Exp	\$ 68,675	\$ 68,675	\$ 14,000	\$ 15,293	2020 Projection includes \$54,900 for Sewer Line Expansion Design / 11.5% 2021 budget increase
700 · Capital Expenditures	\$ -	\$ -	\$ -	\$ -	

City of McLendon Chisholm
Utility Fund Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	FY 2020 Budget	FY 2021 Proposed Budget	Comments
Total Expenditures	\$ 323,131	\$ 327,901	\$ 315,364	\$ 380,943	
Surplus (Deficit) from Operations	\$ -	\$ -	\$ (28,800)	\$ (66,918)	
Sewer Tap Fees					
32201 - Sewer Tap Fee Revenue	315,000	327,000	72,000	327,000	
41312 - Tap Fee Developer Rebate	(189,000)	(196,200)	(43,200)	(196,200)	
Net Revenue from Tap Fees	126,000	130,800	28,800	130,800	
Total Surplus (Deficit)	\$ 126,000	\$ 130,800	\$ -	\$ 63,882	

City of McLendon Chisholm
Interest and Sinking Fund Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	FY 2020 Budget	FY 2021 Proposed Budget	Comments
Revenue					
Ad Valorem Tax					
317 · Ad Valorem Tax	115,961	115,117	\$ 107,426	\$ 142,739	I&S Revenue based on current rate of 15 cents
306 · Interest Income	7,983	7,369	3,250	6,900	Assuming lower Interest Rates
Transfer from Excess Bond Proceeds	-	-	-		
Transfer From Interest & Sinking Surplus	26,782	28,241	30,968	-	
Total Revenue and Transfers In	\$ 150,726	\$ 150,726	\$ 141,644	\$ 149,639	
Expenditures					
628 · Bank Fees Expense	\$ 2,850	\$ 2,850		\$ 2,850	
660 · Bond Interest Expense	57,876	57,876	\$ 58,113	56,312	
Transfer To Bond Principal	90,000	90,000	90,000	90,000	
Transfer to Early Redemption Sinking Fund			-		
Total Expenditures and Transfers Out	\$ 150,726	\$ 150,726	\$ 148,113	\$ 146,312	
Surplus (Deficit)	\$ (0)	\$ 0	\$ -	\$ 3,327	

City of McLendon Chisholm
Public Safety Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	FY 2020 Budget	FY 2021 Proposed Budget	Comments
Revenue					
313 · Donations	765	765	-	-	
316 · County Contract	77,500	77,500	67,500	77,500	
319 · Grants	252,000	252,000	252,000	117,600	Reduction per Grant Agreement
Transfer from Fire Capital Fund	-	-	-	4,055,000	\$4,000,000 for new station & \$55,000 new vehicle
Transfer from General Fund	339,782	350,144	333,555	522,409	
Total Revenue	670,048	680,409	653,055	4,772,509	
Expenses					
400 · Operating Expenditures					
418 · Membership Fees	70	70	-	70	
Total 400 · Operating Expenditures	70	70	-	140	
430 · Public Safety					
43001 · Liability Insurance	7,730	7,730	3,326	7,962	
43002 · Fuel	10,334	10,301	10,000	10,000	
43003 · Maintenance & Repair - Vehicles	23,352	23,071	20,000	8,000	
43004 · Maintenance & Repair - Station	10,780	11,795	12,000	12,000	
43005 · Gear and Supplies	27,308	21,211	23,000	23,000	
43006 · Compliance	5,479	5,479	6,000	6,000	
43007 · Radio Maintenance	12,000	12,000	12,000	14,653	
43008 · Dispatch	10,000	10,000	10,000	10,000	
43009 · Training	5,560	3,330	10,000	10,000	
43010 · Software	115	115	-	115	
43030 · EMS	4,929	4,929	3,000	4,400	
43035 · Street Lights	2,874	2,882	2,900	-	Moved to General Fund
Total 430 · Public Safety	120,460.80	112,843	112,226	106,130	
500 · Occupancy Expenditures					
502 · Electricity	3,234	3,247	-	3,500	
506 · Water	458	455	-	500	
512 · Trash	223	223	-	-	
516 · Lawn Maintenance	120	120	-	-	
520 · Telephone & Internet	2,386	2,469	-	2,500	
Total 500 · Occupancy Expenditures	6,420.69	6,514	-	6,500	
600 · General & Administrative Exp					

City of McLendon Chisholm
Public Safety Budget Worksheet
For the fiscal year to end September 30, 2021
Rev 1 - Projections updated as of 6/26/2020

	FY 2020 Projected	Prior Projection	FY 2020 Budget	FY 2021 Proposed Budget	Comments
606 · Employee Costs	524,298	542,183	525,829	600,257	See payroll and benefit projection worksheet
619 · Software Subscriptions	1,123	1,123	-	1,476	
628 · Interest Expense	2,206	2,206	-	2,206	
652 · Staff Appreciation	463	463	-	800	
699 · Miscellaneous Expenses	7	7	-	-	
Total 600 · General & Administrative Exp	528,096.18	545,982	525,829	604,739	
700 · Capital Expenditures					
Equipment	15,000	15,000	15,000		
Vehicles	-	-	-	55,000	
New Fire Station	-	-	-	4,000,000	
Total 700 · Capital Expenditures	15,000.00	15,000	15,000	4,055,000	
Total Expenses	670,048	680,409	653,055	4,772,509	
Surplus (Deficit)	0.00	-	-	-	

City of McLendon-Chisholm
Fiscal 2021 Wage and Benefit Projection

	Current Salary	Current Salary	Increase		Proposed Salary	FICA	Health Ins	Dental Ins	Vision Ins	Retirement	Disability	Workers Comp	Total
Administration													
City Administrator	90,950	90,950	3,638	4.00%	94,588	7,236	11,850	706	82	5,444	335	426	120,667
Administrative Assistant		18,918	757	4.00%	19,674	1,505						89	21,268
City Secretary	57,500	57,500	1,533	2.67%	59,033	4,516	19,061	706	82	3,397	335	266	87,397
Code Enforcement Officer		-	37,444	100.00%	37,444	2,864	10,665	706	82	2,155	335	168	54,421
Total Administration		167,368	43,372	25.91%	210,740	16,122	41,576	2,119	246	10,996	1,006	948	283,753
Fire Department													
Chief	85,145	85,145	3,406	4.00%	88,551	6,514	9,931	706	82	5,096	335	4,361	111,215
Captain		48,975	4,134	8.44%	53,109	3,747	6,379	706	82	3,056	335	2,615	67,415
Captain		49,011	4,134	8.43%	53,144	3,749	6,379	706	82	3,058	335	2,617	67,455
Captain		49,099	4,134	8.42%	53,233	3,756	7,612	706	82	3,064	335	2,621	68,788
Fire Fighter		46,877	938	2.00%	47,815	3,586	8,419	706	82	2,752	335	2,355	63,695
Fire Fighter		46,877	938	2.00%	47,815	3,586	7,866	706	82	2,752	335	2,355	63,142
Fire Fighter		46,877	938	2.00%	47,815	3,586	7,866	706	82	2,752	335	2,355	63,142
Fire Fighter		78,624			78,624	6,015	-					3,872	84,639
Volunteer Stipends		10,000			10,000	765						1,100	10,765
Total Fire Department		461,486	18,620	4.03%	480,106	35,304	54,451	4,945	575	22,530	2,347	24,250	600,257

Assumptions

Assumed 4% average increase unless otherwise noted
 Health Insurance Increase of 10%
 Retirement Plan change from 5% / 1 to 1 match to 7% / 2 to 1 match on Jan 1, 2021
 Green - 4% increase after one year anniversary
 Full Time Fire Fighter 4% Increase beginning April 2021
 5% Workers Comp increase for fire fighters (per insurance agent)

TMRS Annual Cost Comparison

	Current Salaries	5% - 1 to 1	7% - 2 to 1	Proposed Salaries	5% - 1 to 1	7% - 2 to 1
		1.69%	7.11%		1.69%	7.11%
City Administrator	90,950	1,537	5,234	94,588	1,599	5,444
City Secretary	57,500	972	3,309	59,033	998	3,397
Code Enforcement Officer		-		37,444	633	2,155
Chief	85,145	1,439	4,900	88,551	1,497	5,096
Captain	48,975	828	2,819	53,109	898	3,056
Captain	49,011	828	2,821	53,144	898	3,058
Captain	49,099	830	2,826	53,233	900	3,064
Fire Fighter	46,877	792	2,698	47,815	808	2,752
Fire Fighter	46,877	792	2,698	47,815	808	2,752
Fire Fighter	46,877	792	2,698	47,815	808	2,752
		8,810	30,001		9,845	33,526

City of McLendon-Chisholm
Fiscal 2021 Property Tax Revenue
Various Rate Scenarios

Fiscal 2021 Preliminary Taxable Value \$463,821,521
Fiscal 2020 Taxable Value \$437,406,172

	Fiscal 2020 Revenue	Fiscal 2021						
		No New Revenue Rate	Voter Approval Rate	8% Voter Approval Rate	Petition Zone	Di Minimis Rate		
Total Rate	0.15	0.14	0.145	0.15	0.157	0.1615	0.1672	0.2649
M&O Revenue	\$548,507	\$506,493	\$529,684	\$552,875	\$585,343	\$606,215	\$632,653	\$1,085,806
Debt Service Revenue	\$107,602	\$142,857	\$142,857	\$142,857	\$142,857	\$142,857	\$142,857	\$142,857
	\$656,109	\$649,350	\$672,541	\$695,732	\$728,200	\$749,072	\$775,510	\$1,228,663
M&O Revenue Change from 2020		-\$42,014	-\$18,823	\$4,368	\$36,835	\$57,707	\$84,145	\$537,299



Plan Change Study

GRID 2021

For Informational Purposes Only

Effective Date - January 1, 2021

Report Date - June 29, 2020

00833 McLendon-Chisholm

Proposed Plans

Plan Provisions

	<u>Current</u>	<u>1</u>	<u>2</u>
Deposit Rate	5.00%	5.00%	5.00%
Matching Ratio	1 to 1	1.5 to 1	2 to 1
Updated Service Credit	0%	0%	0%
Transfer USC **	No	No	No
Annuity Increase	0%	0%	0%
20 Year/Any Age Ret.	Yes	Yes	Yes
Vesting	5 years	5 years	5 years

Contribution Rates

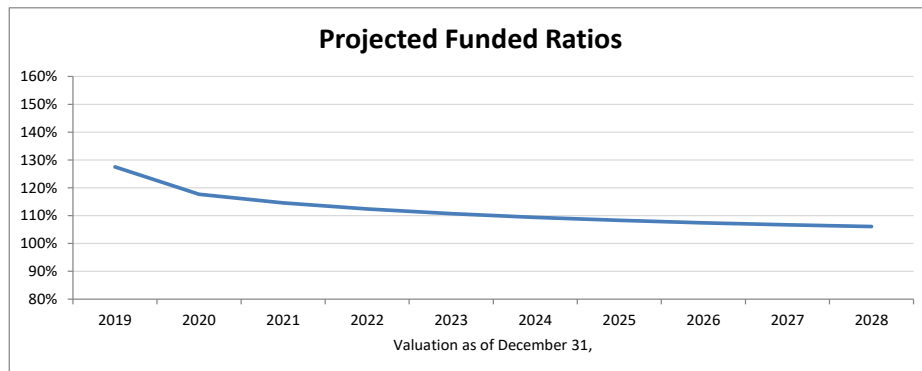
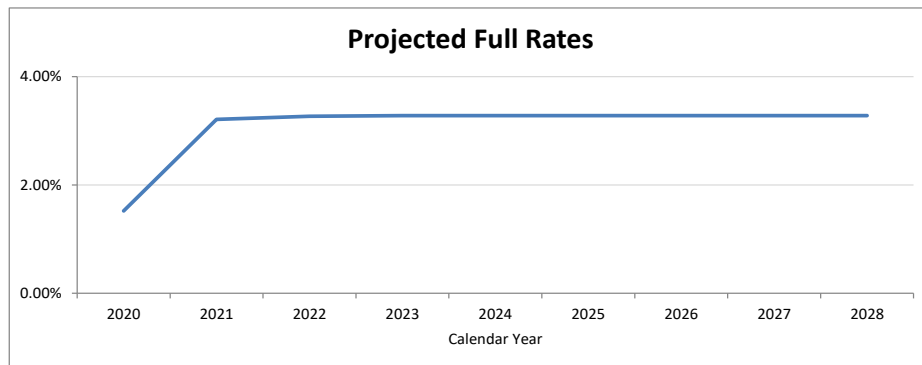
	<u>2021</u>	<u>2021</u>	<u>2021</u>
Normal Cost Rate	1.91%	3.53%	5.16%
Prior Service Rate	-0.34%	-0.32%	-0.30%
Retirement Rate	1.57%	3.21%	4.86%
Supplemental Death Rate	0.12% (A & R)	0.12% (A & R)	0.12% (A & R)
Total Rate	1.69%	3.33%	4.98%
Unfunded Actuarial Liability	\$-44,490	\$-41,648	\$-38,988
Amortization Period	12 years	12 years	12 years
Funded Ratio	130.0%	127.5%	125.3%
Phase-In Total Rate	N/A	N/A	N/A

***This is the addition to the Initial Prior Service Rate for USC for transfers. There were 0 eligible transfer employees on the valuation date.

Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	5.00%	USC	No USC
Employer Match Rate	1.5 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

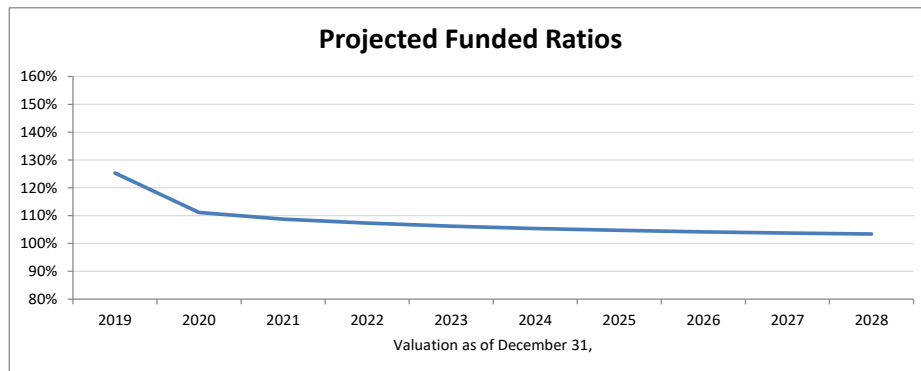
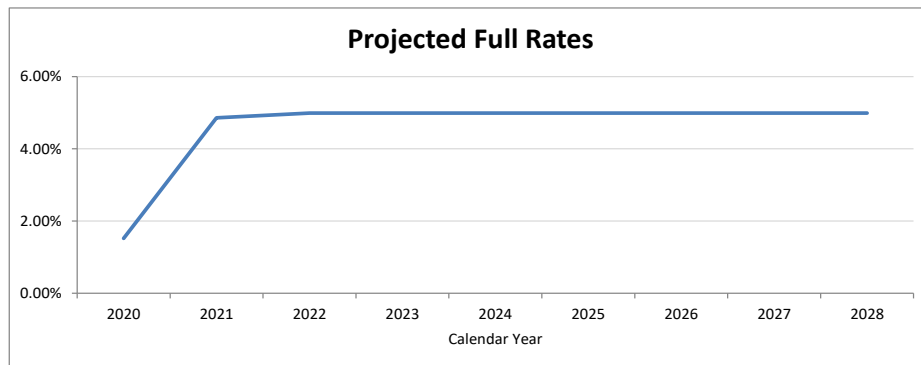
Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	3.21%	3.27%	3.28%	3.28%	3.28%	3.28%	3.28%	3.28%
Est. Contribution	7,633	16,564	17,337	17,869	18,360	18,865	19,384	19,917	20,464
Funded Ratio	127.5%	117.7%	114.6%	112.4%	110.7%	109.4%	108.3%	107.4%	106.7%



Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	5.00%	USC	No USC
Employer Match Rate	2 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	4.86%	4.99%	4.99%	4.99%	4.99%	4.99%	4.99%	4.99%
Est. Contribution	7,633	25,078	26,457	27,184	27,932	28,700	29,489	30,300	31,133
Funded Ratio	125.3%	111.1%	108.8%	107.3%	106.2%	105.4%	104.7%	104.2%	103.7%





Plan Change Study

GRID 2021

For Informational Purposes Only

Effective Date - January 1, 2021

Report Date - June 29, 2020

00833 McLendon-Chisholm

Proposed Plans

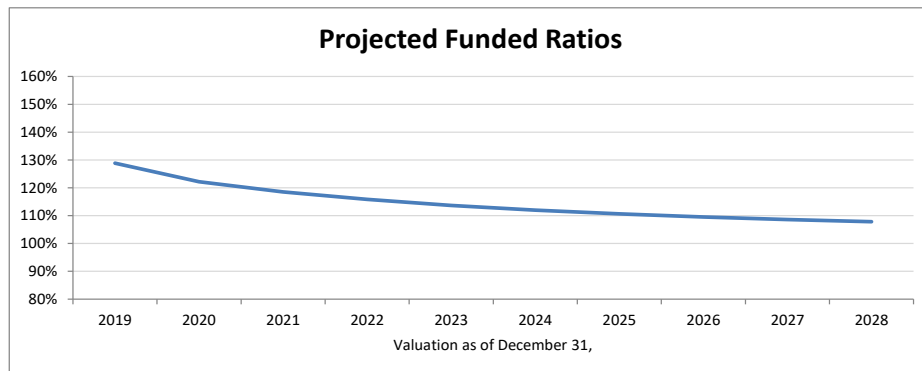
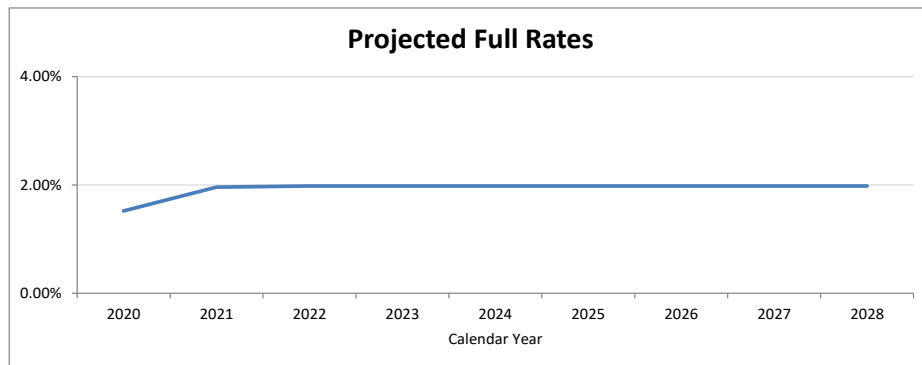
<u>Plan Provisions</u>	<u>Current</u>	<u>1</u>	<u>2</u>	<u>3</u>
Deposit Rate	5.00%	6.00%	6.00%	6.00%
Matching Ratio	1 to 1	1 to 1	1.5 to 1	2 to 1
Updated Service Credit	0%	0%	0%	0%
Transfer USC **	No	No	No	No
Annuity Increase	0%	0%	0%	0%
20 Year/Any Age Ret.	Yes	Yes	Yes	Yes
Vesting	5 years	5 years	5 years	5 years
<u>Contribution Rates</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>
Normal Cost Rate	1.91%	2.30%	4.25%	6.21%
Prior Service Rate	-0.34%	-0.34%	-0.31%	-0.29%
Retirement Rate	1.57%	1.96%	3.94%	5.92%
Supplemental Death Rate	0.12% (A & R)	0.12% (A & R)	0.12% (A & R)	0.12% (A & R)
Total Rate	1.69%	2.08%	4.06%	6.04%
Unfunded Actuarial Liability	\$-44,490	\$-43,218	\$-40,003	\$-36,853
Amortization Period	12 years	12 years	12 years	12 years
Funded Ratio	130.0%	128.9%	126.1%	123.6%
Phase-In Total Rate	N/A	N/A	N/A	N/A

***This is the addition to the Initial Prior Service Rate for USC for transfers. There were 0 eligible transfer employees on the valuation date.

Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	6.00%	USC	No USC
Employer Match Rate	1 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

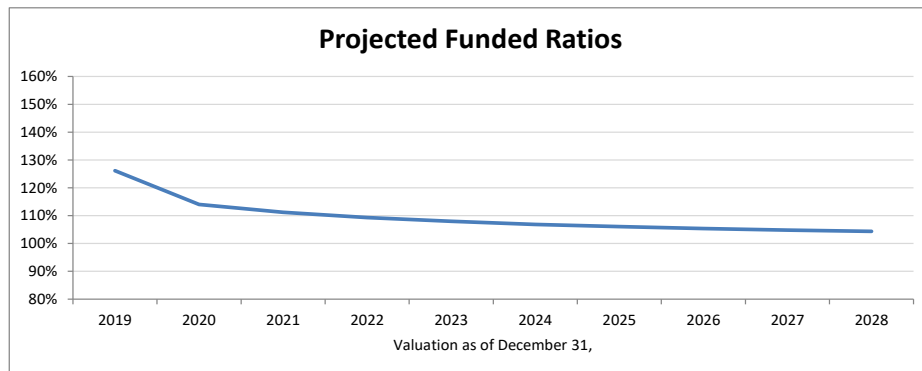
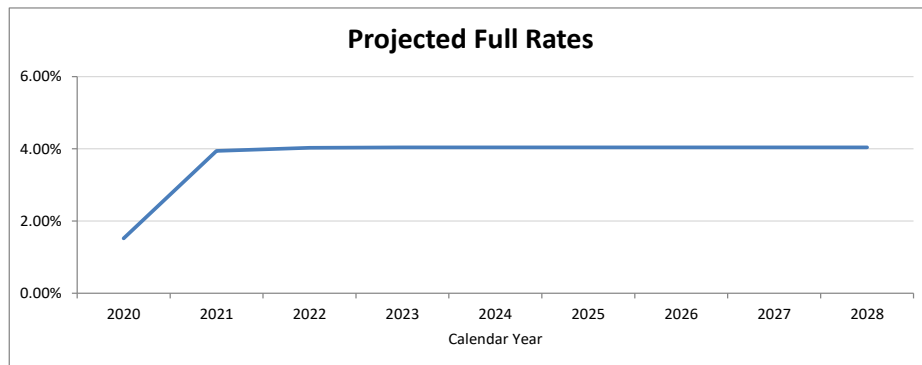
Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	1.96%	1.98%	1.98%	1.98%	1.98%	1.98%	1.98%	1.98%
Est. Contribution	7,633	10,114	10,498	10,787	11,083	11,388	11,701	12,023	12,354
Funded Ratio	128.9%	122.2%	118.5%	115.8%	113.7%	112.0%	110.6%	109.5%	108.6%



Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	6.00%	USC	No USC
Employer Match Rate	1.5 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

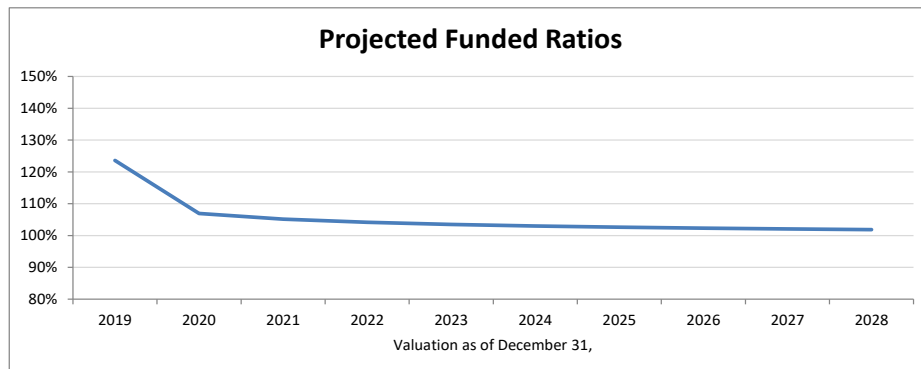
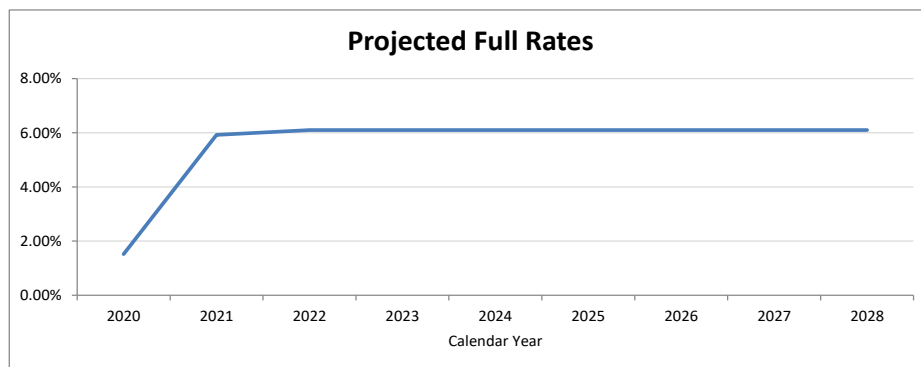
Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	3.94%	4.03%	4.04%	4.04%	4.04%	4.04%	4.04%	4.04%
Est. Contribution	7,633	20,331	21,367	22,009	22,614	23,236	23,875	24,532	25,206
Funded Ratio	126.1%	114.0%	111.2%	109.3%	107.9%	106.9%	106.0%	105.4%	104.8%



Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	6.00%	USC	No USC
Employer Match Rate	2 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	5.92%	6.10%	6.10%	6.10%	6.10%	6.10%	6.10%	6.10%
Est. Contribution	7,633	30,547	32,342	33,231	34,145	35,084	36,049	37,040	38,059
Funded Ratio	123.6%	106.9%	105.1%	104.2%	103.5%	103.0%	102.6%	102.3%	102.0%





Plan Change Study

GRID 2021

For Informational Purposes Only

Effective Date - January 1, 2021

Report Date - June 30, 2020

00833 McLendon-Chisholm

Proposed Plans

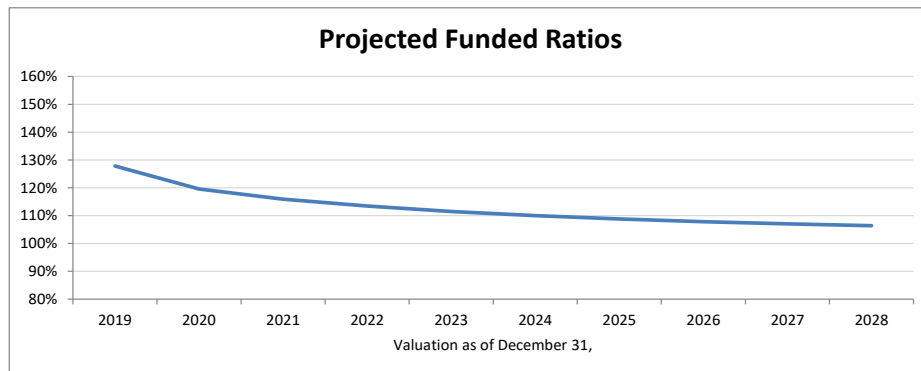
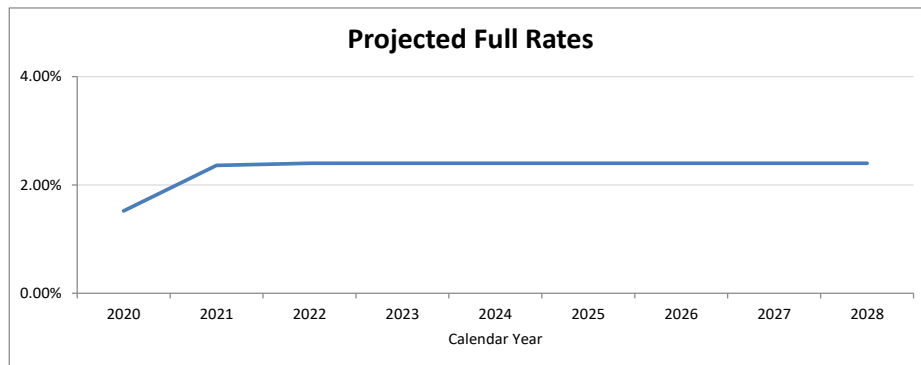
<u>Plan Provisions</u>	<u>Current</u>	<u>1</u>	<u>2</u>	<u>3</u>
Deposit Rate	5.00%	7.00%	7.00%	7.00%
Matching Ratio	1 to 1	1 to 1	1.5 to 1	2 to 1
Updated Service Credit	0%	0%	0%	0%
Transfer USC **	No	No	No	No
Annuity Increase	0%	0%	0%	0%
20 Year/Any Age Ret.	Yes	Yes	Yes	Yes
Vesting	5 years	5 years	5 years	5 years
<u>Contribution Rates</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>	<u>2021</u>
Normal Cost Rate	1.91%	2.69%	4.97%	7.26%
Prior Service Rate	-0.34%	-0.33%	-0.30%	-0.27%
Retirement Rate	1.57%	2.36%	4.67%	6.99%
Supplemental Death Rate	0.12% (A & R)	0.12% (A & R)	0.12% (A & R)	0.12% (A & R)
Total Rate	1.69%	2.48%	4.79%	7.11%
Unfunded Actuarial Liability	\$-44,490	\$-42,017	\$-38,279	\$-34,692
Amortization Period	12 years	12 years	12 years	12 years
Funded Ratio	130.0%	127.8%	124.7%	121.9%
Phase-In Total Rate	N/A	N/A	N/A	N/A

***This is the addition to the Initial Prior Service Rate for USC for transfers. There were 0 eligible transfer employees on the valuation date.

Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	7.00%	USC	No USC
Employer Match Rate	1 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

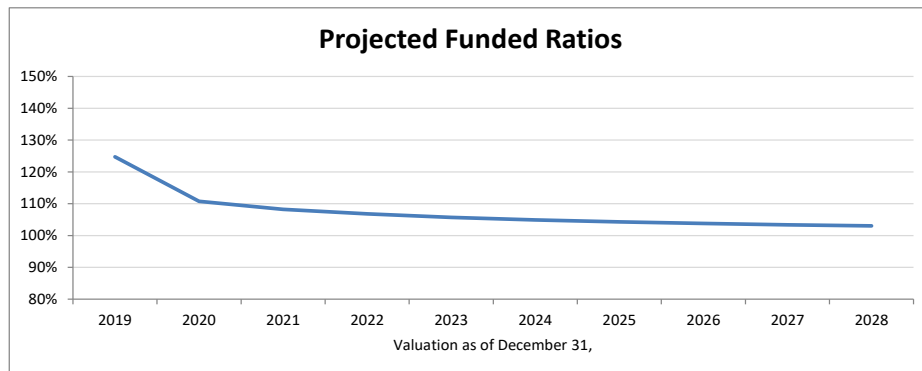
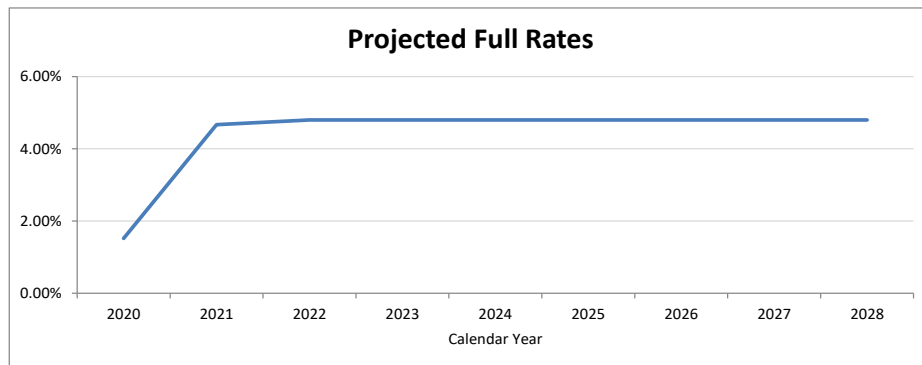
Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	2.36%	2.40%	2.40%	2.40%	2.40%	2.40%	2.40%	2.40%
Est. Contribution	7,633	12,178	12,725	13,075	13,434	13,804	14,183	14,573	14,974
Funded Ratio	127.8%	119.6%	115.9%	113.4%	111.5%	110.0%	108.8%	107.8%	107.0%



Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	7.00%	USC	No USC
Employer Match Rate	1.5 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

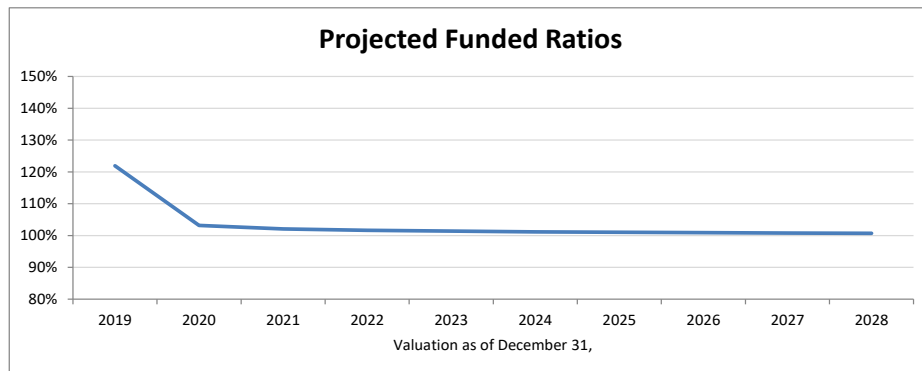
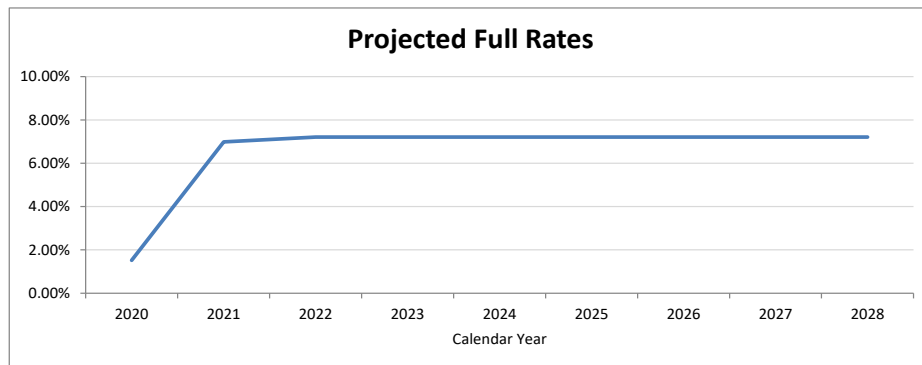
Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	4.67%	4.80%	4.80%	4.80%	4.80%	4.80%	4.80%	4.80%
Est. Contribution	7,633	24,097	25,449	26,149	26,868	27,607	28,366	29,146	29,948
Funded Ratio	124.7%	110.7%	108.2%	106.8%	105.7%	104.9%	104.3%	103.8%	103.4%



Projection of Valuation Results - Pension Only
833, McLendon-Chisholm

Summary of Proposed Benefit Provisions			
Employee Contribution Rate	7.00%	USC	No USC
Employer Match Rate	2 = 1	COLA	No COLA
Vesting	5 years	Retirement Eligibility	Age 60 with 5 years of service or 20 years of service

Calendar Year	Projection Results								
	2020	2021	2022	2023	2024	2025	2026	2027	2028
Full Rate	1.52%	6.99%	7.21%	7.21%	7.21%	7.21%	7.21%	7.21%	7.21%
Est. Contribution	7,633	36,069	38,227	39,278	40,358	41,468	42,609	43,780	44,984
Funded Ratio	121.9%	103.2%	102.0%	101.6%	101.4%	101.2%	101.0%	100.9%	100.8%



July 7, 2020

(APCM) Altura Purchasing Office Update:

On Jan. 3, 2020 the Texas Comptroller issued revisions to the local sales tax Rule 3.334 that originally implemented changes in local sales tax sourcing of **all electronic orders** from the **locality where orders are received** to the **location where orders are delivered**.

The Comptroller stated the changes would become effective on **April 1, 2020**. The Comptroller proposed these changes in local sales tax sourcing without any authority from the Texas legislature, and without consulting businesses **or Cities** that have relied on where businesses receive orders to generate local sales tax **for more than 40 years**. In addition, the Comptroller did **not** provide individual estimates of the financial impacts to individual Cities related to proposed changes in local sales tax sourcing.

Based on the newly proposed Rule, the Comptroller was flooded with letters, then held hearings in Austin on **Feb. 4, 2020** that allowed the newly proposed local tax Rule to be **deferred for more than 5 months**.

The delay left all businesses, including APCM, in limbo, not knowing whether their local sales taxes on materials would be based on their job site locations or their corporate headquarters location in McLendon-Chisholm.

After receiving and reviewing comments from a significant number of Cities and taxpayers, the Comptroller agreed to **defer any changes in local sales tax sourcing of electronic orders until 10/1/2021**, which is the date most bills from the 2021 Texas legislative session will become effective. The legislative session begins accepting new bills in Nov. 2020, but will begin in earnest during **Jan. 2021 - May 2021**, absent a special session.

In late **May / early June 2020**, the Comptroller finally adopted multiple changes to Rule 3.334 regarding local sales tax sourcing intended to become effective on **April 1, 2020 and deferred the effective date of changes in local sales tax sourcing until 10/1/2021** to allow the Texas legislature to more clearly understand the financial impacts on multiple Cities and taxpayers and make a decision regarding **when OR if** to make the changes the Comptroller adopted, including any options to provide grandfather provisions for specific taxpayers with Chapter 380 Agreements to further defer any changes in local sales tax sourcing.

Since several states other than Texas rely on "destination-based" local sales tax sourcing and since the US Supreme Court (Wayfair Case) required many out-of-state retailers (like Amazon, Wayfair, etc.) to begin collecting sales tax in Texas effective **10/1/2019**, the Comptroller recommended changes for both **"in-state" AND "out-of-state" retailers to move to "destination-based" local sales tax**. The proposed changes created significant push-back from Cities negatively impacted (such as Cities

with large distribution centers) and Cities like Roundrock where Dell sources local sales tax to Roundrock for all orders received over the internet for its Texas customers. In the February 4th hearing, Roundrock stated the change in local sales tax sourcing will cost the City more than \$35MM in local sales tax, and the City could **not** adjust to that type of reduction in such a short time period. Roundrock has subsequently hired a legal firm to attempt to prevent the change in local sales tax sourcing or at a minimum, grandfather companies and prevent the new Rule from applying to companies with existing Chapter 380 Agreements, such as Dell as well as the 380 Agreement between **APCM and the City of Mc-Lendon-Chisholm which was approved during the 4th quarter of 2019.**

COVID-19

To add even more uncertainty, the “shelter in place” requirements that began in March 2020 have created even more uncertainty regarding adding more administrative tasks to begin filing monthly Texas sales tax returns, especially when the level of home sales has been uncertain.

After the Comptroller finally adopted the changes in late May 2020, APCM subsequently decided to move forward with the implementation as originally anticipated since there will be **no changes in local sales tax sourcing until 10/1/2021 at the earliest**, and since there are legislative options to either prevent the Comptroller from making the changes effective on 10/1/2021 or at a minimum, grandfather companies that have taken the time and expense to setup a retailer operation (like APCM) at their corporate headquarters.

While APCM anticipates beginning to purchase materials for resale by September 1, 2020 the City of McLendon-Chisholm will not likely receive any new local sales tax revenues for up to 80 more days. APCM will not be required to pay September 2020 sales taxes until Oct. 19, then the State consistently delays payment of local sales tax allocations to Cities for **another 50** days which will delay receipt of the initial new local sales tax revenues until roughly Dec. 10, 2020.

SUMMARY

2020 has been a very unusual year for a number of reasons, but the combination of Comptroller-led changes, plus COVID - 19, have created significant uncertainty that have delayed APCM's implementation.