



**AGENDA
CITY COUNCIL
TUESDAY, AUGUST 27, 2019
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
6:30 PM**

Page

- | | |
|---------|--|
| | 1. CALL TO ORDER |
| | 2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS |
| | 3. RULES OF DECORUM |
| | 4. CITIZEN COMMENTS |
| | 5. APPROVAL OF MINUTES |
| 4 - 6 | 5.1. August 6, 2019 Special Work Session
August 6, 2019 City Council Meeting Draft Minutes |
| 7 - 10 | 5.2. August 12, 2019 Special Work Session
August 12, 2019 City Council Draft Minutes |
| | 6. ITEMS FOR CONSIDERATION |
| 11 - 35 | 6.1. Public Hearing, discussion and action considering the application of J.K. Webb Properties requesting an amendment to the existing Kingsbridge Planned Development Office 1 Zoning District to change the rear building setback to 15' and to allow a maximum lot coverage requirement of 80% for a purchasing office to be built. The property location is described as 1.065 acres, also described as 5763 South State Highway 205, as described in Exhibit D of the Kingsbridge Planned Development District, McLendon-Chisholm, requested by Kevin Webb.
Staff Report - Zoning Change Request |

- 36 - 40 6.2. Discussion and action regarding a Development Plan and Landscape Plan for property related to the application of J.K. Webb Properties requesting an amendment to the existing Kingsbridge Planned Development Office 1 Zoning District for a purchasing office to be built. The property location is described as 1.065 acres, also described as 5763 South State Highway 205, as described in Exhibit D of the Kingsbridge Planned Development District, McLendon-Chisholm, requested by Kevin Webb.
[Staff Report - Development & Landscape Plan](#)
- 41 - 61 6.3. Discussion and direction to staff regarding all matters related to the proposed Budget for Fiscal Year starting October 1, 2019 and ending September 30, 2020 including but not limited to expected revenues and expenditures, debt obligations, fund balance policy, effective and rollback tax rates and future public hearings. *(Requested by Palomba)*
[Staff Report - Proposed Budget](#)
[FY 19-20 Proposed Budget](#)
[FY 19-20 Budget Worksheet \(3\)](#)
[Fund Balance Policy Working Draft](#)
- 62 6.4. A Public Hearing will be held to receive comments regarding setting the Tax Rate to \$0.165000 per \$100 valuation on all taxable property for Fiscal Year starting October 1, 2019 and ending September 30, 2020.*(Requested by Palomba)*
[Staff Report - Tax Rate Public Hearings](#)
- 6.5. Discuss the proposed Tax Rate and announce the second Tax Rate Public Hearing will be held September 10, 2019. *(Requested by Palomba)*
- 63 - 69 6.6. Discussion and action regarding consideration of a Letter of Engagement with Wildan Financial Services to prepare a wastewater long-term financial plan including a wastewater rate analysis for an amount not to exceed \$9,000. *(Requested by Palomba)*
[Staff Report - Wastewater Rate Analysis](#)
[Willdan Rate Study Engagement Letter](#)
- 70 - 100 6.7. Discussion and action regarding a Resolution accepting and approving the Texas Department of Transportation (TxDOT) Technical Report estimating a cost of \$4,538,718 to construct a new fire station to replace the existing McLendon-Chisholm Fire Rescue Station currently located on 1250 S. State Highway 205 as a result of proposed acquisition of the property by TxDOT for the purpose of widening State Hwy. 205. *(Requested by Palomba)*
[Staff Report - TxDOT Technical Report](#)
[Proposed Resolution Accepting Technical Report](#)
[TxDOT Technical Report](#)

7. REPORTS

- | | | |
|-----------|------|---|
| 101 - 113 | 7.1. | Budget Report July 2019
Budget Report July 2019 |
| 114 - 119 | 7.2. | Building Official Report July 2019
Building Official Report July 2019 |
| 120 - 127 | 7.3. | Sheriff's Report July 2019
Sheriff's Report July 2019 |
| 128 - 130 | 7.4. | McLendon-Chisholm Fire Rescue Report July 2019
Calls by Type July 2019
Calls by District July 2019
Incident Type July 2019 |

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

- 9.1. Mayor Short's reports and announcements
- 9.2. Council Member Kipphut's Reports and announcements
- 9.3. Council Member Hodges' reports and announcements
- 9.4. Council Member Woessner's reports and announcements
- 9.5. Mayor Pro Tem Bloom's Reports and announcements
- 9.6. Council Member Dahl's reports and announcements

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, Lisa Palomba, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 10:00 p.m., August 23, 2019 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



CITY COUNCIL - WORK SESSION
City of McLendon-Chisholm, Texas
Meeting Minutes
August 6, 2019

The City Council of the City of McLendon-Chisholm convened in Special Work Session on Tuesday, August 6, 2019, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Jim Bloom Nathan Hodges Lorna Kipphut William Dahl	Mayor Pro Tem Council Member Council Member Council Member
ABSENT:	Keith Short Trudy Woessner	Mayor Council Member
Staff Present:	Lisa Palomba Jim Simmons Ray Smith	City Administrator/City Secretary Fire Chief City Accountant

1. CALL TO ORDER

Mayor Pro Tem Bloom called the meeting to order at 6:36 p.m.

2. DISCUSS ANNUAL BUDGET FOR FISCAL YEAR 2019-2010

2.1. Discuss and consider Certified Property Values, effective and rollback tax rates, all expected revenue and expenses, planning for public safety needs, employee salaries and benefits, fund balance policy, and all related matters concerning adopting a budget and tax rate for Fiscal Year 2019-2020.

City Accountant Ray Smith presented information regarding the sewer rate. He has worked on the rate which is currently \$55.00. It needs to increase to break even and then prepare for increases from Rockwall. The proposed rate is \$83.00/month. He also explained that North Texas Municipal Water District is doing construction which will cause the debt service to increase over the next three years.

Inframark was present to explain their role in reference to the sewer system. They do all maintenance and ensure TCEQ requirements are met. He expressed that the City needs a contingency fund in case major repairs are required. If a pump fails, it can cost as much as \$40,000 to replace or \$10,000 to \$15,000 to repair. Things do happen and you want to be prepared. He stressed that they do preventive maintenance.

City Administrator Palomba explained that Rockwall is a customer of North Texas Municipal Water District and we are a customer of Rockwall. So, Rockwall passes along

rate increases to us. Rockwall anticipates increases next year. She stressed that the sewer rate needs to be firmed up in order to put the correct information in the budget.

City Administrator Palomba presented a proposal she received for a complete rate study. The proposed cost would be \$9,000. She feels the Council should consider this so they have justification for any rate they impose.

Council requested that they have a meeting with North Texas Municipal Water District and the firm proposing to perform the rate study to provide them with more information.

City Accountant Smith provided an explanation of how the effective tax rate is determined and went through the preliminary budget including revenues and expenses. He, the City Administrator, and the Fire Chief fielded questions from the Council.

City Administrator Palomba addressed the issue of adopting a fund balance policy and fund minimal levels to be identified in the policy. She explained most cities have such a policy and it is established to fund unexpected items that are not part of the budget and can fund such items as capital expenses.

The Council took a brief break and came back to discuss the items they want to fund and items they do not want to fund. There was conversation regarding the need to revise/update the comprehensive plan, develop a strategic plan, and the utility rate study.

Question was raised whether they could get some harder numbers on the comprehensive plan. Administrator Palomba stated the Council would need to meet with the Planner and decide what direction to go on the plan, whether they want to change a few things or start from scratch. Decision was made to scratch the strategy plan and leave the Comprehensive Plan in for now.

Other areas of discussion included community events, animal control, cell phones, computers, the fund balance, the SAFER grant and future funding of the fire department.

It was determined they should have an additional workshop on Monday night, August 12th.

3. EXECUTIVE SESSION

- 3.1. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551:074(1) Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Administrator/City Secretary; Assistant to the City Secretary; Building Permit Technician; Fire Chief/Fire Marshal; Assistant Fire Chief and Firefighters.**

4. RECONVENE REGULAR MEETING

Council adjourned into Executive Session at and reconvened the regular meeting.

5. EXECUTIVE SESSION ACTION

No Action

6. ADJOURN

There being no further business to discuss, Mayor Pro Tem Bloom adjourned the meeting.

ATTEST:

APPROVED:

Lisa Palomba, City Secretary

Keith Short, Mayor



CITY COUNCIL – WORK SESSION
City of McLendon-Chisholm, Texas
Meeting Minutes
August 12, 2019

The City Council of the City of McLendon-Chisholm convened in Special Work Session on Tuesday, August 12, 2019, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor (Arrived at 8:17 p.m.)
	Jim Bloom	Mayor Pro Tem
	Lorna Kippthut	Council Member
	William Dahl	Council Member
	Trudy Woessner	Council Member
	Nathan Hodges	Council Member
Staff Present:	Lisa Palomba	City Administrator/City Secretary
	Jim Simmons	Fire Chief
	Ray Smith	City Accountant
	Karl Crawley	City Planner

1. CALL TO ORDER

Mayor Pro Tem Bloom called the meeting to order at 6:30 p.m.

2. DISCUSS ANNUAL BUDGET FOR FISCAL YEAR 2019-2010

2.1. Discuss and consider Certified Property Values, effective and rollback tax rates, all expected revenue and expenditures, planning for public safety needs, employee salaries and benefits, fund balance policy, and all related matters concerning adopting a budget and tax rate for Fiscal Year 2019-2020.

Karl Crawley, City Planner, addressed the issue of the Comprehensive Plan. He stated he doesn't think the City needs an entirely new Comprehensive Plan. The demographics haven't changed, so there is no reason to do that. There are some components we may want to look at.

1. The first thing is to look at would probably be future land-use. Not so much the map, but Council's visioning for the City.
2. The next thing is Hwy. 205.
3. Next, where does McLendon-Chisholm want to go commercially in the next five years or ten years and how would we go about doing that.
4. Address some of the older PDs that are out there.

The Council asked Mr. Crawley to come back to the next meeting with some firm numbers.

City Administrator Palomba introduced Dan Jackson with Willdan Financial, who prepared a proposal for a sewer rate study.

Mr. Jackson explained they help cities with a lot of the same issues the City is facing as it continues to grow and as you try to incorporate the increased costs that you're looking at in the future. He explained that Willdan is a publicly traded corporation founded in 1964. It has four divisions and 900 employees throughout the United States right now. They have over 1,200 clients throughout North America and they can basically be considered a nationwide leader in water and wastewater analysis and in the development of ratemaking methodology. For the purposes of the State of Texas, Willdan got its presence in Texas by buying out the firm that he started 20 years ago. They have over 40 clients in the Dallas-Ft. Worth metroplex itself and have 80 clients across the State of Texas. In the last 20 years, they have done over 250 water and wastewater rate studies for clients here in Texas alone. They understand very well the dynamics of water utilities here. All utilities are facing the same issue you are. Costs are going up. The average water and sewer utility is raising its rates by five to six percent every year. That is a trend that is expected to continue. North Texas Municipal Water District is raising its rates by 10% a year. The best way to deal with that is to develop a long-term financial plan. The wastewater rate decision is not just a financial decision, it's a social, community, and a political decision. You can have many different rate structures that are going to give you the revenues that you need. The question becomes what is the most fair, just, and reasonable rate design.

The purpose of the study is to give you the information you need, as decision-makers, to make the best policy choices for your city. The first thing you have to evaluate is your account growth in your system growth. That factors into a long-term financial plan. Operating cost increase so you need to build that into a rate plan. Wholesale costs increase.

Probably the single most important factor for a city like McClendon-Chisholm is going to be your capital improvement plan. Capital improvement plans impact your rates in three way:

1. How much do you have to spend?
2. When do you have to spend it; and
3. How do you finance it?

Although it's admirable to keep your rates as low as possible, you have to balance that with the need to fund long term capital improvements. One of the things we do is we have a model. It's a model that helps cities decide and determine what the best rate policy is. We incorporate this model for your purposes and we hope that would give you the information you need to make the right choice. The best thing to do is develop a long-term financial plan that helps you minimize increases while still ensuring that you get the revenues that you need in order to fund your utility.

Council Member Kipphut asked how long the study would take. Mr. Jackson replied it generally takes about 60 days for the study once the information is received. Once the study is complete, they will meet with the staff to be sure they agree with what their assumptions are.

Council Member Kipphut asked if they would give a recommendation of whether the City should go a flat rate or use another method. Mr. Jackson replied they would present alternatives. They would give you two, three, maybe even four alternatives. Each would give you the same amount of revenue.

Council Member Hodges asked, if they do proceed with the rate study, how many years does that forecast go. Mr. Jackson replied that their rate model goes out for ten years. They typically recommend that a city do somewhere between a three- and five-year plan where every year you would do an automatic rate adjustment.

Council Member Hodges asked Mr. Jackson if he would be the point of contact for the City. He explained he does all the presentations but he does have an assistant. But everything that goes out of the office goes through him.

City Administrator Palomba recommended they do the rate study before they set the sewer rate so they will have the justification of how much they need to raise the rate.

Consideration of the rate study will be placed on the August 27th agenda.

Council reviewed the revised worksheet prepared by the City Accountant.

Council discussed developing a Fund Balance Policy and how they want it to be set up. The City Administrator is to bring a draft policy for discussion purposes to the August 27th Council Meeting.

Chief Simmons presented an outline of the fire department major assets so far as vehicles and a little bit about a timeline for what he thinks might be life expectancy. The first major purchase he thinks he will need will probably be in 2021 or 2022. He also fielded questions on his overall budget.

3. EXECUTIVE SESSION

- 3.1. Recess into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551:074(1) Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: City Administrator/City Secretary; Assistant to the City Secretary; Building Permit Technician; Fire Chief/Fire Marshal; Assistant Fire Chief and Firefighters.**

Council adjourned into Executive Session at 8:42 p.m.

4. RECONVENE REGULAR MEETING

Council reconvened into regular session at 10:06 p.m.

5. EXECUTIVE SESSION ACTION

No Action

6. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 10:06 p.m.

ATTEST:

APPROVED:

Lisa Palomba, City Secretary

Keith Short, Mayor

DRAFT



CITY COUNCIL CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 27, 2019

APPLICANT: J. K. Webb Properties
5763 South State Highway 205
Rockwall TX 75032

LOCATION: 5763 South State Highway 205

ZONING: PD (Kingsbridge)

REQUEST:

The applicant requests approval of an amendment to a portion of the existing Planned Development District for Office (PD-O1)

PROPERTY OWNER: J. K. Webb Properties
5763 South State Highway 205
Rockwall TX 75032

REPRESENTATIVE: Kevin Webb

PLANNING & ZONING COMMISSION RECOMMENDATION: The Planning and Zoning Commission, by a vote of 5 to 0, recommended approval of the proposed request per staff recommendation.

STAFF RECOMMENDATION: APPROVAL of a new 'subarea' within the PD-O1 portion of the Kingsbridge PD per the amending conditions contained in the docket.

BACKGROUND INFORMATION:

The request site is a portion of the larger PD for Kingsbridge which contains approximately 227 acres of land. Contained in the overall PD are separate Land Use Classifications which were established with defined areas in Exhibits attached to the PD. This site is located in the area designated as Office (PD-O1) and contains approximately 13.34 acres of land as described in Exhibit D in the PD.

The PD-O1 area is defined as permitting the development of low intensity office buildings and associated accessory uses. Land uses allowed in PD-O1 are those allowed in the City's O1 zoning

district. The development standards are defined in the PD. The O1 area of this PD allows a maximum height of 35 feet and a maximum lot coverage of 50% of the lot area which includes buildings, parking spaces or other impervious materials.

The existing Zoning Ordinance for the City of McLendon Chisholm defines lot coverage as “the percentage of the total lot area of a lot occupied by the base (first story or floor) of buildings located on a lot.” This definition differs from that contained in the exiting PD. The proposed amendment would create a new tract within the PD-O1 portion of the large Kingsbridge PD that would be regulated separately from the remainder of the existing PD-O1 tract.

The proposed subarea would allow lot coverage by the same standards as the O1 District in the remainder of McLendon Chisholm. The maximum lot coverage in the O1 District is 40% and would be defined as in the zoning ordinance, i.e. limited to area of the first floor of the building. The existing PD-O1 tract established development standards based on those in an O1 District with some exceptions which the existing development and proposed new building must currently follow. Included in your docket material is a Site Plan for illustrative purpose only. The PD requires a Site Plan to be reviewed by the P&Z and approved by the City Council prior to the issuance of a building permit. The attached Site Plan does not contain enough information to qualify as a Development Plan and one will be required prior to issuance of a building permit. The existing PD has its own development standards and therefore the commercial development standards contained in Section 4-13 do not apply in this instance.

The proposed development of an additional office building is appropriate at this location. The existing land use to the northwest is a commercial development, the Oasis Beach and Tennis Club; the other surrounding areas are undeveloped and either are contained in the same PD-O1 tract or outside the City limits. The scale of the proposed office building is of the same character as the existing building and will blend in with the surroundings. The proposed change in development standards for lot coverage is in keeping with that allowed in the existing O1 district found in the Zoning Ordinance. The proposed parking for the two office buildings will be one parking space per 330 square feet of floor area which is appropriate for an office use of a non-medical nature. The existing office building is currently over-parked. The PD will be amended for this Subarea to allow parking at the proposed one space per 330 square feet of floor area.

COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan (see attached) recommends Commercial uses for this Site. The requested Plans comply with the Comprehensive Plan.

STAFF RECOMMENDATION: APPROVAL.

The proposed new ‘subarea’ within the PD-O1 portion of the larger Kingsbridge PD is appropriate for this location and the proposed office building is of the scale of the existing building.

PROPOSED AMENDING CONDITIONS:

Amending conditions for PD-O1; Subarea 1 within PD-O1 for the Kingsbridge PD will consist of Lot 1, Block A of Kingsbridge Phase 2A.

Existing Office (PD-O1) Regulations

Buildings, structure and land within the O1 Area shall be developed in accordance with area and dimensional regulations as provided in the O1 District, with the following exceptions:

- a. **Maximum height:** 35 feet
- b. **Maximum lot coverage:** 50% of the lot area is the maximum area to be covered by buildings, parking spaces or other impervious materials, except that Subarea 1 within the O1 Area will have a maximum lot coverage of 40% as defined in the zoning ordinance of the City of McLendon Chisholm.
- c. In Subarea 1, those provisions contained in the Zoning Ordinance, Section 4-13 Commercial Development Standards, E.1. Building Form for maximum single floor area and maximum length of any building wall do not apply.
- d. In Subarea 1, parking must comply with Section 6-7 Off-street parking and loading requirements, except for the use listed as Other Office or Professional Business must provide parking at a ratio of one space per 330 sq. ft. of floor area.

Suggested motions:

Approval per the recommendation of the Planning and Zoning Commission and the proposed amending conditions contained in the docket material.

Denial, with or without prejudice.

Hold the request under advisement until (a date certain).



City of McLendon-Chisholm
1371 West FM 550 - McLendon-Chisholm, Texas 75032
TEL: (972)524-2077 FAX: (972)524-9128

ZONING CHANGE APPLICATION

Date of Application: 7/29/19 Receipt # 237216

Fee: \$600 per lot + \$10 per acre (acreage rounded to the next whole acre) + ALL consultant Costs. Consultant costs includes City Planner, City Engineer, Legal Fees and any other outside consultant costs incurred by the City.

Address and/or Location of Request:

5763 S. State Hwy 205
Rockwall, Tx 75032

Property Legal Description:

Kingsbridge Ph 2A, Block A Lot 1

County Parcel ID: 83213

Existing Zoning: PO Requested Zoning: PO

Applicant's Name: JK Webb Properties,

Phone No. 214 729 1968 Email: KevinW@Alturahomes.com

Status of Applicant: Owner ☒ or Authorized Agent ☐

Applicant's Address:
5763 S State Hwy 205 Rockwall Tx 75032

Owner's Address: _____

I certify that I am the owner of the property described in this petition/application and Kevin Webb is the authorized agent to file this application on my behalf.

Signature of Owner: [Signature] - CFO Date 7/29/19

Signature of Applicant: [Signature] Date 7/29/19

Page 1 of 2

10/09/2017 Zoning Change Application and Checklist

Development Fees

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

The applicant must pay the actual fee (very small & simple projects) or deposit the estimated fee with the City prior to the consultants beginning work on their application. Should the actual consultant cost exceed the estimate, the applicant will be required to deposit additional monies with the City before work on their application continues. Unused deposit monies will be refunded to applicant within 60 days of project conclusion.

ALL Consulting Costs - Includes City Planning, City Engineer, Legal Fees and any other outside Consultant costs incurred by the City. All outstanding fees must be paid by the applicant prior to their application being placed on the agenda of the Planning & Zoning Commission, City Council or BOA, nor will building permits be issued with fees outstanding.

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 600 to cover the cost of this application, has been paid to the City of McLendon-Chisholm on this 29th day of July, 2019.

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

Signature of Applicant (Owner/Authorized Agent): [Signature]
City Secretary: Lisa Palumbo

(Seal)



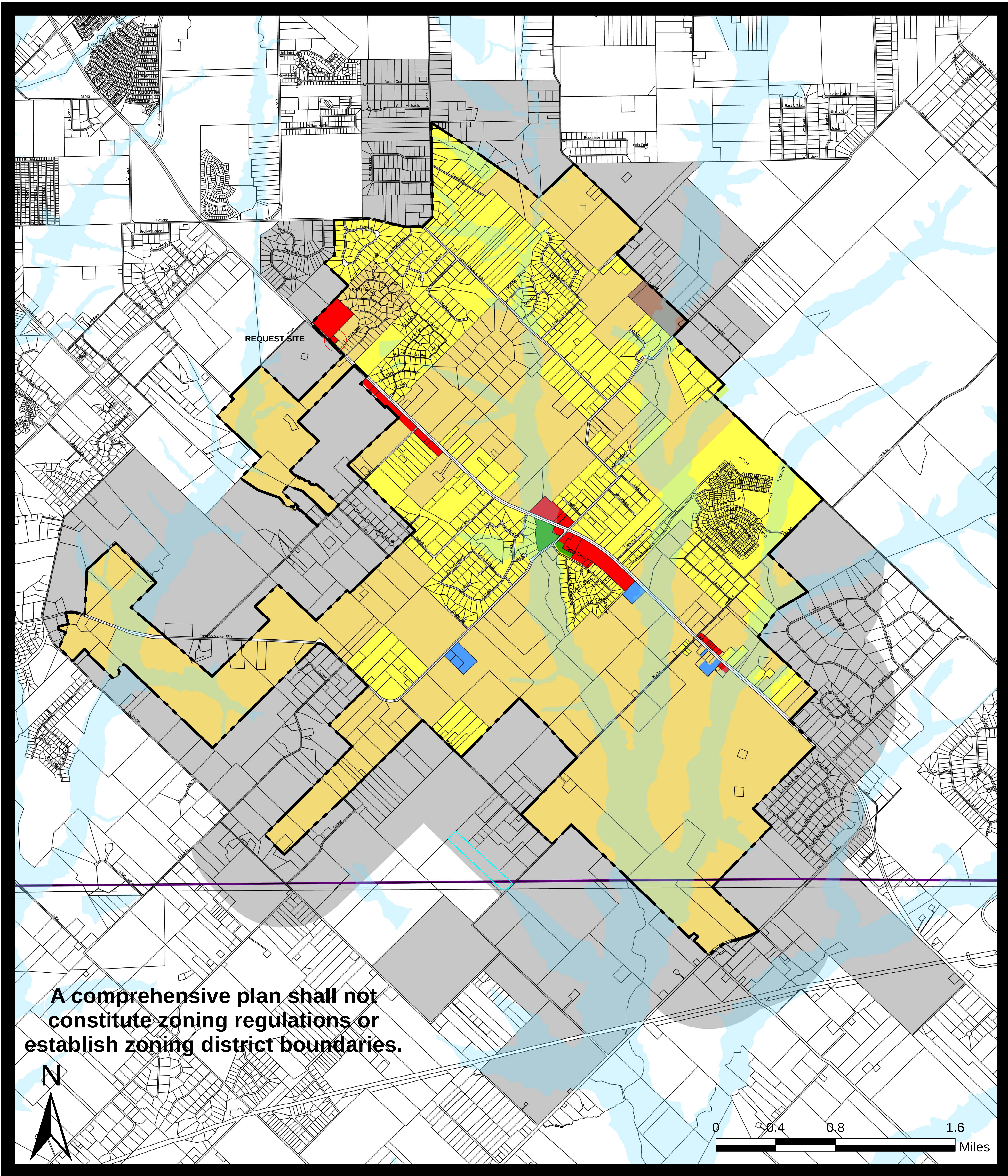
Page 2 of 2

10/09/2017 Zoning Change Application and Checklist

We are requesting amending the PD pertaining to the Office portion of the PD specifically the rear setback to 15 feet and the maximum lot coverage to 80%.

Thank you,

JK Webb Properties, LLC



Legend

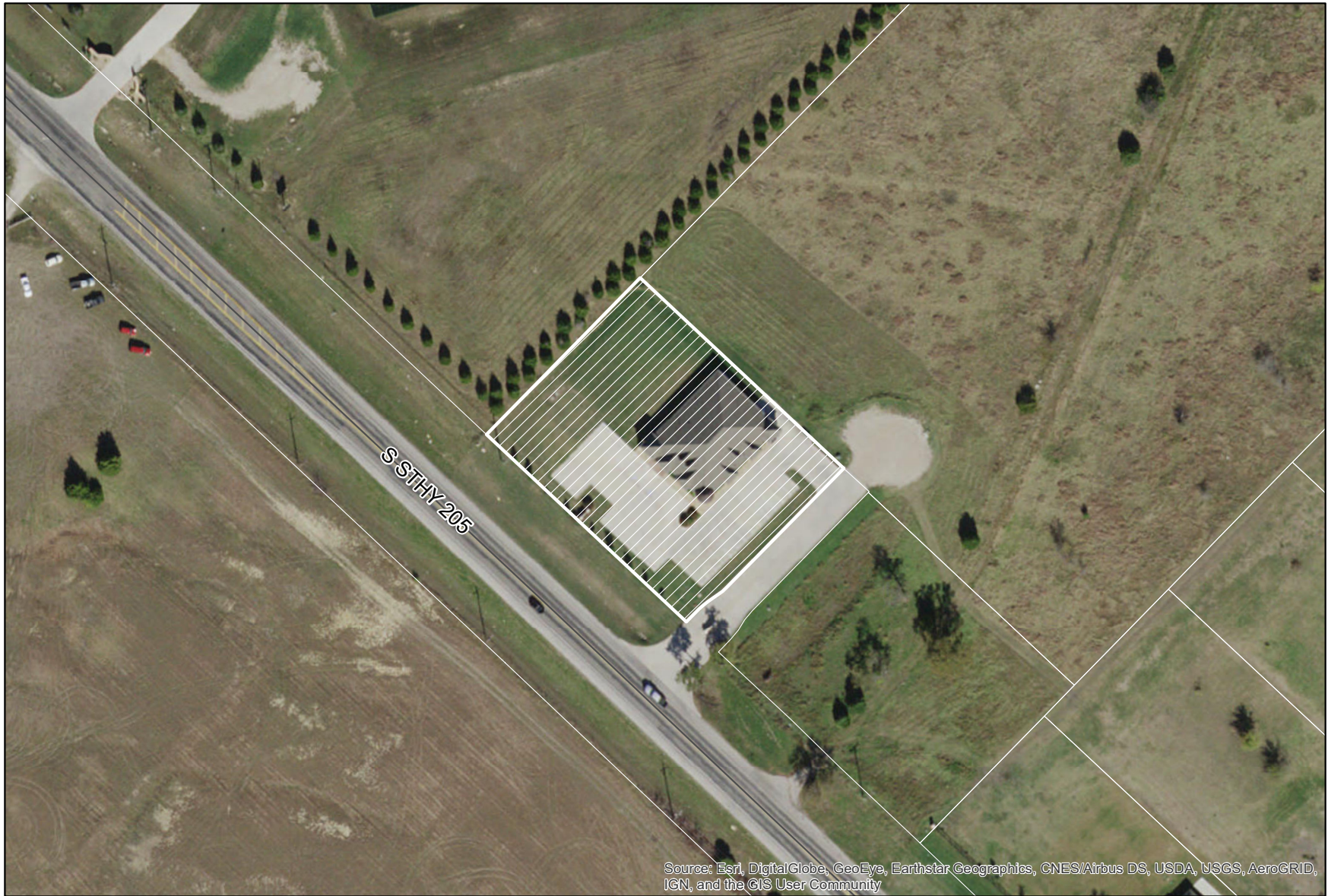
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|-------------------------------|-------------------------|---------------|
| McLendon-Chisholm City Limits | Agriculture | Institutional |
| McLendon-Chisholm ETJ | Low Density Residential | Commercial |
| County Line | Rural Residential | |
| Floodplain | Multifamily | |

City of McLendon-Chisholm
Rockwall & Kaufman County
Future Land Use Map
December 2017

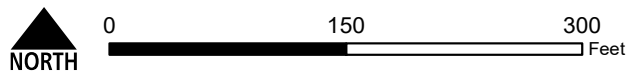


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)

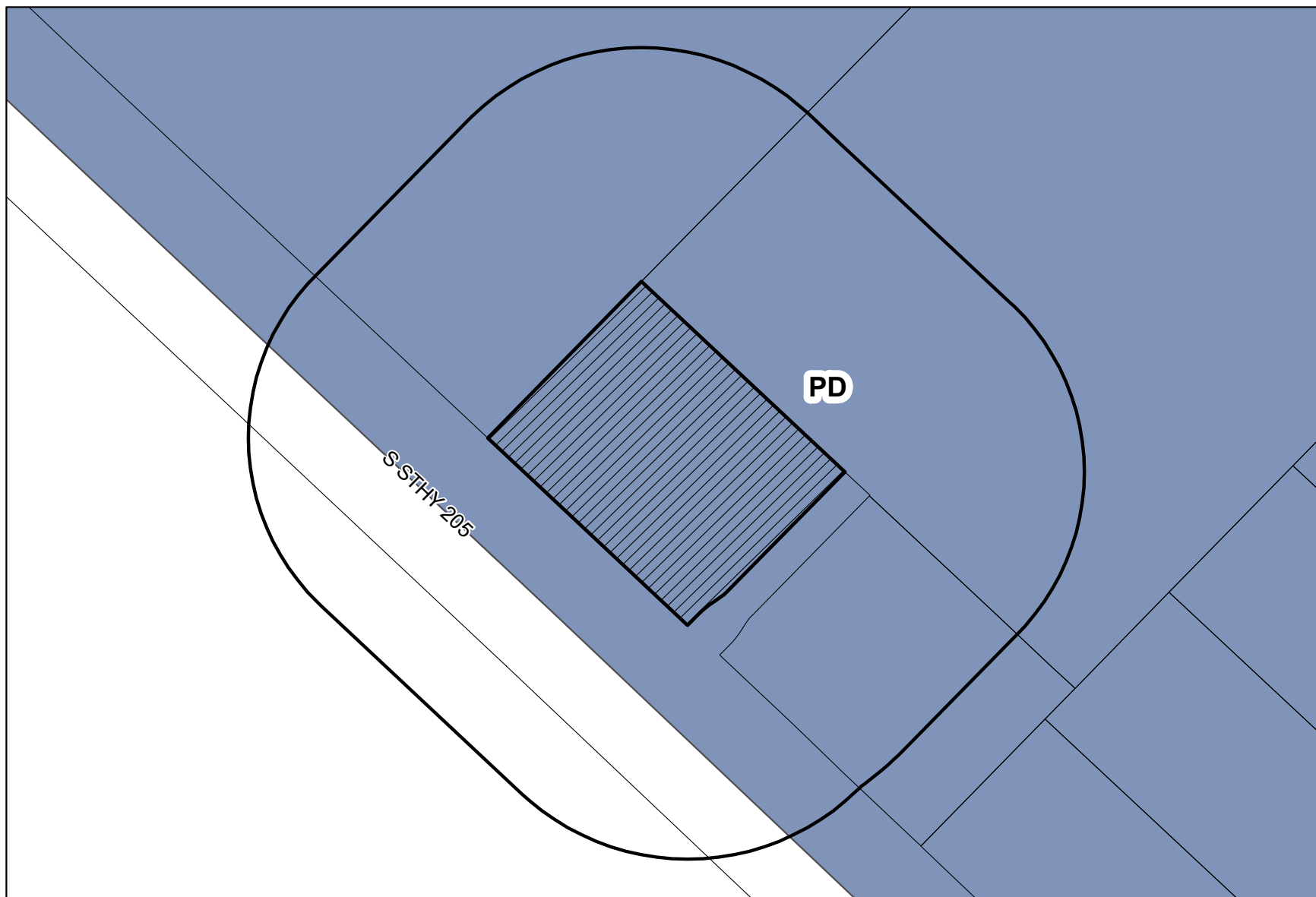
This map was created using Rockwall and Kaufman County GIS data and FEMA GIS data.



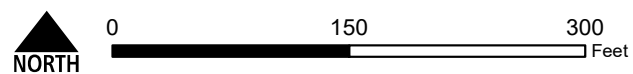
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Aerial
Z 2019-01



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



Zoning Map
Z 2019-01

**KINGSBRIDGE
MCLENDON-CHISHOLM, TEXAS**

REGULATIONS FOR PLANNED DEVELOPMENT ZONING DISTRICT

Section 1. Subject Property; Purpose and Intent.

1.1 Total Area.

The area within this Planned Development Zoning District (the "District") is 227.311 acres of land (the "Total Area") in the City of McLendon-Chisholm, Rockwall County, Texas (the "City"), which fronts on SH 205 in two areas beginning at the northern boundary of the City. The property is further described by metes and bounds in Exhibit "A" to these Regulations.

The first 90 lot phase of Kingsbridge has been developed, and there is 151.883 acres of land which remains undeveloped from the original 227.311 acres of land in the original planned development District, which 151.883 acres is described by metes and bounds in Exhibit "A -2" to these amended Regulations (the "Future Phase Land").

1.2 Development Plan.

The Future Phase Land shall be developed in conformity with the Amended Development Plan attached as Exhibit "B" to these Regulations, which amends the Development Plan originally approved for the District with respect to only the Future Phase Land (the Development Plan as amended is herein referred to as the "Development Plan"). The single family residences in the Future Phase Land may be developed in two or more phases, and separate preliminary and final plats shall be submitted for each phase.

1.3 Purpose and Intent.

The purpose and intent of this Planned Development Zoning District is to provide for new and innovative concepts in the utilization of the property which will enable the City and the developer to create a master planned subdivision covering a large area at the northern entrance to the City, which is of a quality and with amenities not yet being developed in the Rockwall County area. Use of the planned development district will permit growth and flexibility in the use and design of this property where specific provisions of these Regulations are not contrary to the intent and purpose of the City's Comprehensive Zoning Ordinance or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood, but instead will be very beneficial to the community and the City and will further and promote the general health, safety, morals and general welfare of the City.

Section 2. Land Uses.

2.1 Land Use Classification.

The following land use classifications are established for this Planned Development Zoning District (the “District”):

2.1.1 Single Family Residential (PD-SF). This classification is established to permit the development of single-family detached residences and associated accessory uses. The area covered by PD-SF is the Total Area in the District, although certain areas as designated below have alternative uses.

2.1.2 Neighborhood Commercial (PD-NC). This classification is established to permit the development of a tennis center and clubhouse and associated accessory uses. The area covered by PD-NC is the 25 acres described in Exhibit “C” to these amended Regulations (the “NC Area”).

2.1.3 Office (PD-01). This classification is established to permit the development of low intensity office buildings and associated accessory uses. The area covered by PD-O is the 13.34 acres described in Exhibit “D” to these amended Regulations (the “O1 Area”).

2.1.4 Single Family/Expansion Neighborhood Commercial (PD-SF/Expansion NC). This classification is established to permit the development of single-family detached residences and associated accessory uses and alternatively an expansion of the tennis center and clubhouse uses described in Section 2.1.2. The area covered by PD-SF/NC is the 10 acres described in Exhibit “E” to these amended regulations (the “SF/Expansion NC Area”).

2.2 Permitted Land Uses.

Buildings, structures, and land within this District shall be used in accordance with the following land use classification:

2.2.1 Single Family Residential (PD-SF). The land uses permitted within this district are those set forth in the City’s SF-1.5 Single Family Residential District Regulations (the “SF-1.5 District”) (SF-4 District was the reference zoning district for Phase I, which has been subsequently replaced with the SF-1.5 District), as found in City’s Zoning Ordinance, together with related accessory uses, amenities and recreational areas described in the Development Plan. The amenity center described below may be used as a workout facility and meeting and recreation area for the residents of the District.

Buildings, structures, and land within the Future Phase Land may be used in accordance with Section 2.2.1 Single Family Residential or the following land use classifications if applicable:

2.2.2 Neighborhood Commercial (PD-NC and PD-SF/Expansion NC). The land uses permitted within the NC Area and the SF/Expansion NC Area are those set forth in the City’s NC Neighborhood Commercial District Regulations (the “NC District”), as found in Section 4-7 of the City’s Zoning Ordinance, together with related accessory uses, amenities and recreational areas described in the Development Plan. Those uses may also include the following: indoor tennis courts (which may be a pavilion or a building) and the uses in the definition of “Country Club” in the City’s Zoning Ordinance

without the requirement of a golf course or of being only for private membership and with tennis courts, sports courts, volleyball courts and basketball courts.

2.2.3 Office (PD-O1). The land uses permitted within the O1 Area are those set forth in the City's O1 Office District Regulations (the "O1 District"), as found in Section 4-10 of the City's Zoning Ordinance, together with related accessory uses and amenities described in the Development Plan.

Section 3. Area and Dimensional Regulations

3.1A Single Family Residential (PD-SF) Regulations.

Buildings, structures and land within this Planned Development Zoning District shall be developed in accordance with area and dimensional regulations as provided in the SF-1.5 District, with the following exceptions and/or variances:

- a. Minimum lot area for dwelling** one acre, provided that the density for all of the area developed for single family residences shall not be less than a density of one residential lot for each 1.3 acres of land in such area (which is the density of Phase I). No future development phase in the SF areas shall be permitted to increase the density above the maximum density ratio of one residential lot per 1.3 acres of land, when the new development is included with the SF areas that are already developed.
- b. Minimum lot width** 150 feet as measured at the building line, except for 75 feet minimum as measured at the building line on cul-de-sac lots; also for cul-de-sac lots there shall be a minimum lot width of 50 feet measured along the street upon which the lot fronts; Section 6.02(3) of the Subdivision Regulations of the City dealing with width shall not be applicable to the District.
- c. Minimum average lot depth** 200 feet.
- d. Minimum front setback** 50 feet from the front lot boundary to the front building line for main building and any accessory building (and not from any easement line), but 75 feet minimum between such points if a 2 acre minimum lot; where lots have a double frontage, running through from one street to another, the required front yard shall be provided on both streets, unless a building line for accessory buildings has been established along one frontage

on the plat or by ordinance. No required parking shall be allowed within the required front yard.

- c. Minimum rear setback** 25 feet from the rear lot line for main building and any accessory building (not from any easement line), provided that there shall be at least a 75 feet minimum setback for the main building for lots situated on the eastern boundary and southern boundary of the District.
- f. Minimum side yard setback** 25 feet from each side lot line for main building, any pool and any accessory building (not from any easement line), provided that for a cul-de-sac lot such minimum side yard setback shall be 15 feet from each side lot line for main building, any pool and any accessory building (not from any easement line).
- g. Corner lot minimum side yard setback** For corner lots, 25 feet from the side street lot line for main building, any pool and any accessory building (not from any easement line) and 50 feet from the front lot boundary to the front building line for main building and any accessory building (and not from any easement line).
- h. Maximum lot coverage** 30%; this is the percentage of the total lot area covered by the area of the main building, accessory buildings, driveways and parking.
- i. Minimum dwelling size** 3,000 square feet, except 4,000 square feet minimum on lots of 2 or more acres; minimum is exclusive of garages, breezeways and porches.
- j. Accessory buildings** In no event shall the total area of all accessory buildings combined exceed 30% of the square footage of air-conditioned space of the main building.
- k. Parking regulations** 3 covered enclosed parking spaces behind the front building line are required. Access to these spaces shall be paved with concrete. The paved access area shall be a minimum of 20 feet at the street frontage with the drive area being a minimum of 12 feet.

3.1B Neighborhood Commercial (PD-NC and PD-SF/Expansion NC) Regulations.

Buildings, structures and land within the NC Area and the SF/Expansion NC Area shall be developed in accordance with area and dimensional regulations as provided in the NC District, with the following exceptions:

- a. **Maximum Height:** 35 feet, except for indoor tennis courts, which is 45 feet
- b. **Maximum Lot Coverage:** 50% of the lot area is the maximum area to be covered by buildings, parking spaces or other impervious materials.
- c. **Building Materials:** Outside façade materials as provided in the City's Zoning Ordinance, but wood may be used on up to 30% of a building façade.

Any area within the NC Area or SF/Expansion NC Area which is developed for single family residential use shall be governed by Section 3.1A.

3.1C Office (PD-O1) Regulations.

Buildings, structures and land within the O1 Area shall be developed in accordance with area and dimensional regulations as provided in the O1 District, with the following exceptions:

- a. **Maximum Height:** 35 feet
- b. **Maximum Lot Coverage:** 50% of the lot area is the maximum area to be covered by buildings, parking spaces or other impervious materials.

Any area within the O1 Area which is developed for single family residential use shall be governed by Section 3.1A.

3.2 Variance List from the Subdivision and Zoning Ordinances.

Subsections (a) through (h) and (k) of this Section 3.1A, and subsections (l) and (o) of Section 4.1 below contain variances from the requirements in the SF-1.5 District (SF-4 District was the reference zoning district for Phase I, which has been subsequently replaced with the SF-1.5 District); additional variances to the minimum lot area are the sizes of the areas on which the amenity center, entry guard buildings and park improvements are built, which will each be less than the minimum lot area specified above. Also to the extent that any of the provisions of the Subdivision Regulations of the City (the "Subdivision Regulations") or the City's Comprehensive Zoning Ordinance are inconsistent with these Regulations, then the provisions of these Regulations shall control over such inconsistent provisions (for example, the lot depth provided herein will control over the greater one provided in Section 6.02 (4) of the Subdivision Regulations). Subsections 2.2.2, 3.1B(a), (b) and (c), 3.1C(a) and (b), and 4.2(a) contain variances from the requirements in the NC District and O1 District, respectively, and Subsection 4.2(d) contains a variance from the subdivision ordinances. In the event that these Regulations do not include a standard or regulation that is otherwise required for similar or comparable uses by the City's Subdivision Regulations or Comprehensive Zoning Ordinance or other ordinances, then the standard or regulation required by the City's ordinances shall be applicable to development, uses, structures and activities on the Property.

3.3 Accessory Uses.

Development regulations for accessory uses shall be in accordance with those of the SF-1.5 District as shown in the Zoning Ordinance except as described above. For uses permitted in the NC Area, development regulations for accessory uses shall be in accordance with those of the NC District as shown in the Zoning Ordinance except as described in these Regulations or the Development Plan. For uses permitted in the O1 Area, development regulations for accessory uses shall be in accordance with those of the O1 District as shown in the Zoning Ordinance except as described in these Regulations or the Development Plan.

Section 4. Other Development Regulations

4.1 Single Family Residential (PD-SF) Regulations.

Buildings, structures, and land within this Planned Development district shall be developed in accordance with the regulations for the SF-1.5 District, as found in the Zoning Ordinance, as of this date, except as follows:

- a. **Amenity Center with Workout Facility.** The District will contain an amenity center with a workout facility substantially similar to the one described in the drawing attached as Exhibit "F" to these Regulations. Adequate off-street parking shall be provided to meet the anticipated requirements of the customers, guests, and employees of the center. There shall be a minimum of three (3) parking spaces per 1,000 square feet of overall floor area of the center. All refuse areas, outside storage areas, and loading and service areas shall be screened from public view.
- b. **Entry Guardhouses.** The District will contain an entry guardhouse at each of the north and south entries of the District substantially similar to those respectively described in the drawings attached as Exhibit "G" to these Regulations. The portion of the Future Phase Land which is developed for single family residences shall contain an entry guardhouse similar to the one at the entry to Phase I of Kingsbridge.
- c. **Entry Gates and Walls.** The District will contain entry gates and walls substantially similar to those described in the drawing attached as Exhibit "H" to these Regulations.
- d. **Major Landscape Buffers and Fencing along SH 205.** The District will contain landscaped buffers of at least 30 feet along SH 205 as shown on the Development Plan, which will also contain a mixture of berms and walls of stone and wrought iron.
- e. **Neighborhood Park with Playground Equipment.** The Future Phase Land will contain a neighborhood park next to a lake. The Amenity Center in Phase I was also developed with a park area with playground equipment.
- f. **Lakes and Bridges.** The District will contain at least 3 developed lakes and one bridge similar to the one described in the drawing attached as Exhibit "I" to these Regulations.

- g. **Landscaped Medians.** The District will contain landscaped medians in the two east-west entry boulevards in the areas shown in the Development Plan.
- h. **Upgraded Street Lamps and Signs.** Street lamps shall utilize architectural grade poles and fixtures, which may be chosen from those available from the electric service provider. The street signs shall also be upgraded; and the street lamps and signs shall reflect a consistent architectural theme throughout the neighborhood.
- i. **Wrought Iron Fencing.** Wood fencing will not be allowed in the District and screening in interior residential yards shall be done by landscaping or wrought iron fencing, which may have stone or masonry columns, bases or accents.
- j. **Curb and Gutter Streets.** Only curb and gutter streets will be used in the District. Streets shall be concrete and shall have a parabolic crown
- k. **Curved streets with Cul-de-sac Lots.** The streets shall be generally of a curvilinear design with many lots fronting on cul-de-sacs as shown on the Development Plan. Streets with cul-de-sacs can be longer than 600 feet, provided that at least every 600 feet there shall be a turn area which has at least the minimum turn area required in a cul-de-sac. Streets shall be concrete, built in accordance with the City's regulations, and shall be private streets.
- l. **6-Foot Walking Path through Development.** A concrete walking path and trail with a minimum width of 6 feet shall be provided from the south entry of the District through the District to the north entry of the District.
- m. **Architectural Review.** An Architectural Review Board shall be established within a Homeowners Association ("HOA"), which will review and enforce architectural standards of the District as established in these Regulations and in the covenants and restrictions created for the HOA.
- n. **Addition of Contiguous Land to PD.** Up to 50 acres of contiguous land may be added to this District by the owner of the original property in the District, which additional land may contain single family lots meeting the requirements of the District as provided in these regulations. If acquired and incorporated into this District, the development of this additional property shall have lots of at least 2 acre lots adjacent to the boundary with SH 205, provided that instead of the requirement on the minimum number of 1.5 and 2 acre lots provided in Section 3(a) above, there shall be the same proportionate number of minimum 1.5 lots and minimum 2 acre lots relative to the number of minimum 1 acre lots, as required in Section 3.1(a). This additional property may only be from the property which is surrounded by the property in the District on 3 sides (north, east and south) and by SH 205 on the west.
- o. **Garage Opening Orientation.** Garages may be detached and located to the side and/or behind the dwelling, without any minimum separation and a walkway or breezeway between them may be covered, which may include a port-a-cache design.

- p. **Sidewalks.** Concrete sidewalks with a minimum width of 4 feet shall be required across each lot other than lots which are crossed by the 6-foot walking path described above.
- q. **Restriction on Propane Tanks.** Any propane tanks allowed in the District must be buried.
- r. **Eastern Boundary.** The sparse areas in the tree line along the eastern boundary of the District shall be filled in with cedar trees.
- s. **Southern Boundary.** The fence along the southern boundary shall be left in place behind each lot until the lot owner replaces the section behind such lot with a wrought iron fence.
- t. **Mandatory Homeowner's Association.** There shall be established an association of property/home owners within the District in accordance with recorded covenants, conditions and restrictions, and membership in such association by all property owners shall be mandatory. The association shall be permanent, shall have the authority to assess dues and impose and foreclose liens on properties for nonpayment of dues, and shall have the perpetual responsibility of maintenance and repair of all interior streets, fences, drainage facilities, amenity buildings and structures, and common areas. All common areas and community facilities, including but not limited to the amenity center and entry guardhouses, shall be owned in fee simple by the association.
- u. **Gated Subdivision.** If the District is to be gated, unrestricted access shall be allowed to law enforcement and public safety personnel and City officials engaged in official City business. Gate operation systems and plans will be reviewed and approved by the City and the Fire Marshal so as to allow emergency vehicles unrestricted access to the property. Space shall be provided at the access point for any gate to allow a minimum of four (4) cars to queue up for the gate and be clear of any interference with any public street.
- v. **Utilities and Drainage.** All internal electric utility lines installed within the residential portion of the development shall be located below ground. Storm drainage pipes and culverts shall be designed and constructed of reinforced concrete pipe.

4.2 Neighborhood Commercial (PD-NC and PD-SF/Expansion NC) Regulations.

Buildings, structures, and land within the NC Area and the SF/Expansion NC Area which are for NC District uses shall be developed in accordance with the regulations for the NC District, as found in the Zoning Ordinance, as of this date, except as follows:

- a. **Tennis Center Clubhouse.** The NC Area will contain a tennis center clubhouse similar to the one described in the drawing provided to the City Council with these Regulations. Adequate off-street parking shall be provided to meet the anticipated requirements of the customers, guests, and employees of the center. The parking requirement for the NC Area and SF/Expansion NC Area shall be a minimum of 3 parking spaces per 1,000 square feet of overall floor area of the center and 2 parking spaces for each tennis court.

All refuse areas, outside storage areas, and loading and service areas shall be screened from public view.

- b. **Restriction on Propane Tanks.** Any propane tanks allowed in the NC Area must be buried.
- c. **Utilities and Drainage.** All internal electric utility lines installed within the residential portion of the development shall be located below ground. Storm drainage pipes and culverts shall be designed and constructed of reinforced concrete pipe.
- d. **Drives.** The drive for the access to the tennis center shall have a width of at least 24 feet. For purposes of fire apparatus access, the drive will extend to at least within 300 feet of all of the exterior walls of the building if the building is sprinklered (and within 150 feet if not sprinklered).
- e. **Traffic Analysis.** A traffic analysis study shall be completed for any drive intersecting with SH 205, to determine the need for a turn lane, an acceleration lane and a deceleration lane.
- f. **Site plans.** A site plan shall be required to be approved by the City Council for any lot developed in the NC Area and SF/Expansion NC Area prior to obtaining a building permit; the Planning and Zoning Commission shall review a site plan and make a recommendation to the City Council. The NC Area shall be developed in conformity with the site plan attached as Exhibit "J" to these amended Regulations. Amendments to a site plan shall be required to be approved by the City Council as provided above, but minor amendments meeting the definition in Section 6.1 of these Regulations for minor amendments to a Development Plan may be approved by the City Administrator, unless the City Council provides for a different designated representative from time to time.

4.3 Office (PD-O1) Regulations.

Buildings, structures, and land within the O1 Area which are for O1 District uses shall be developed in accordance with the regulations for the O1 District, as found in the Zoning Ordinance, as of this date, except as follows:

- a. **Curb and Gutter Streets.** Only curb and gutter streets will be used in the District. Streets shall be concrete and shall have a parabolic crown. The streets shall have a width of at least 29 feet.
- b. **Curved streets with Cul-de-sac Lots.** The streets shall be generally of a curvilinear design with many lots fronting on cul-de-sacs as shown on the Development Plan. Streets shall be concrete, built in accordance with the City's regulations, and shall be private streets.
- c. **Restriction on Propane Tanks.** Any propane tanks allowed in the NC Area must be buried.

- d. **Utilities and Drainage.** All internal electric utility lines installed within the residential portion of the development shall be located below ground. Storm drainage pipes and culverts shall be designed and constructed of reinforced concrete pipe.
- e. **Traffic Analysis.** A traffic analysis study shall be completed for any drive intersecting with SH 205, to determine the need for a turn lane, an acceleration lane and a deceleration lane.
- f. **Entrance.** An entrance monument will be placed at the intersection of the entry drive and SH 205, and there shall be a divided entrance with a median at the entry point.
- g. **Parking.** Parking shall be permitted in front of the office buildings.
- h. **Signs.** All signage will be limited to monument signs and signs placed on the face of the front wall of the buildings. No sign may be internally lighted.
- i. **Lighting.** Parking lot light poles shall not be more than 20 feet in height. All parking lot lighting shall be fully shielded with 80-degree cut-off. Foot candle measurements at the base of the pole may not exceed 10 foot-candles, and all light measurements at the property line adjoining the PD-SF area shall be 0.00 foot-candles. No flood lighting shall be permitted. Accent lighting for landscape and buildings may be up-lighted but shall not exceed 45 watts. In addition, site plans shall be accompanied by a photometric map of the developed area or such map shall be provided with the application for a building permit.
- j. **Building Materials.** Building materials on the exterior of the main building shall be 100% masonry construction as defined by Section 6-9 of the Zoning Ordinances.
- k. **Site plans.** A site plan shall be required to be approved by the City Council for any lot developed in the OI Area prior to obtaining a building permit; the Planning and Zoning Commission shall review a site plan and make a recommendation to the City Council. Amendments to a site plan shall be required to be approved by the City Council as provided above, but minor amendments meeting the definition in Section 6.1 of these Regulations for minor amendments to a Development Plan may be approved by the City Administrator, unless the City Council provides for a different designated representative from time to time.

Section 5. Landscaping; Tree Preservation.

Prior to or contemporaneously with the submission of the preliminary plat/plan application, a Landscape Plan shall also be submitted for review and approval by the City. The Plan shall show the location, identification and arrangement of plant materials and landscape features. Trees which are within the definition of "Tree, Protected" in Section 2 of the City's Tree Preservation Ordinance and which are six (6) caliper inches or larger in diameter, measured at a height of four and one-half feet (4.5') above natural grade, will be preserved as much as possible, unless the tree impedes public safety or greatly affects the overall development. Before any trees are removed, a tree removal plan shall be submitted and approved by the City. Any tree larger



Existing office building.



“Club” use to the northwest vacant area for proposed building.



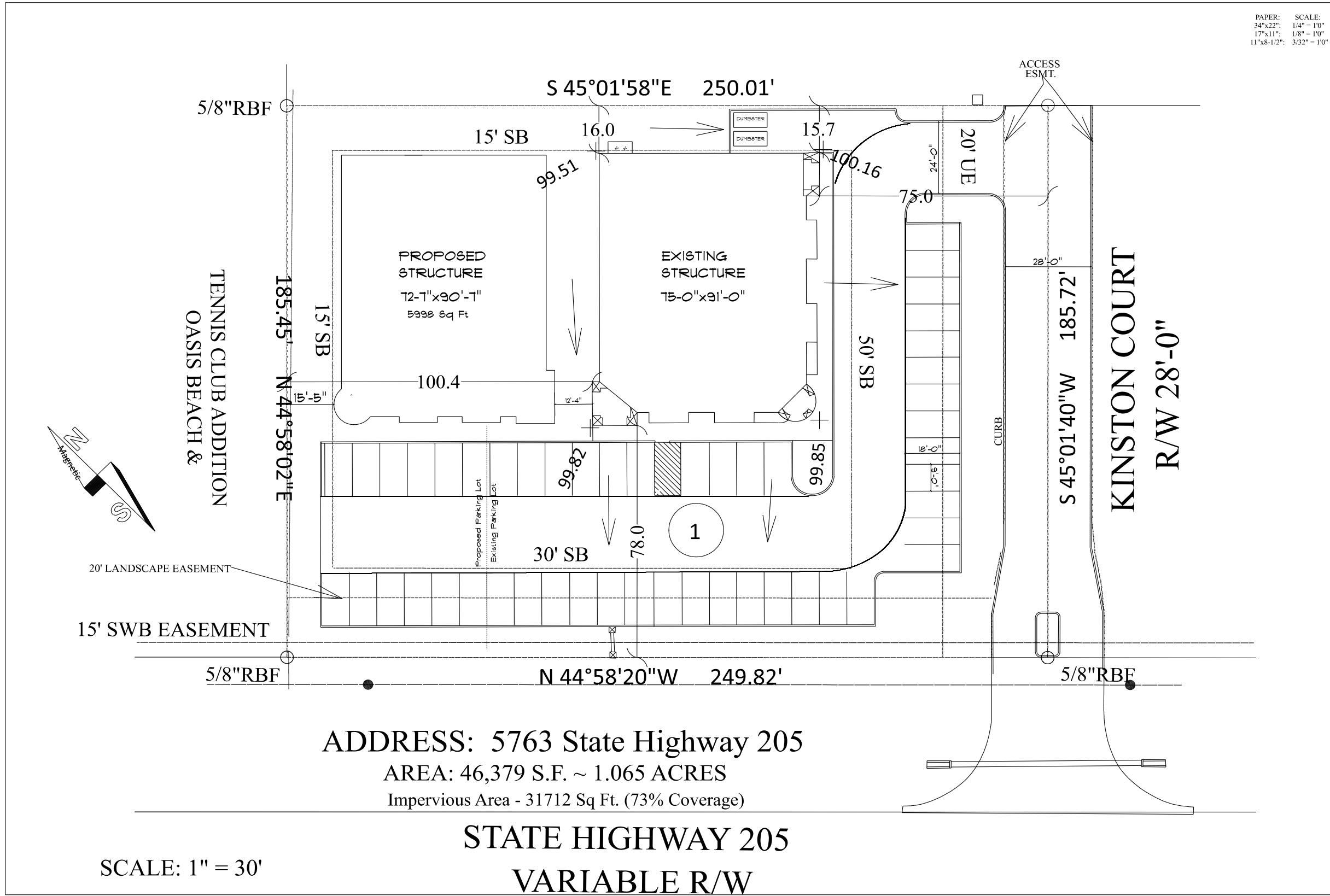
Vacant land to the south in same PD. Residential further southeast.



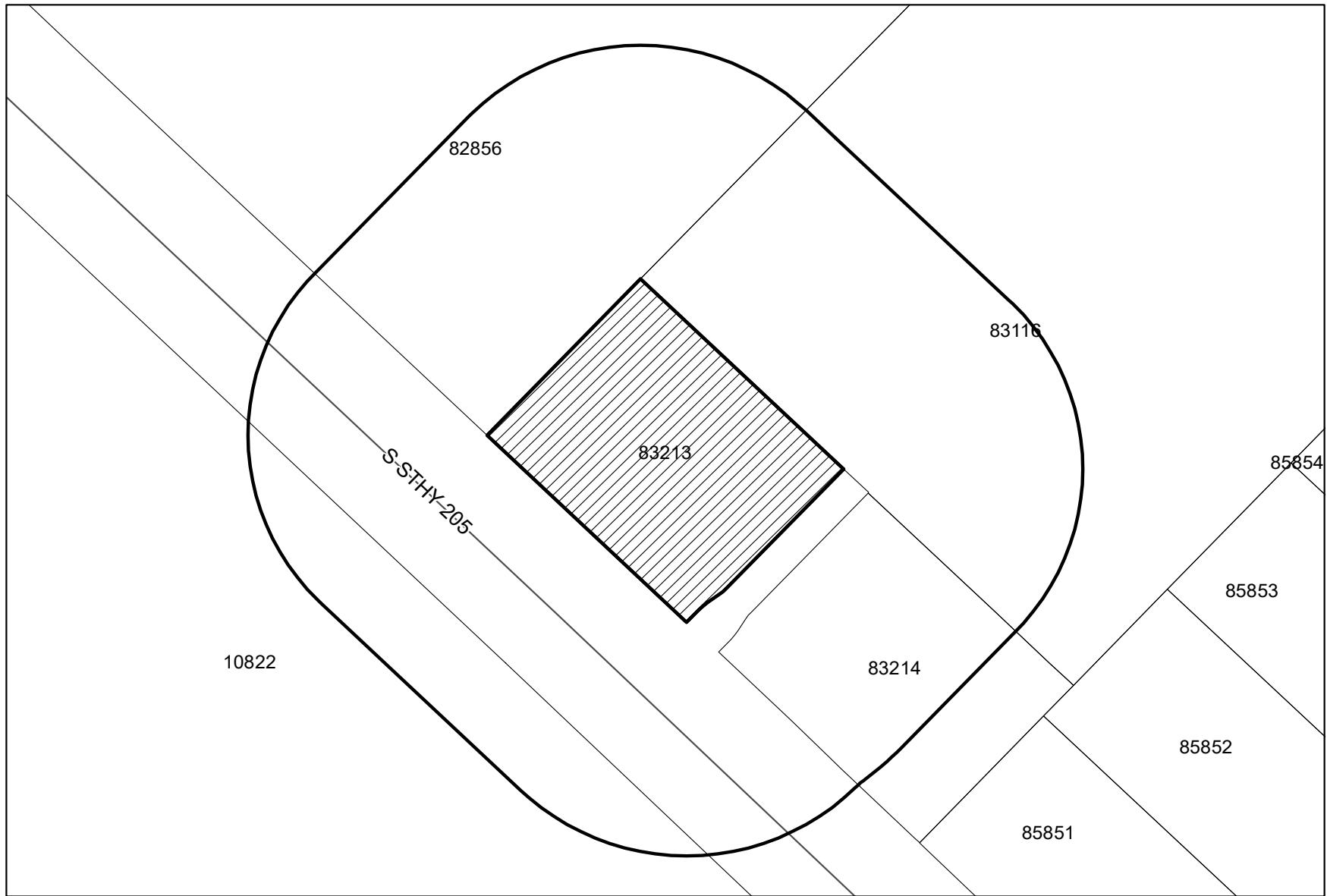
Vacant tract to the northeast in same PD.



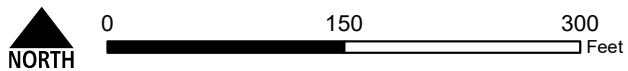
Looking southwest across SH 205.



Development Plan	PLAN NAME: Kinston Court	5763 State Hwy 205, Ste 100 * ROCKWALL, TEXAS 75032 VOICE: 972-772-1829 * FAX: 972-772-1801	PRINTED: 8/14/2019 05:02 PM
SHEET NO.	1		



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the ground survey and represents only the approximate relative location of property boundaries. (Texas Government Code § 2051.102)



200 Foot Notifications
Z 2019-01

PROP ID	Shape Area	Percent	Owner	Address	City, State & ZipCode
10822	30767.1083422	0.10	BAUMANN JOSEPH EDWARD TRUSTEE	2321 LINE FERRY RD	TEXARKANA, AR 71854-7859
83116	78581.7448278	0.27	EQUITY TRUST COMPANY DBA STERLING TRUST FBO R LAMBERTH IRA	480 SMIRL DR	HEATH, TX 75032
83214	31491.0715585	0.11	DANETTE MCNEW	1300 E RALPH HALL PARKWAY SUITE 114	ROCKWALL, TX 75032
82856	68466.338958	0.23	DCR SITE MANAGEMENT LLC	2412 VERSAILLES DRIVE	HEATH, TX 75032



CITY COUNCIL CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 27, 2019

APPLICANT: J. K. Webb Properties
5763 South State Highway 205
Rockwall TX 75032

LOCATION: 5763 South State Highway 205

ZONING: PD (Kingsbridge)

REQUEST:

The applicant requests approval of a Development Plan and Landscape Plan for a portion of the existing Planned Development District for Office (PD-O1)

PROPERTY OWNER: J. K. Webb Properties
5763 South State Highway 205
Rockwall TX 75032

REPRESENTATIVE: Kevin Webb

PLANNING & ZONING COMMISSION RECOMMENDATION: The Planning and Zoning Commission, by a vote of 5 to 0, recommended approval of the proposed Development and Landscape Plans per staff recommendation.

STAFF RECOMMENDATION: APPROVAL.

The proposed Development and Landscape Plans comply with the proposed Subarea and amending conditions.

BACKGROUND INFORMATION:

The request site is a portion of the larger PD for Kingsbridge which contains approximately 227 acres of land. Contained in the overall PD are separate Land Use Classifications which were established with defined areas in Exhibits attached to the PD. This site is located in the area designated as Office (PD-O1) and contains approximately 13.34 areas of land as described in Exhibit D in the PD.

The PD-O1 area is defined as permitting the development of low intensity office buildings and associated accessory uses. Land uses allowed in PD-O1 are those allowed in the City's O1 zoning district. The existing PD (and amendment proposed by the applicant) requires approval of a Development Plan and Landscape Plan by the City Council after a recommendation by the Planning and Zoning Commission.

The proposed Development Plan calls for a new one-story office building with approximately 7200 square feet of floor area. The proposed Plan complies the parking requirements in the existing Zoning Ordinance and the setbacks in both the existing Zoning ordinance and as proposed in the amendment.

The proposed Landscape Plan delineates the existing landscaping/trees on the site and added landscaping in conjunction with the proposed building.

The proposed development of an additional office building is appropriate at this location. The existing land use to the northwest is a commercial development, the Oasis Beach and Tennis Club; the other surrounding areas are undeveloped and either are contained in the same PD-O1 tract or outside the City limits. The scale of the proposed office building is of the same character as the existing building and will blend in with the surroundings. The proposed change in development standards for lot coverage is in keeping with that allowed in the existing O1 district found in the Zoning Ordinance.

COMPREHENSIVE PLAN: The Future Land Use Map of the Comprehensive Plan (see attached) recommends Commercial uses for this Site. The requested amendment complies with the Comprehensive Plan.

STAFF RECOMMENDATION: APPROVAL.

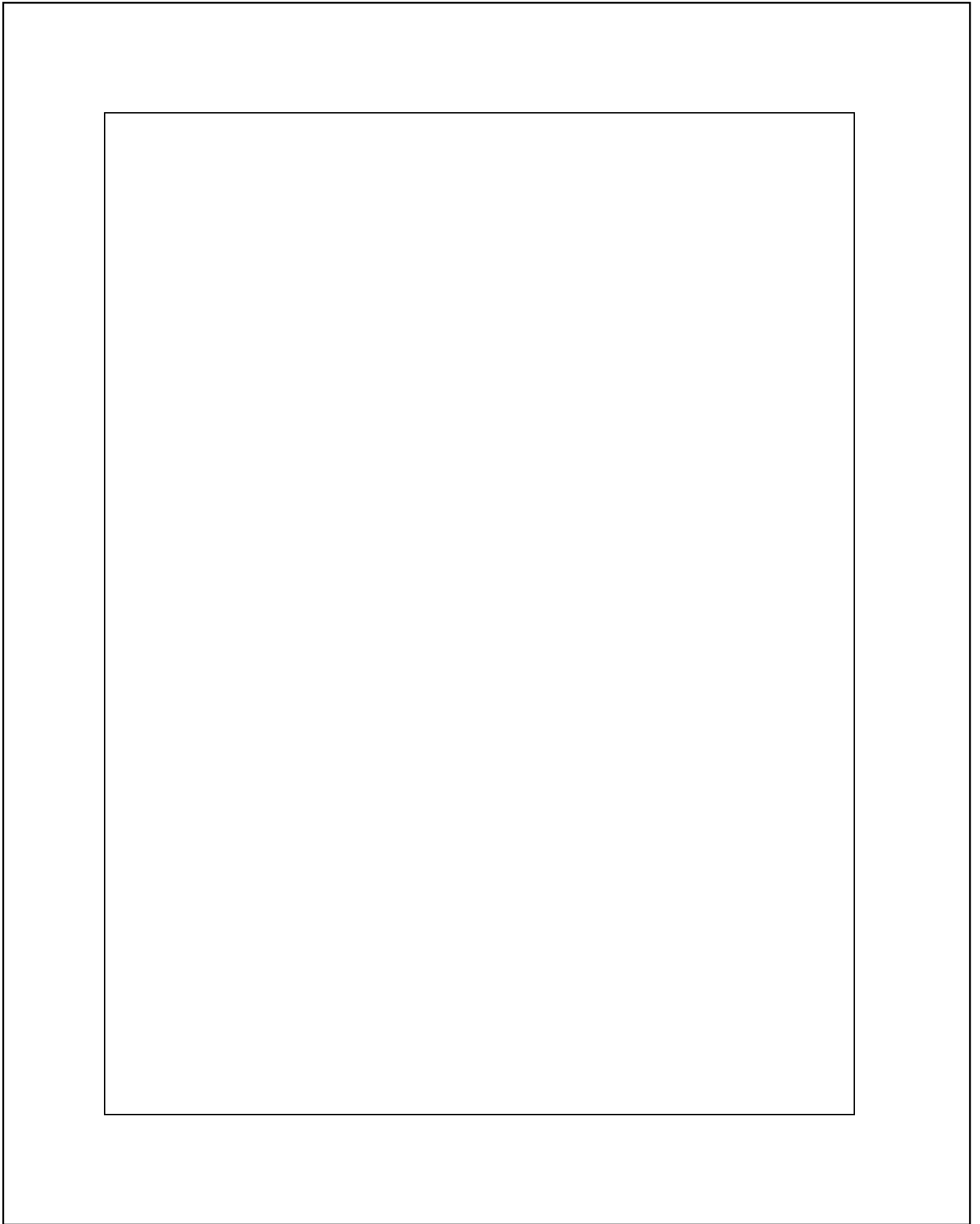
The proposed office building is of the scale of the existing building and appropriate for this area.

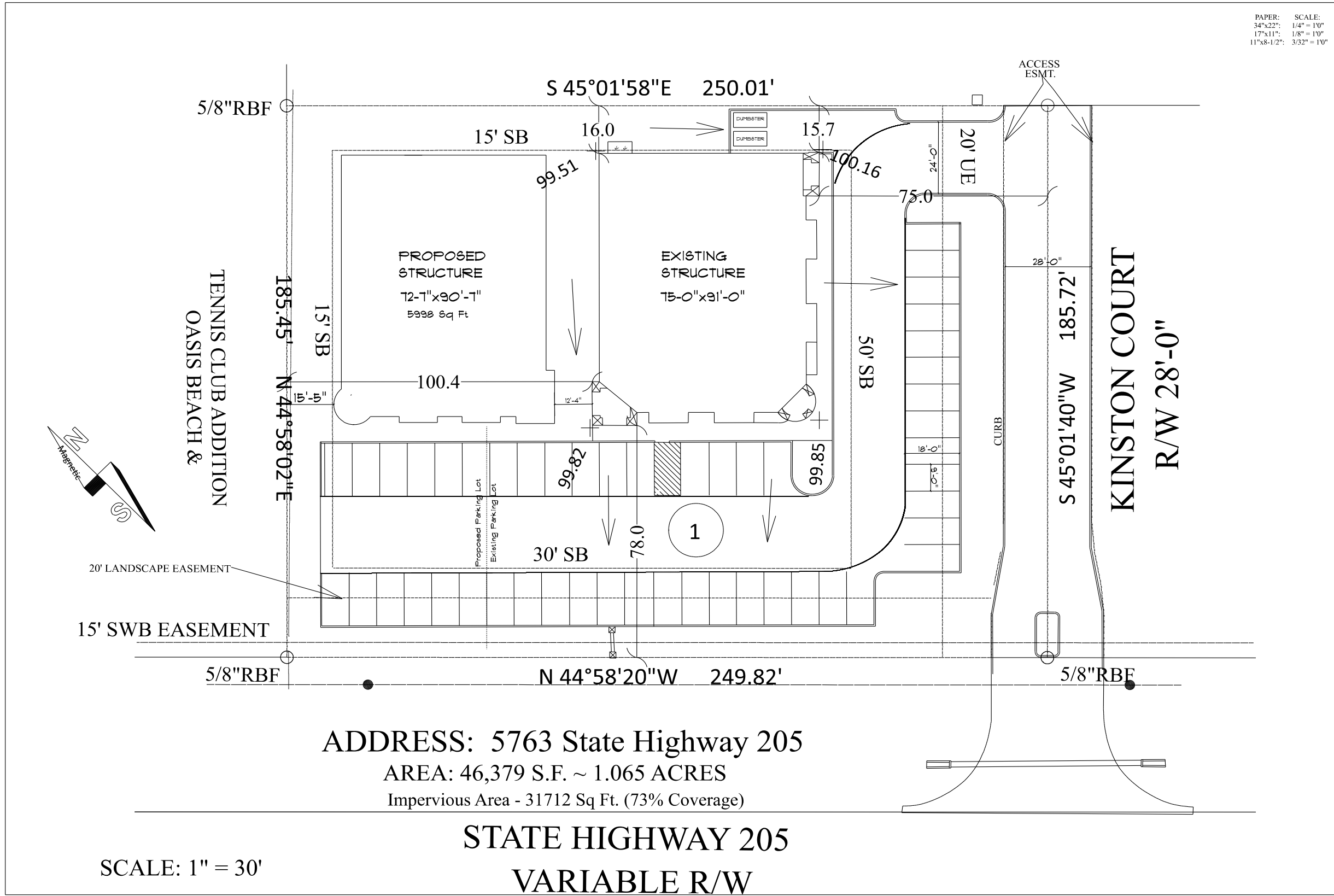
Suggested motions:

Approval per the recommendation of the Planning and Zoning Commission.

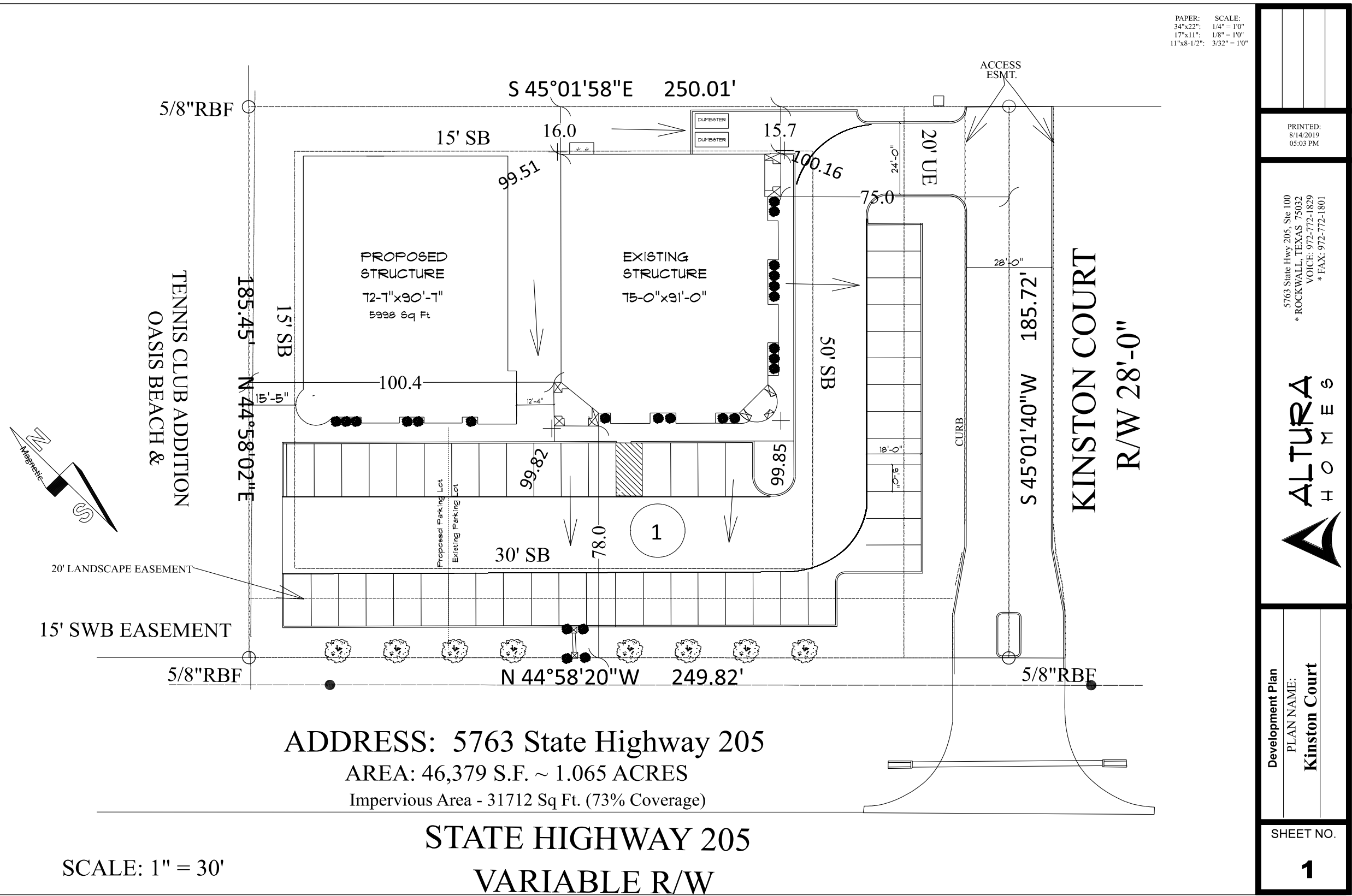
Denial, with or without prejudice.

Hold the request under advisement until (a date certain).





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5763 State Hwy 205, Ste 100 * ROCKWALL, TEXAS 75032 VOICE: 972-772-1829 * FAX: 972-772-1801	
ALTURA HOMES	
Development Plan	PLAN NAME: Kinston Court
SHEET NO. 1	





City of McLendon-Chisholm

Staff Report

Discussion and direction to staff regarding all matters related to the proposed Budget for Fiscal Year starting October 1, 2019 and ending September 30, 2020 including but not limited to expected revenues and expenditures, debt obligations, fund balance policy, effective and rollback tax rates and future public hearings.

Date:

August 27, 2019

BACKGROUND OF ISSUE:

City Council held a Special Work Session on August 6. During the meeting, the City Accountant reviewed the overall budget based on the rollback rate of 0.119743/\$100 valuation. Council provided feedback to staff and a second Special Work Session was scheduled for August 12.

At the August 12 Work Session, several tax rate scenarios were explored. Staff recommended a tax rate of 0.165000 to support existing operating and maintenance expenses similar to the current year but also providing for funds that will support the Fire Department as the SAFER Grant funds dwindle in FY 20-21 and expire in FY 21-22. Budgeting funds now ensures that grant funds in use now will be replaced by City funds when needed. Additionally, it provides an opportunity to establish a fund balance policy to set aside funds for fire capital equipment replacement as well as funds for unforeseen circumstances and revenue shortfalls. A sample fund balance policy is attached for discussion purposes. If Council desires to establish a fund balance policy, it should be adopted prior to the end of the fiscal year. The last regular meeting to timely adopt the policy is September 24, 2019 and the policy should be reviewed annually thereafter.

Staff has identified several reasons for the necessity of the proposed budget and tax rate:

- The rollback rate for FY 2019-2020 is lower than the effective rate this year due to extra debt payments that were applied the last two years. The extra debt payments "pushed" the rollback rate to a much higher number as debt service may rise as high as necessary to cover debt expenses including scheduled debt payments and any extra debt payments.
- This Council has indicated a preference to move funds from the debt side to the operating and maintenance side of the budget where funds are needed most to maintain and enhance services. This causes the rollback rate to decrease. This explains why the rollback rate is lower than the effective rate this year.
- In a past election, citizens voted for a portion of sales tax to be dedicated to property

tax relief. This also causes the rollback rate to shrink by approximately a penny.

- The City also provides a 65 and older tax exemption which causes a loss of revenue.
- Currently the City has surplus funds but those funds are not dedicated for a particular purpose. This could cause confusion for the public as it may appear funds are available for general operating expenses and could suggest that a tax rate increase is unnecessary. Most cities maintain some level of fund balance and/or plan for future major purchases by establishing a Capital Improvement Fund. Fund balance amounts vary from city to city as priorities are determined by Council. Smaller cities generally maintain a higher level of fund balance as a percentage of the budget as compared to larger cities due to smaller cities having fewer revenue sources. A fund balance policy allows a city to consider fund balance needs when budgeting and setting a Tax Rate.
- A fund balance policy allows the City to dedicate funds for assigned or unassigned uses. The proposed 0.165000 Rate will provide a surplus of funds for 2019-2020 that may be applied to various fund balances including a Fire Capital Replacement Fund. A Fire Capital Replacement Fund will allow for the city to accumulate funds over time to replace outdated or worn equipment for the purpose of purchasing a new fire engine or other apparatus as considered necessary. A new fire engine could cost as much as \$800,000. Rather than issuing new debt when the replacement engine is required, adequate fund balance would allow the City to purchase the needed equipment without acquiring any new debt. Additionally, the City's financial advisors suggest a fund balance policy for other uses such as revenue shortfalls or emergencies.
- If the City only adopts the rollback Tax Rate, the City will consume existing surplus in FY 2020-2021 when the SAFER Grant funds dwindle and the City must fund an additional \$218,000. Further, fire department operations will be unable to continue at the same service level when the SAFER Grant expires in FY 2021-2022 when the City must fund an additional \$252,000. Further, adopting only the rollback rate will not allow the City to adequately plan for unforeseen events or replacement of capital equipment.
- Council may want to consider that TxDOT is proposing a payment of 4.5 million dollars for a replacement fire station (See Item 6.7). This station will serve the City for many years and will not cost taxpayers anything to build. However, the station will not have adequate personnel for 24/7 fire operations without an increase in revenue when SAFER Grant funds expire.
- The proposed 0.165000 also allows for funds for code enforcement services allowing the City to enforce current ordinances related to health, safety welfare and protection of property values. Presently, the City does not have a Code Officer on staff.

The proposed 0.165000 allows for modest raises for some staff to be determined by Council and allows for the hiring of additional City Hall staff should the need arise during the year. No additional staff will be hired without Council approval.

FINANCIAL IMPACT:

Staff concludes that adopting a Tax Rate of 0.165000 puts the City in a healthy financial position. This rate meets all operational and maintenance needs, ensures fire department operations continue at current service levels, provides for code enforcement services, modest raises for some staff and the hiring of one additional person should the need arise during the year. The proposed Tax Rate also allows for the establishment of a much needed fund balance policy to ensure the City can continue orderly operations in the event of an emergency or period of economic uncertainty and allows for the establishment of a Fire Capital Replacement Fund allowing the City to purchase needed items without incurring additional debt.

RECOMMENDATION:

No action on the budget is scheduled for tonight other than announcing the Public Hearing to invite citizen input regarding the proposed budget is scheduled for September 10, 2019 at City Hall, 1371 W. FM 550, McLendon-Chisholm. Council may adopt the FY 2019-2020 Budget following the September 10, 2019 public hearing or decide to postpone adoption until September 24, 2019. Council may discuss the budget tonight and provide direction to staff regarding the budget. Council may wish to direct staff to bring forth a fund balance policy with any suggested changes for consideration at the September 10, 2019 City Council Meeting.

Lisa Palomba, City Administrator



City of McLendon Chisholm

Fiscal Year 2019-2020

Proposed Budget

(Filed in the Office of the City Secretary August 23, 2019)

This budget will raise more revenue from property taxes than last year's budget by an amount of \$129,870 which is a 22.41% percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$53,296.

The members of the governing body voted on the budget at follows:

For:

Against:

Present and Not Voting:

Absent:

Property Tax Rate Comparison

	<u>2019-2020</u>	<u>2018-2019</u>
Property Tax Rate:	\$0.165000	\$0.150000
Effective Tax Rate:	\$0.142383	\$0.143801
Effective Maintenance & Operations Tax Rate:	\$0.140440	\$0.093335
Rollback Tax Rate:	\$0.119744	\$0.150000
Debt Rate:	\$0.024560	\$0.059265

Total debt obligation for City of McLendon-Chisholm secured by property taxes: \$2,128131.

City of McLendon-Chisholm
General Fund Proposed Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget
Revenue				
302 - Franchise Income	\$ 159,914	\$ 187,015	\$ 154,830	\$ 187,000
303 - Development Income	96,764	15,830	29,000	15,000
304 - Building Permit Income	570,038	331,845	492,419	330,000
305 - Municipal Court Income	2,118	1,859	300	1,800
306 - Interest Income	10,445	18,491	-	18,500
307 - Sign Permit Income	-	100	-	100
308 - Septic Fees	19,900	7,800	17,885	7,800
309 - Food Enforcement	900	1,050	600	1,250
310 - Sales Tax Revenue	206,341	205,514	154,603	205,750
311 - PID Admin Expense Reimbursement	150	43,190	4,750	-
313 - Donations	210	589	500	600
314 - Copies Public Inf. Income	203	133	-	130
315 - Miscellaneous Income	69,928	-	-	-
317 - Ad Valorem Tax	346,822	386,786	350,579	602,007
318 - Tax Certifications	8	71	-	75
320 - NSF Fee Revenue	8	-	-	-
321 - Credit Card Fee Revenue	1,529	553	1,501	550
Total Revenue	\$ 1,485,277	\$ 1,200,826	\$ 1,206,967	\$ 1,370,562
Expenditures				
Operating Expenditures				
401 - Municipal Court	\$ 1,515	\$ 7	\$ 1,515	\$ 50
402 - Election Expense	8,580	12,069	10,000	12,250
410 - Building Inspections	117,752	118,400	155,818	117,742
411 - Environment Regulation Expense	9,905	6,255	10,465	6,255
414 - Animal Control	-	-	-	18,000
415 - Section 380 Grant Program	1,931	3,764	-	3,800
416 - Bad Debt	20,620	-	-	-
418 - Membership Fees	3,840	1,556	3,000	1,575
422 - Public Notice Expense	3,463	10,946	2,243	9,150
423 - Community Functions	1,781	156	5,464	500
426 - Appraisal District Collection	5,883	4,798	5,883	5,000
430 - Public Safety	116,417	285,659	375,211	306,555
Total 400 Operating Expenditures	291,687	443,610	569,599	480,877

City of McLendon-Chisholm
General Fund Proposed Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget
Occupancy Expenditures				
502 · Electricity	\$ 3,712	\$ 2,665	\$ 3,915	\$ 2,700
506 · Water	8,892	3,390	8,952	4,000
510 · Propane Gas	-	-	788	788
512 · Trash Pickup		444		1,344
514 · Building Maint/Improvements	6,145	12,192	5,356	12,200
516 · Lawn Maintenance	8,829	8,220	8,144	8,500
518 · Janitorial	4,281	-	4,181	-
520 · Telephone & Internet	7,444	5,418	7,593	6,900
522 · Website Expense	1,826	778	1,202	1,000
Total 500 Occupancy Expenditures	\$ 41,130	\$ 33,107	\$ 40,131	\$ 37,432
General & Administrative Expenditures				
603 · Citizen Recognition	-	-	500	-
604 · Municipal Manuals, Books & Maps	1,022	70	12,803	250
606 · Employee Costs	247,144	171,510	199,218	222,455
618 · Liability Insurance	9,896	5,872	9,227	7,517
619 · Software Subscriptions	7,757	18,646	15,000	19,000
621 · IT Support	2,880	5,225	5,000	5,500
622 · Office Supplies - City Hall	3,195	2,942	3,124	3,000
623 · Office Equipment	2,654	2,562	2,655	2,600
624 · Office Equip Maintenance	5,614	1,243	2,798	1,500
625 · Printed Materials	2,192	1,660	1,502	1,700
626 · Postage-City Hall	3,485	3,253	3,491	1,410
627 · County Play Expense	150	-	-	-
628 · Bank Fees	1,600	1,468	1,010	1,500
630 · Legal & Professional				
63001-Accounting & Payroll services	64,129	56,130	50,000	52,514
63002 - Financial Audit	8,800	9,500	15,000	15,000
63003 - Legal	116,007	35,030	124,000	40,000
63005 - City Planner	41,157	46,747	26,376	45,000
63008 - Financial Consulting	-	25,555	-	26,000
63009 - Engineering				15,000
633 · Penalties & Fees	0	32	-	-
645 · Transcription Services	1,238	3,104	-	-
646 · Mileage Expense	950	484	1,052	500

City of McLendon-Chisholm
General Fund Proposed Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget
647 · Council Meetings & Development	1,369	591	3,996	650
648 · Training	6,377	6,602	5,000	6,750
649 · Expense Account - City Administrator	-	-	126	-
650 · Expense Account - Mayor	-	-	105	-
652 · Staff Appreciation	29	760	200	850
655 · Code of Ordinance	1,375	1,000	8,000	3,500
699 · Miscellaneous Expense	98	246	150	
Total G & A Expenditures	\$ 529,118	400,232	\$ 490,333	\$ 472,196
700 · Capital Expenditures - Public Safety	\$ 250,341	\$ 80,038	\$ 60,000	\$ 15,000
700 · Capital Expenditures - Operating	\$ 17,166	\$ 19,400	\$ 32,000	\$ 35,000
Total Capital Expenditures	\$ 267,507	\$ 99,438	\$ 92,000	\$ 50,000
Total Expenditures	\$ 1,129,442	\$ 976,387	\$ 1,192,063	\$ 1,040,505
Surplus (Deficit)	\$ 355,835	\$ 224,439	\$ 14,904	\$ 330,057

City of McLendon-Chisholm
Utility Fund Proposed Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget
Revenue				
306 · Interest Income	\$ 5,522	\$ 9,237	\$ 5,206	\$ 9,750
Sewer Utility Revenue				
32200 · Sewer Usage Fees	159,079	212,116	159,653	228,360
32201 · Sewer Tap Fees	219,000	129,000	189,000	72,000
32204 · Sewer Deposit Refunds	(1,720)	(1,063)	(1,540)	(1,100)
Transfer from Surplus		-	-	49,554
Total Revenue	\$ 381,881	\$ 349,290	\$ 352,319	\$ 358,564
Expenditures				
Operation & Maintenance Expenditures				
Sewer Operation & Maintenance				
41304 · O&M Agreement	48,892	32,456	\$ 47,136	\$ 33,570
41305 · O&M Maintenance		34,945	\$ -	\$ 36,000
41310 · Sewer Treatment	93,886	203,328	78,000	231,794
41312 · Tap Fee Developer Rebate	131,400	77,400	113,400	43,200
Total Operations Expenditures	\$ 274,178	\$ 348,129	\$ 238,536	\$ 344,564
600 · General & Administrative Exp	\$ 16,733	\$ 9,359	\$ 13,260	\$ 14,000
Total Expenditures	\$ 290,911	\$ 357,488	\$ 251,796	\$ 358,564
Surplus (Deficit)	\$ 90,970	\$ (8,198)	\$ 100,523	\$ -

City of McLendon-Chisholm
Interest and Sinking Fund Proposed Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget
Revenue				
Ad Valorem Tax				
317 · Ad Valorem Tax	\$ 236,763	252,330	\$ 228,985	\$ 107,427
306 · Interest Income	1,898	6,795	-	\$ 3,250
Transfer from Excess Bond Proceeds	62,532	-	-	
Transfer From Surplus	33,714	-	-	\$ 30,968
Total Revenue and Transfers In	\$ 334,907	\$ 259,125	\$ 228,985	\$ 141,645
Expenditures				
628 · Bank Fees Expense		6,850		
660 · Bond Interest Expense	\$ 61,344	59,868	\$ 59,862	\$ 58,113
802 · Bond Cost Amortization	2,912	2,916	-	\$ 2,912
803 · Bond Premium Amortization	(10,107)	(9,936)	-	\$ (9,381)
Transfer To Bond Principal	85,000	85,000	85,000	\$ 90,000
Transfer to Early Redemption Sinking Fund	189,934	78,512	78,512	\$ -
Total Expenditures and Transfers Out	\$ 329,083	\$ 223,210	\$ 223,374	\$ 141,644
Surplus (Deficit)	\$ 5,824	\$ 35,915	\$ 5,611	\$ 0

City of McLendon-Chisholm
Public Safety Supporting Detail
General Fund Budget Line Item 430



Revenue

313 · Donations	
315 · County Contract	\$ 67,500
319 · Grants	252,000
Total Revenue	\$ 319,500

Expenditures

Operating Expenditures

43001 · Liability Insurance	\$ 21,211
43002 · Fuel	10,000
43003 · Maintenance & Repair - Vehicles	8,000
43004 · Station Maintenance and Operations	12,000
43005 · Gear and Supplies	23,000
43006 · Compliance	6,000
43008 · Dispatch	10,000
43009 · Training	10,000
43011 · Radio Maintenance	12,000
43030 · EMS	3,000
43035 · Street Lights	2,900

Total 400 Operating Expenditures	118,111
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General & Administrative Expenditures

60601 · Staff Salaries	425,769
60609 · Payroll Tax Expense	32,571
60612 · Retirement Plan Contributions	11,306
60613 · Health Insurance Expense	38,298

Total G & A Expenditures	\$ 507,944
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Total Expenditures	\$ 626,055
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Surplus (Deficit)	\$ (306,555)
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City of McLendon-Chisholm
General Fund Preliminary Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget (Draft #3)	FY 2020 Proposed Budget (Draft #2)	Change
Revenue						
302 · Franchise Income	\$ 159,914	\$ 187,015	\$ 154,830	\$ 187,000	\$ 187,000	
303 · Development Income	96,764	15,830	29,000	15,000	15,000	
304 · Building Permit Income	570,038	331,845	492,419	330,000	330,000	
305 · Municipal Court Income	2,118	1,859	300	1,800	1,800	
306 · Interest Income	10,445	18,491	-	18,500	18,500	
307 · Sign Permit Income	-	100	-	100	100	
308 · Septic Fees	19,900	7,800	17,885	7,800	7,800	
309 · Food Enforcement	900	1,050	600	1,250	1,250	
310 · Sales Tax Revenue	206,341	205,514	154,603	205,750	205,750	
311 · PID Admin Expense Reimbursement	150	43,190	4,750	-	-	
313 · Donations	210	589	500	600	600	
314 · Copies Public Inf. Income	203	133	-	130	130	
315 · Miscellaneous Income	69,928	-	-			
317 · Ad Valorem Tax	346,822	386,786	350,579	602,007	614,293	(12,286) Adopted Tax Rate of 16.5 cents - 98% collection
318 · Tax Certifications	8	71	-	75	75	
320 · NSF Fee Revenue	8	-	-	-	-	
321 · Credit Card Fee Revenue	1,529	553	1,501	550	550	
Total Revenue	\$ 1,485,277	\$ 1,200,826	\$ 1,206,967	\$ 1,370,562	\$ 1,382,848	\$ (12,286)
Expenditures						
Operating Expenditures						
401 · Municipal Court	\$ 1,515	\$ 7	\$ 1,515	\$ 50	\$ 50	
402 · Election Expense	8,580	12,069	10,000	12,250	12,250	
410 · Building Inspections	117,752	118,400	155,818	117,742	117,742	
411 · Environment Regulation Expense	9,905	6,255	10,465	6,255	6,255	
414 · Animal Control	-	-	-	18,000	18,000	
415 · Section 380 Grant Program	1,931	3,764	-	3,800	3,800	
416 · Bad Debt	20,620	-	-	-	-	
418 · Membership Fees	3,840	1,556	3,000	1,575	1,575	
422 · Public Notice Expense	3,463	10,946	2,243	9,150	10,950	(1,800) Decrease for Notices related to Bond Issuance
423 · Community Functions	1,781	156	5,464	500	500	
426 · Appraisal District Collection	5,883	4,798	5,883	5,000	5,000	
430 · Public Safety	116,417	285,659	375,211	306,555	311,230	(4,675) See Public Safety Detail

City of McLendon-Chisholm
General Fund Preliminary Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget (Draft #3)	FY 2020 Proposed Budget (Draft #2)	Change
Total 400 Operating Expenditures	291,687	443,610	569,599	480,877	487,352	(6,475)
Occupancy Expenditures						
502 · Electricity	\$ 3,712	\$ 2,665	\$ 3,915	\$ 2,700	\$ 2,700	
506 · Water	8,892	3,390	8,952	4,000	4,000	
510 · Propane Gas	-	-	788	788	788	
512 · Trash Pickup		444		1,344	1,344	
514 · Building Maint/Improvements	6,145	12,192	5,356	12,200	12,200	
516 · Lawn Maintenance	8,829	8,220	8,144	8,500	8,500	
518 · Janitorial	4,281	-	4,181	-	-	
520 · Telephone & Internet	7,444	5,418	7,593	6,900	6,900	
522 · Website Expense	1,826	778	1,202	1,000	1,000	
Total 500 Occupancy Expenditures	\$ 41,130	\$ 33,107	\$ 40,131	\$ 37,432	\$ 37,432	
General & Administrative Expenditures						
603 · Citizen Recognition	-	-	500	-	-	
604 · Municipal Manuals, Books & Maps	1,022	70	12,803	250	250	
606 · Employee Costs	247,144	171,510	199,218	222,455	152,379	70,076 Wage increase + potential new position
618 · Liability Insurance	9,896	5,872	9,227	7,517	7,517	
619 · Software Subscriptions	7,757	18,646	15,000	19,000	19,000	
621 · IT Support	2,880	5,225	5,000	5,500	5,500	
622 · Office Supplies - City Hall	3,195	2,942	3,124	3,000	3,000	
623 · Office Equipment	2,654	2,562	2,655	2,600	2,600	
624 · Office Equip Maintenance	5,614	1,243	2,798	1,500	1,500	
625 · Printed Materials	2,192	1,660	1,502	1,700	1,700	
626 · Postage-City Hall	3,485	3,253	3,491	1,410	3,300	(1,890) Removed postage related to Survey's
627 · County Play Expense	150	-	-	-	-	
628 · Bank Fees	1,600	1,468	1,010	1,500	1,500	
630 · Legal & Professional						
63001-Accounting & Payroll services	64,129	56,130	50,000	52,514	52,514	
63002 - Financial Audit	8,800	9,500	15,000	15,000	15,000	
63003 - Legal	116,007	35,030	124,000	40,000	40,000	
63004 - Consultants	-	-	-	-	9,000	(9,000) Removed Sewer Rate Study
63005 - City Planner	41,157	46,747	26,376	45,000	45,000	

City of McLendon-Chisholm
General Fund Preliminary Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget (Draft #3)	FY 2020 Proposed Budget (Draft #2)	Change
63008 - Financial Consulting	-	25,555	-	26,000	26,000	
63009 - Engineering				15,000	15,000	
633 - Penalties & Fees	0	32	-	-	-	
645 - Transcription Services	1,238	3,104	-	-	-	
646 - Mileage Expense	950	484	1,052	500	500	
647 - Council Meetings & Development	1,369	591	3,996	650	650	
648 - Training	6,377	6,602	5,000	6,750	6,750	
649 - Expense Account - City Administrator	-	-	126	-	-	
650 - Expense Account - Mayor	-	-	105	-	-	
652 - Staff Appreciation	29	760	200	850	850	
655 - Code of Ordinance	1,375	1,000	8,000	3,500	3,500	
699 - Miscellaneous Expense	98	246	150		-	
Total G & A Expenditures	\$ 529,118	400,232	\$ 490,333	\$ 472,196	\$ 413,010	\$ 59,186
700 - Capital Expenditures - Public Safety	\$ 250,341	\$ 80,038	\$ 60,000	\$ 15,000	\$ 15,000	
700 - Capital Expenditures - Operating	\$ 17,166	\$ 19,400	\$ 32,000	\$ 35,000	\$ 35,000	
Total Capital Expenditures	\$ 267,507	\$ 99,438	\$ 92,000	\$ 50,000	\$ 50,000	\$ -
Total Expenditures	\$ 1,129,442	\$ 976,387	\$ 1,192,063	\$ 1,040,505	\$ 987,794	\$ 52,711
Surplus (Deficit)	\$ 355,835	\$ 224,439	\$ 14,904	\$ 330,057	\$ 395,054	\$ (64,997)

City of McLendon-Chisholm
Public Safety Preliminary Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget (Draft #3)	FY 2020 Proposed Budget (Draft #2)	Change
Revenue						
313 · Donations		\$ 1,400				
315 · Miscellaneous Income		67,500	67,500	67,500	67,500	
319 · Grants		252,000	252,000	252,000	252,000	
Total Revenue		\$ 320,900	\$ 319,500	\$ 319,500	\$ 319,500	
Expenditures						
Operating Expenditures						
43001 · Liability Insurance		\$ 13,988	\$ 37,980	\$ 21,211	\$ 21,211	
43002 · Fuel		9,409		10,000	10,000	
43003 · Maintenance & Repair - Vehicles		10,662	12,600	8,000	8,000	
43004 · Station Maintenance and Operations		7,001	10,600	12,000	12,000	
43005 · Gear and Supplies		36,249	5,400	23,000	23,000	
43006 · Compliance		35	500	6,000	6,000	
43008 · Dispatch		10,000	10,000	10,000	10,000	
43009 · Training		3,855	5,000	10,000	10,000	
43010 · Software		308	1,300			
43011 · Radio Maintenance		-	1,489	12,000	12,000	
43030 · EMS		2,979	5,110	3,000	3,000	
43035 · Street Lights		2,883	2,943	2,900	2,900	
Unallocated			115,786			
Total 400 Operating Expenditures		97,369	208,708	118,111	118,111	-
Occupancy Expenditures						
502 · Electricity	\$	3,572		\$ -	\$ 3,600	\$ (3,600)
506 · Water		319		-	375	\$ (375)

City of McLendon-Chisholm
Public Safety Preliminary Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget (Draft #3)	FY 2020 Proposed Budget (Draft #2)	Change	
512 - Trash Pickup		915		-	-	\$ -	Included in Station Operations above
516 - Lawn Maintenance		840		-	1,440	\$ (1,440)	
518 - Janitorial		552		-	2,700	\$ (2,700)	
520 - Telephone & Internet		1,864		-	2,280	\$ (2,280)	
Total 500 Occupancy Expenditures		\$ 8,062	\$ -	\$ -	\$ 10,395	\$ (10,395)	
General & Administrative Expenditures							
60601 - Staff Salaries		396,182	430,808	425,769	420,624	\$ 5,145	7% Increase for Fire Chief
60609 - Payroll Tax Expense		33,841	16,787	32,571	32,178	\$ 393	
60611 - Employee Screening		675	-	-	-		
60612 - Retirement Plan Contributions		34,804	10,000	11,306	11,124	\$ 182	
60613 - Health Insurance Expense		31,782	28,408	38,298	38,298		
619 - Software Subscriptions		495					
622 - Office Supplies - City Hall		39					
623 - Office Equipment		162					
626 - Postage		14					
630 - Legal & Professional							
63005 - City Planner		924					
648 - Training		814					
652 - Staff Appreciation		1,268					
Total G & A Expenditures		501,000	\$ 486,003	\$ 507,944	\$ 502,224	\$ 5,720	
700 - Capital Expenditures - Public Safety		\$ 80,038	\$ 60,000	\$ 15,000	\$ 15,000		
Total Capital Expenditures		\$ 80,038	\$ 60,000	\$ 15,000	\$ 15,000		
Total Expenditures		\$ 686,469	\$ 754,711	\$ 641,055	\$ 645,730		
Surplus (Deficit)		\$ (365,569)	\$ (435,211)	\$ (321,555)	\$ (326,230)	\$ 4,675	

City of McLendon-Chisholm
Utility Fund Preliminary Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2019 Budget	FY 2020 Proposed Budget Draft #3	FY 2020 Proposed Budget Draft #2	Change
Revenue						
306 - Interest Income	\$ 5,522	\$ 9,237	\$ 5,206	\$ 9,750	\$ 9,750	
Sewer Utility Revenue						
32200 - Sewer Usage Fees	159,079	212,116	159,653	228,360	336,312	(107,952) Reduced rate back to \$55
32201 - Sewer Tap Fees	219,000	129,000	189,000	72,000	72,000	
32204 - Sewer Deposit Refunds	(1,720)	(1,063)	(1,540)	(1,100)	(1,100)	
32206 - Sewer Warranty Reimbursements		-	-	-	-	
Total Revenue	\$ 381,881	\$ 349,290	\$ 352,319	\$ 309,010	\$ 416,962	\$ (107,952)
Expenditures						
Operation & Maintenance Expenditures						
Sewer Operation & Maintenance						
41304 - O&M Agreement	48,850	32,456	\$ 47,094	\$ 33,570	\$ 33,570	
41305 - O&M Maintenance		34,945	\$ -	\$ 36,000	\$ 36,000	
41308 - Electricity	42	-	42	-	-	
41310 - Sewer Treatment	93,886	203,328	78,000	231,794	261,576	(29,782) Recalculated based on latest projection + 14%
41312 - Tap Fee Developer Rebate	131,400	77,400	113,400	43,200	43,200	
Total Operations Expenditures	\$ 274,178	\$ 348,129	\$ 238,536	\$ 344,564	\$ 374,346	\$ (29,782)
600 - General & Administrative Exp	\$ 16,733	\$ 9,359	\$ 13,260	\$ 14,000	\$ 14,000	
Total Expenditures	\$ 290,911	\$ 357,488	\$ 251,796	\$ 358,564	\$ 388,346	\$ (29,782)
Surplus (Deficit)	\$ 90,970	\$ (8,198)	\$ 100,523	\$ (49,554)	\$ 28,616	\$ (78,170)

City of McLendon-Chisholm
Interest and Sinking Fund Preliminary Budget
For the year to end September 30, 2020

	FY 2018 Actual	FY 2019 Projected	FY 2018-2019 Budget	FY 2020 Proposed Budget
Revenue				
Ad Valorem Tax				
317 · Ad Valorem Tax	\$ 236,763	252,330	\$ 228,985	\$ 107,427
306 · Interest Income	1,898	6,795	-	3,250
Transfer from Excess Bond Proceeds	62,532	-	-	
Transfer From 2017 Surplus	33,714	-	-	
Total Revenue and Transfers In	\$ 334,907	\$ 259,125	\$ 228,985	\$ 110,677
Expenditures				
628 · Bank Fees Expense		6,850		
660 · Bond Interest Expense	\$ 61,344	59,868	\$ 59,862	\$ 58,113
802 · Bond Cost Amortization	2,912	2,916	-	2,912
803 · Bond Premium Amortization	(10,107)	(9,936)	-	(9,381)
Transfer To Bond Principal	85,000	85,000	85,000	90,000
Transfer to Early Redemption Sinking Fund	189,934	78,512	78,512	-
Total Expenditures and Transfers Out	\$ 329,083	\$ 223,210	\$ 223,374	\$ 141,644
Surplus (Deficit)	\$ 5,824	\$ 35,915	\$ 5,611	\$ (30,967)

City of McLendon-Chisholm

Fund Balance Policy

Purpose

A Fund Balance Policy establishes a key element of financial stability for the City of McLendon-Chisholm. The purpose of the City's Fund Balance Policy is to enable the City of McLendon-Chisholm to provide for a prompt response to unforeseen economic uncertainty, unexpected situations such as natural disaster and establish certain capital and operating reserves to provide sufficient cash flow to sustain operability. The policy establishes the appropriate level of reserves which the City will strive to maintain in its fund balance; how the target fund balances will be funded; and the conditions under which fund balances may be utilized.

Definitions:

Fund Equity – A fund's equity is generally the difference between its assets and its liabilities.

Reserves - For the purposes of this policy, the definition of "reserves" is limited to the portion of Fund Balance that is unreserved.

Unreserved – Funds not set aside for existing legal obligations of the City.

Fund Balance – The fund equity of governmental fund for which an accounting distinction is made between the portions that are spendable and non-spendable. Fund balance is classified into five categories:

Non Spendable Fund Balance (inherently not spendable) Includes amounts that are not in a spendable form or are required to be maintained intact. Examples include inventory and permanent funds.

Restricted Fund Balance - (externally enforceable limitations on use) Includes the portion of net resources on which limitations are imposed by creditors, grantors, contributors, or by laws or regulations of other governments. Amounts may be spent only for the specific purposes stipulated by external resource providers or as allowed by laws through constitutional provisions or enabling legislation. Examples include grant awards child safety fees.

Committed Fund Balance – (self-imposed limitation set in place prior to the end of each fiscal year) Includes the portion of net resources upon which the City Council has imposed limitations on use. Amounts that can be used only for the specific purposes

determined by a formal action of City Council. Commitments may be changed or lifted only by the Council taking the same formal action that originally imposed the constraint.

Assigned fund balance – (Limitation resulting from management's intended use) includes Comprises amounts intended to be used by the government for specific purposes. Intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned fund balance – (Residual net resources) This is the excess total fund balance over non-spendable, restricted, committed, and assigned fund balance. Unassigned amounts are technically available for any purpose.

Policy

The City Council is the City's highest level of decision-making authority and the formal action that is required to be taken to establish, modify, or rescind a fund balance commitment is a resolution approved by the Council at the City Council meeting. The resolution must either be approved or rescinded, as applicable, prior to the last day of the fiscal year for which the commitment is made. The amount subject to the constraint may be determined in the subsequent period.

Restricted Fund Balance

All monies from Texas Department of Transportation (TxDOT) for Fire Station Replacement. The City is expected to receive funds from Texas Department of Transportation in an amount equal to or greater than \$4,538,718 for the purpose of building a replacement fire station. Once received, these funds are restricted to use for fire station replacement and related costs. Funds may be utilized as needed for this specific purpose without further Council consent.

Assigned Fund Balance Goals/Amounts Held in Reserve

The City will strive to hold the amounts listed below in General Fund Balance, expressed as a dollar amount, general goal or a percentage of the city's annual operating expenditures of the General Fund. These amounts are expressed as a range to recognize that fund balance levels can fluctuate from year to year due to the normal course of city government operations.

\$300,000 - \$500,000 Utility Fund Balance (available balance \$300,062)

The Utility Fund Balance is funded through sewer/utility fees. Funds will be utilized for repair and replacement of water, sewer infrastructure and storm drain infrastructure as needed and as approved by Council.

\$100,000 - \$500,000 Sonoma Verde Road Fund Balance (available balance \$97,812)

Sonoma Road Fund Balance is funded each year through Public Improvement District Assessments. This fund is exclusively for maintenance of public roads in the Sonoma Vere

subdivision which are beyond the initial warranty period. The Sonoma Verde Service and Assessment Plan may be adjusted to increase the balance as needed.

Capital Fleet Replacement Fund Balance

The City's goal is to grow an amount equivalent to an amount required to replace Fire Department apparatus and equipment as needed and pay cash for needed capital rather than increasing or issuing new debt. The City anticipates budgeting an initial amount from current surplus. Council will determine an appropriate amount each budget year to grow the fund. **(current balance \$0)**

Unassigned Fund Balance Goals/Amounts Held in Reserve

The City desires to maintain a budget stabilization reserve for economic uncertainty, revenue shortfalls, working capital and related needs and for unforeseen natural disaster or catastrophic events. **(40% of 2020 budget = \$395,200; 50% = \$494,000; 60% = \$592,800)**

The City's goal is to achieve and maintain unassigned fund balance in the general fund, excluding Capital Fleet replacement Fund Balance equal to 40-60% of annual budget expenditures. The City considers a balance of less than **40%** to be cause for concern, barring unusual or deliberate circumstances. In the event that the assigned or unassigned fund balance is calculated to be less than the policy stipulates, the City shall plan to adjust budget resources in subsequent fiscal years to restore the balance.

Note: \$665,284 (as of 7/31/2019) unassigned and unrestricted cash, if approved, could be allocated between these two funds)

Replenishment of Minimum Fund Balance Reserves

If the general fund balance falls below a total of **40%** or if it is anticipated that at the completion of any fiscal year the projected fund balance will be less than the minimum requirement, the City staff, shall prepare and submit a plan to restore the minimum required level as soon as economic conditions allow. The plan shall detail the steps necessary for the replenishment of fund balance as well as an estimated timeline for achieving such.

These steps may include, but are not limited to, identifying new, nonrecurring, or alternative sources of revenue; increasing existing revenues, charges and/or fees; use of year-end surpluses; and/or enacting cost saving measures such as holding capital purchases, reducing departmental operating budgets, freezing vacant positions, and/or reducing the workforce. The replenishment of fund balance to the minimum level shall be accomplished within a two-year period. If restoration of the reserve cannot be accomplished within such a period without severe hardship to the City, then the Council shall establish an extended timeline for attaining the minimum balance.

Order of Expenditure of Funds

When multiple categories of fund balance are available for expenditure (for example, a construction project is being funded partly by a grant, funds set aside by the City Council, and unassigned fund balance), the City will first spend the most restricted funds before moving down to the next most restrictive category with available funds.

Appropriation of Assigned Fund Balance

Appropriation from the assigned fund balance shall require the approval of the Council and shall be utilized only for purposes described and shall not be utilized for ongoing expenditures unless a viable revenue plan designed to sustain the expenditure is simultaneously adopted.

The Council may appropriate fund balances for emergency purposes, as deemed necessary, even if such use decreases the fund balance below the established minimum.

Monitoring and Reporting

The City staff shall be responsible for monitoring and reporting the City's various reserve balances and is directed to make recommendations to the Council on the use of reserve funds both as an element of the annual operating budget submission and from time to time throughout the fiscal year as needs may arise.

Compliance with the provisions of the policy shall be reviewed as a part of the annual operating budget adoption process and subsequent review will be included in the annual audit and financial statement preparation procedures.



City of McLendon-Chisholm

Staff Report

A Public Hearing will be held to receive comments regarding setting the Tax Rate to \$0.165000 per \$100 valuation on all taxable property for Fiscal Year starting October 1, 2019 and ending September 30, 2020.

DATE:

August 27, 2019

BACKGROUND OF ISSUE:

The City provided notice of the proposed Tax Rate in the Rockwall Herald Banner and posted notice on the City website. This is the first of two public hearings. A second public hearing is scheduled for September 10, 2019. The last regular meeting to adopt the tax levy is September 24.

RECOMMENDATION:

No action is required following tonight's public hearing other than to announce that a second public hearing is scheduled for September 10, 2019 and a vote on adopting the tax rate is scheduled for September 24, 2019. Both meetings will be held at City Hall, 1371 W. FM 550, McLendon-Chisholm.

Lisa Palomba, City Administrator



City of McLendon-Chisholm

Staff Report

Discussion and action regarding consideration of a Letter of Engagement with Wildan Financial Services to prepare a wastewater long-term financial plan including wastewater rate analysis for an amount not to exceed \$9,000.

DATE:

August 27, 2019

BACKGROUND OF ISSUE:

The Sonoma Verde subdivision is the only subdivision in McLendon-Chisholm receiving off-site sanitary sewer services at this time. The sewer lines are owned by the City. The infrastructure is maintained by Inframark who provides routine maintenance, operations and billing services. The City of Rockwall is a customer of North Texas Municipal Water District (NTMWD). The City of Rockwall invoices the City of McLendon-Chisholm for wastewater treatment. Any increase in fees from NTMWD is passed through to Rockwall and then passed through to McLendon-Chisholm. Residents of Sonoma Verde receive a monthly \$55 invoice for sewer service.

A sewer rate study was conducted in 2013 which indicated a suggested rate of \$69 per month. The initial study stated the recommended fee may need to be adjusted as conditions change. In 2017, the City Council reduced the rate to \$55. At this time, the current rate of \$55 is inadequate to cover expenses. Additionally, the rate for treatment increased in 2018 and is projected to increase again this year and each year thereafter for the foreseeable future partly due to new planned infrastructure. A representative from NTMWD is scheduled to update Council regarding planned improvements during the October 22, 2019 Regular City Council Meeting.

At the August 12, 2019 City Council Work Session, Dan Jackson, representative for Wildan Financial, provided information to Council related to conducting a rate study. Council indicated an interest in the rate study to ensure a thorough review of all conditions related to selecting an appropriate sewer fee and requested the proposal for the rate study be presented for consideration at a future meeting.

The proposal includes a rate comparison of the City's current and proposed rates to the state average and surrounding communities; acquisition of data for analysis; updating the rate model and preparation of alternative rate plans. When completed, Mr. Jackson will present his findings and recommendations to Council.

FINANCIAL IMPACT :

Wildan Financial has proposed a fee not to exceed \$9,000 for the study as described in

the attached proposal.

RECOMMENDATION:

Staff is recommending the study begin during the current fiscal year as opposed to the upcoming fiscal year so that rates may be appropriately adjusted as soon as possible. Staff recommends Council approve the Letter of Engagement with Wildan Financial Services to prepare a wastewater long-term financial plan including a wastewater rate analysis for an amount not to exceed \$9,000.

Lisa Palomba, City Administrator



August 19, 2019

Ms. Lisa Palomba
City Administrator/City Secretary
City of McLendon-Chisholm
1371 West FM 550
McLendon-Chisholm, Texas 75032

Re: Letter Agreement to Provide Wastewater Rate Analysis

Dear Ms. Palomba:

Willdan Financial Services ("Willdan") is pleased to present the following scope of services and budget to assist the City of McLendon-Chisholm in providing a wastewater long-term financial plan and rate recommendations. We are an economic and financial consulting firm, with offices in Plano, Texas and throughout the United States. Our principal clients are national, state and local governments. Our firm contains professionals with decades of experience in water and wastewater utility operations and economic/financial management.

Scope of Services

We want to ensure that our scope of services is responsive to the City's needs. We will work with the City to tailor our proposed scope based on input prior to approval of this letter agreement, and as needed during the course of the project.

Task 1: Rate Comparison

Description: We will provide a detailed analysis and comparison of the City's current and proposed rates to the state average as well as to other surrounding communities.

Task 2: Acquire and Analyze Data for Analysis

Description: The project team will work with City staff to acquire the data required for the study. This will include customer and volume data, budgets, operating expenses, capital improvement plans and debt service schedules. We will thoroughly analyze all acquired data to ensure that it meets the requirements for our study and will follow up with City staff as necessary.

Task 3: Update Rate Model

Description: The project team will use acquired current budget, volume and CIP data to prepare a ten-year wastewater cost of service forecast model. The model will identify current and forecast operating expenses, capital outlays and debt service for the period FY 2019 – FY 2029. The model adheres to AWWA ratemaking standards to ensure that the cost of service for each customer class is just, reasonable and accurate. The project team will also install a dashboard onto the model for ease of use by the project team and the client.

Task 4: Prepare Alternative Rate Plans and PowerPoint Summary

Description: Based on the findings and results from prior tasks, the project team will prepare several alternative wastewater proposed rate structures for the City Council to consider. Each alternative will enable the City to recover sufficient revenues to fund operating and capital costs. The project team will prepare additional scenarios should the staff or council so choose in determining which is the most just and reasonable. The City will summarize its findings into a PowerPoint presentation.

Task 5: Meetings

Description: The project team will conduct the following meetings:

- a) *One meeting with City staff to review preliminary results*
- b) *One workshop with the City Council to discuss our findings and recommendations*
- c) *One final Council meeting at which the preferred rate plan is to be decided upon by the Council.*

Budget

Willdan will perform the tasks described in the Scope of Services section for the ***lump sum fee of \$9,000.***

Note:

- Telephone conference calls are not considered meetings and are not limited by our proposal.
- Additional services, including attending additional meetings, may be authorized by the City and will require an additional fee.
- We will bill the City monthly based on percent of the task completion.

Additional Services

Additional services may be authorized by the City and will be billed at our then-current hourly overhead consulting rates. Our current hourly rates are:



Willdan Financial Services	
Hourly Rate Schedule	
Group Manager	\$250
Managing Principal	\$240
Principal Consultant	\$210
Senior Project Manager	\$185
Project Manager	\$165
Senior Project Analyst	\$135
Senior Analyst	\$125
Analyst	\$110
Analyst Assistant	\$100

Authorization

If the terms of this engagement are acceptable, please sign where indicated and email this letter back to our contracts supervisor:

Ms. Joanie Reynolds
Willdan Financial Services
27368 Via Industria, Suite 200
Temecula, California 92590
Ph. (800) 755-6864; fax (951) 587-3510
E-mail: jreynolds@willdan.com

We appreciate this opportunity to serve the City of McLendon-Chisholm. If you have any questions regarding the proposed services, please contact me directly at (972) 378-6588 or via email at djackson@willdan.com.

Sincerely,

Willdan Financial Services



Dan V. Jackson, Vice President

August 19 2019

Date

City of McLendon-Chisholm

Signature

Date

Print Name



ATTACHMENT 1 TO LETTER AGREEMENT

TERMS AND CONDITIONS

The Letter Agreement between the City of McLendon-Chisholm ("Client") and Willdan Financial Services ("WFS") is subject to these Terms and Conditions (collectively, this "Agreement").

1. Additional Services. Additional services shall be performed by WFS only upon Client's request evidenced by a written addendum executed by both parties.

2. Compensation. WFS shall submit monthly statements for services. Payments shall be due and payable within 30 days of invoice and if not timely paid shall bear interest at the rate of 1.5% per month.

3. Termination. Either party may terminate this Agreement at any time upon 14 days' written notice. In the event of early termination, WFS shall be paid for services performed prior to the effective date of termination.

4. Data Provided by Client. WFS shall rely upon data provided by Client without independent verification of accuracy. WFS shall not be responsible for any errors resulting from its use of inaccurate data provided by Client.

5. Indemnification. Each Party shall indemnify the other from claims resulting from their respective negligence or other wrongful conduct or the negligence or other wrongful conduct of their respective officers, agents or employees.

6. Insurance. WFS shall maintain the following insurance:

- a. Workers' Compensation and Employer's Liability Insurance as prescribed by applicable law.
- b. Commercial General Liability Insurance, with limits not be less than \$1,000,000 per occurrence and general aggregate.
- c. Commercial Automobile Liability with limits not less than \$1,000,000 per occurrence.
- d. Professional Liability with limits not be less than \$1,000,000 per claim and annual aggregate.
- e. All policies except Professional Liability and Workers Compensation shall include Client as an additional insured and be primary with respect to any insurance carried by WFS. All policies shall include a waiver of subrogation in favor of Client.
- f. WFS shall provide Client with certificates of insurance evidencing compliance with the above insurance requirements prior to commencing its services.

7. Miscellaneous.

- a. Titles used in this Agreement are for general reference and are not a part of the Agreement.
- b. This Agreement shall be interpreted as though prepared by both parties.
- c. Any provision of this Agreement held to violate any law shall be deemed void, and all remaining provisions shall continue in full force and effect.
- d. This Agreement shall be interpreted under the laws of the State of California.
- e. This Agreement comprises a final and complete repository of the understandings between the parties and supersedes all prior or contemporary communications, representations or agreements, whether oral or written, relating to the subject matter of this Agreement.
- f. Any notices given pursuant to this agreement shall be effective on the third business day after posting by first class mail, postage prepaid, to the address appearing immediately after the signatures below.
- g. WFS shall not be liable for damages resulting from the actions or inactions of governmental agencies including, but not limited to, permit processing or environmental impact reports.
- h. WFS's waiver of any term, condition, or covenant, or breach of any term, condition, or covenant, shall not constitute the waiver of any subsequent breach of any other term, condition or covenant.
- i. WFS shall not responsible for the performance of services by third parties not retained by WFS.

j. Willdan may not assign this Agreement in whole or in part without the prior written consent of City. In the event of an assignment by Willdan to which the City has consented, the assignee shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, and obligations contained in this Agreement.

k. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not effect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

l. It is understood and agreed by and between the parties that in satisfying the conditions of this Agreement, the Willdan is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with these actions. All services to be performed by Willdan pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Willdan shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. As such, City shall not: train Willdan, require Willdan to complete regular oral or written reports, require that Willdan devote its full-time services to City, or dictate the Willdan's sequence of work or location at which the Willdan performs its work.

m. Willdan shall be responsible for all expenses related to the services provided pursuant to this Agreement including, but not limited to, travel, copying and facsimile charges, reproduction charges, and telephone, internet and e-mail charges.



City of McLendon-Chisholm

Staff Report

Consider a Resolution accepting and approving the TXDOT Technical Report estimating the cost to construct a new fire station to replace the existing McLendon-Chisholm Fire Rescue Station

DATE:

August 27, 2019

BACKGROUND OF ISSUE:

The City of McLendon-Chisholm established the McLendon-Chisholm Fire Rescue Department (MCFR) in 2018. In October 2018, the City of McLendon-Chisholm entered into an agreement with the McLendon-Chisholm Volunteer Fire Department (MCVFD) to integrate MCVFD and the newly formed MCFR into one City owned and operated McLendon-Chisholm Fire Rescue Department. The existing MCVFD station, located at 1250 S. State Highway 205, transferred to City ownership as a result of the integration of the two departments.

TxDOT is widening State Highway 205 South and has determined it is necessary to acquire right-of-way for the project. The now City owned MCFR station will be acquired by TxDOT for the necessary improvements.

TxDOT hired an independent evaluator to determine the basic requirements to reestablish the McLendon-Chisholm Fire Rescue Station as an effect of the proposed acquisition of property.

The acquisition of property will render the existing station inoperable and a new station will have to be established before any construction on the road project begins.

A Technical Report was provided to the City indicating the estimated cost to construct a new fire station that meets all requirements for the McLendon-Chisholm Fire Rescue Station to replace the existing fire station is \$4,538,718.

During the process, the Fire Chief worked with the independent evaluator to provide all the required information for the report. The Fire Chief and the City Administrator conclude that this Technical Report is a thorough representation of the history and current condition of MCFR and agree that the amount of \$4,538,718 listed in the report is a fair and reasonable amount to build a new replacement fire station. This amount is only for replacing the fire station. It does not include an amount for acquiring the property located at 1250 S. State Highway 205. Appraisals for property are in progress and the City will be notified when the process is complete. At this time, TxDOT is requesting the City provide

a gesture of approval regarding the Technical Report including the replacement amount in order to move forward with a formal offer for fire station replacement costs.

RECOMMENDATION:

Staff recommends Council approve the Resolution accepting the Technical Report including the amount of \$4,538,718 for replacement of the fire station in order that TxDOT move forward with a formal offer for replacement cost.

Lisa Palomba, City Administrator

**CITY OF MCLENDON-CHISHOLM
RESOLUTION NO: 2019 - ____**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS ACCEPTING AND APPROVING THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TECHNICAL REPORT ESTIMATING THE COST TO CONSTRUCT A NEW FIRE STATION TO REPLACE THE EXISTING MCLENDON-CHISHOLM FIRE RESCUE STATION.

WHEREAS, The City of McLendon-Chisholm established the McLendon-Chisholm Fire Rescue Department in 2018; and

WHEREAS, in October 2018, the City of McLendon-Chisholm entered into an agreement with the McLendon-Chisholm Volunteer Fire Department to integrate the McLendon-Chisholm Volunteer Fire Department and the newly formed McLendon-Chisholm Fire Rescue into one City owned and operated McLendon-Chisholm Fire Rescue Department; and

WHEREAS, the existing McLendon-Chisholm Volunteer Fire Department Station located at 1250 S. State Highway 205, McLendon-Chisholm, Texas transferred to City ownership as a result of the integration; and

WHEREAS, the Texas Department of Transportation is widening State Highway 205 South and has determined it is necessary to acquire right-of-way for the project; and

WHEREAS, the McLendon-Chisholm Fire Rescue Station located at 1250 South State Highway 205 will be acquired by the Texas Department of Transportation for the necessary improvements; and

WHEREAS, the Texas Department of Transportation hired an independent evaluator to determine the basic requirements to reestablish the McLendon-Chisholm Fire Rescue Station as an effect of the proposed acquisition of property; and

WHEREAS, the acquisition of property will cause the existing station to no longer function and a new station will have to be established; and

WHEREAS, a Technical Report was provided indicating the estimated cost to construct a new fire station that meets all requirements for the McLendon-Chisholm Fire Rescue Station to replace the existing fire station is \$4,538,718; and

WHEREAS, the City accepts the Technical Report described as "Exhibit A" of this Resolution and desires the Texas Department of Transportation to move forward with a formal offer of replacement cost for the fire station.

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

*Resolution No. 2019-
Approved 08/27/2019*

SECTION 1: The recitals set for in the WHEREAS clauses of this Resolution are true and correct, constitute findings and determinations by the City Council acting in its legislative capacity and are incorporated herein.

SECTION 2: The City accepts, agrees and approves the Technical Report dated June 3, 2019.

SECTION 3: That this Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED THIS 13TH DAY OF AUGUST 2019.

ATTEST:

APPROVED:

Lisa Palomba, City Secretary

Keith Short Mayor

June 3, 2019

Mr. Michael Norris
Texas Department of Transportation
4777 East Highway 80
Mesquite, Texas 75150

RE: Parcel 27 – Dallas District
ROW CSJ: 0451-01-057
TxDOT Contract: 19XXP7010
McLendon-Chisholm Fire Rescue (MCFR) Station 1
1250 South State Highway 205
McLendon-Chisholm, Texas 75032

Mr. Michael Norris,

The purpose of this report is to evaluate the basic requirement to re-establish the McLendon-Chisholm Fire Rescue Department as an effect of a proposed acquisition that has been identified as Parcel 27 by TxDOT. Based on conversations with the client, the acquisition will cause the existing station to no longer function, and a new station will have to be established. As a Director of Reece Creek Volunteer Fire Department, I was contacted to assist in the basic requirement to re-establish the McLendon-Chisholm Fire Rescue Station. This report does not include the cost to acquire the needed land to re-establish the station. However, this report does address the minimum land size requirement for an operational fire station. The main purpose is to addresses the improvements that are needed to establish a fire station under current facility code requirements and overall functionality. All cost numbers associated with the establishment of the new station are incorporated from an outsourced cost estimator and are not a rendering of real estate value.

On the following pages are documents related to the technical evaluation of the basic requirements to re-establish the McLendon-Chisholm Fire Rescue Department based on inspection of the existing apparatuses and conversations with department personal. The following documents enclosed are:

1. Discussion of the history, current station, apparatuses and current conformance of the McLendon-Chisholm Fire Rescue.
2. Overview of minimum fire station requirements.
3. Discussion of possible fire station designs.
4. Conclusion
5. Marathon Construction Estimating, LLC estimate.

The conclusion of this report is the estimated cost to construct a fire station that will meet the basic requirements of McLendon-Chisholm Fire Rescue department and taking into account

Director – Aaron H. Wright

standard federal and state building codes that are applicable. There are also numerous codes and standards that apply to the staffing and operation of a fire/rescue department. The following is a list of some of the standards:

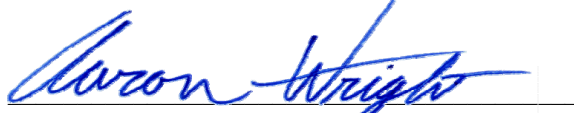
- AC 150/5210–15A Aircraft Rescue and Firefighting Station Building Design, Federal Aviation Administration (FAA)
- Fire Suppression Rating Schedule (FSRS), ISO Mitigation (Insurance Services Office)
- NFPA 403: Standard for Aircraft Rescue and Fire Fighting Services at Airports, National Fire Protection Association
- NFPA 1500: Standard on Fire Department Occupational Safety and Health Program, National Fire Protection Association
- NFPA 1581: Standard on Fire Department Infection Control Program, National Fire Protection Association
- NFPA 1710: Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Career Fire Departments, National Fire Protection Association
- NFPA 1720: Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations and Special Operations to the Public by Volunteer Fire Departments, National Fire Protection Association

The list above is not all of the standards that apply; however, it is the most notable. In addition to the standards listed above, information from the following organizations was also considered: International Association of Fire Chiefs, International Association of Fire Fighters and National Fire Protection Association.

The estimated cost to construct a new fire station that meets the requirements listed above, which is directly from the estimate from Marathon Construction Estimating, LLC, is as follows:

\$4,538,718

The cost above represents only the cost to build a new fire station similar to the concluded fire station layout that is contained in this report from my research of the minimum requirements for a fire station. After reaching the appropriate basic requirement for the McLendon-Chisholm Fire Rescue Station, Marathon Construction Estimating, LLC was contacted to provide an estimate. The following pages discuss how the number above was achieved by Marathon Construction Estimating, LLC through careful consideration of all factors related to development of a fire station that meets the basic requirements based on current apparatuses and conversations with department personal. It is noted that, I, Aaron H. Wright, MAI, am a General Appraiser in the State of Texas. The number above does not represent an appraisal. The cost above, as stated, is the direct cost provided by Preston Smith, Cost Estimator for Marathon Construction Estimating, LLC, and is only incorporated into this report per the request of the client. This technical report does not communicate a value of real estate.

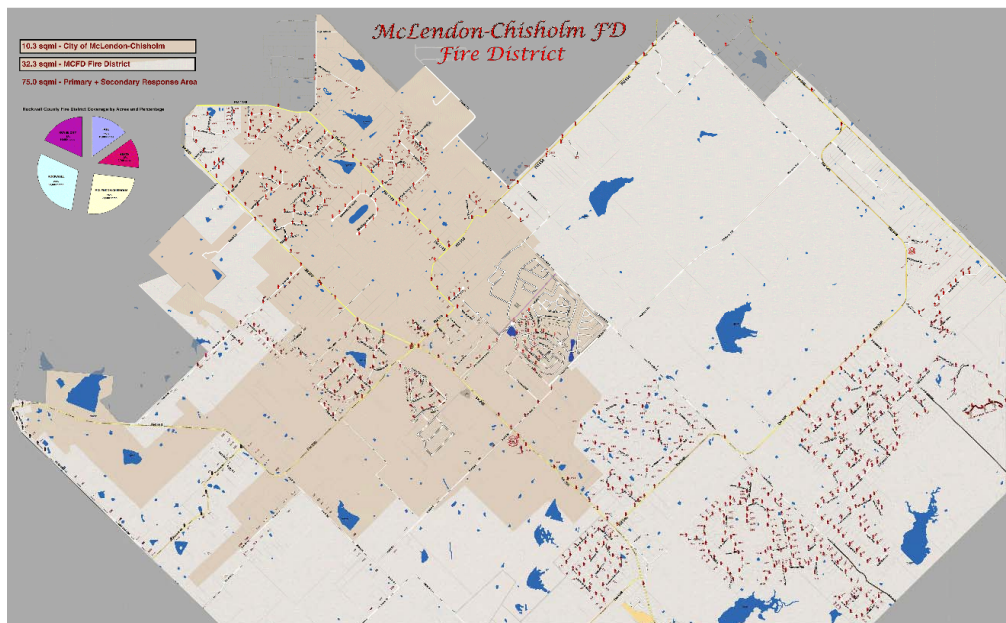


Aaron H. Wright – Director of Reece Creek VFD

Section 1

History of McLendon-Chisholm Fire Rescue

The McLendon-Chisholm Fire Rescue was founded in 1974 as McLendon-Chisholm Volunteer Fire Department. The Department had been a volunteer fire department until late 2018, when the department was incorporated into the City of McLendon-Chisholm. At that point, the name was changed to McLendon-Chisholm Fire Rescue. Prior to incorporation into the City, the McLendon-Chisholm VFD has utilized two small stations. With the incorporation into the City, Station 1, located on State Highway 205 has become the primary station and is occupied at all times. According to Chief Jim Simmons, the other station will be repurposed for another use in the near future. The current department covers a 32.3 square mile area of Rockwall County. The following shows the coverage area for the McLendon-Chisholm Fire Rescue. (Source: mclendonchishomfd.net)



The map above shows the current coverage area and this area is mostly rural in nature, however, the immediate area is now experiencing growth. The area is in transition due to the large increase in the population growth of Texas across the board. The change in surrounding development was noted on the inspection of Station 1 on February 25, 2019 with Chief Jim Simmons.

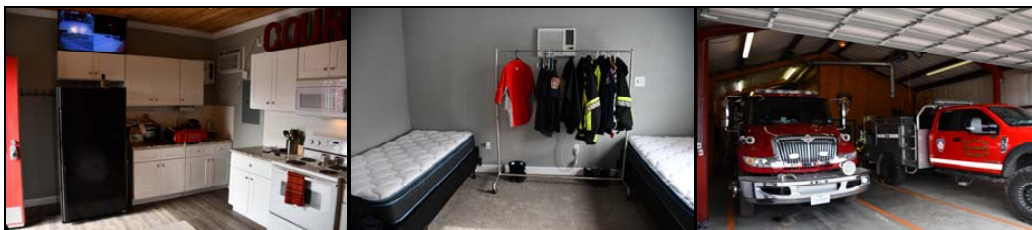
The inspection consisted of inspecting the current Station 1, current apparatuses (equipment) and the conformance to applicable codes. The following is information related to the inspection of Station 1.

Current Station 1**Buildings**

The photo above is from the inspection on February 25, 2019. The front building (Residence Building) is 475 square feet and consist of a dorm area for two fire fighters, a kitchen and bathroom. The Residence Building has been recently updated and the year of construction is unknown, but appears to be constructed in the 1950's.

The second building (Apparatus Building) is 1,800 square feet with two parking areas (one space for a brush truck and one space for an engine), and an office (450 square feet) area utilized for storage, training and administration. The Apparatus Building was constructed in 1990 according to tax records.

The following are two photos of the Residence Building and one photo of the Apparatus Building.

**Site**

According to tax records, the site size is 5,662 square feet, however, on inspection it was noted that the McLendon-Chisholm Fire Rescue was utilizing an additional 18,600 square feet of the adjoining property to the southeast.

Apparatuses



The above photo is taken from the Facebook page for McLendon-Chisholm Fire Rescue web page. This photo shows four of the six pieces of equipment owned by the department. Starting on the left, the first apparatus is designated as Squad 1 and is a 2006 Ford F350; the second apparatus is designated as E42 and is a 2014 International; the third apparatus is Engine 1 and is a 2006 E-One; and the fourth is designated as B41 and is a 2017 Ford F-550. The following are photos of the two additional equipment.



The photo on the left is of the Command vehicle and is a 2004 F-250. The photo on the right of B42, which is a 2009 Chevrolet 3500HD. (B41 and B42 are referred to as brush trucks and E42 and Engine 1 are referred to as Engines.) Based on inspection of the equipment, all equipment appeared to be in ready status.

Conformance

There are multiple points to look at when stating that a fire station is or is not in conformance with the standards. Overall, the apparatus and equipment appear to be up to date and generally are in conformance. Station 1 is another story though. Station 1 is what would be representative of a typical volunteer fire station on a limited budget and almost all funding being invested into apparatuses and equipment. Typically, in these cases, the fire station is generally not current with existing requirements due to limited funds. So currently, Station 1, overall is not in conformance with the existing regulations and fire station minimum design requirements. It is noted that the McLendon-Chisholm Fire Rescue was a volunteer fire department and has been incorporated into the City of McLendon-Chisholm in the last part of 2018. However, on inspection, it was evident that significant capital had been invested into the station.

Section 2

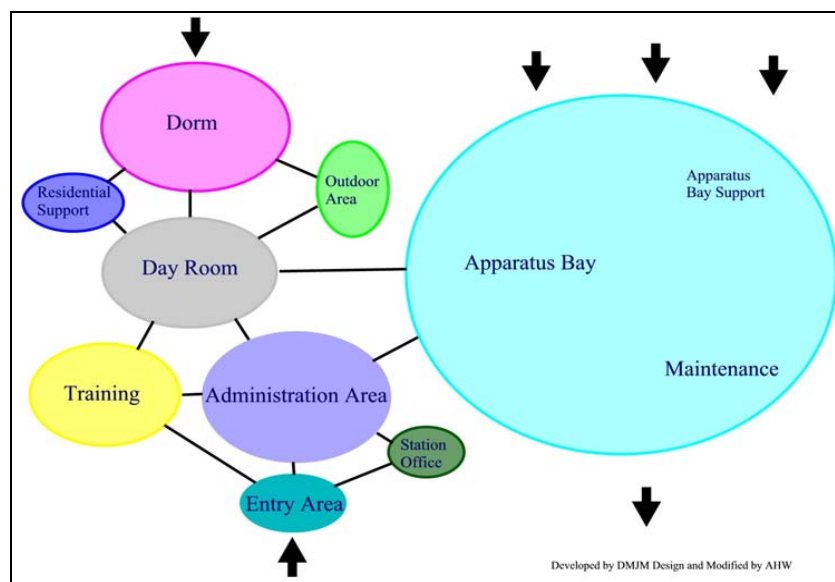
Overview of Minimum Fire Station Requirements

A fire station supports the needs of the fire department and the community in which it is located. It must accommodate multiple functions, including housing, recreation, administration, training, community education, equipment and vehicle storage, equipment and vehicle maintenance, and hazardous materials storage. While it is usually only occupied by trained personnel, the facility may also need to accommodate the general public for community education or outreach programs from time to time.

Fire stations will vary somewhat in design depending on specific mission, i.e., the types of emergencies that will be responded to or the types of fires that will be fought. Usually, the facility differences relate to the size of the firefighting apparatuses and facility location. The location of the facility is largely driven by the need to minimize response time. In order to meet these needs of a fire station, the functional areas of the fire station are as follows:

- **Apparatus bay(s), bay support and vehicle maintenance:** This is where the fire fighting and emergency response vehicles are stored. The bay support and vehicle maintenance are industrial spaces where the vehicles and other fire fighting equipment are cleaned, maintained, and stored.
- **Administrative and training areas:** These include offices, dispatch facilities, and training and conference rooms.
- **Residential areas:** These include the dorm rooms, day room/kitchen, and residential support areas such as bathrooms and fitness spaces.

The following is a flowchart layout of a fire station that includes the areas mentioned above.



Apparatus Bay(s)

The apparatus bay(s) are the where the fire fighting and emergency response vehicles are stored. Due to the size of the apparatus, the size of this area and location is important to the overall function of the fire station. By placing the apparatus bay between the maintenance and support functions and the residential and administrative functions, both primary layout goals can be accomplished. Some of the adjacencies shown on the prior page may be accommodated through a hallway rather than a direct entrance/exit from one space to another. This is particularly true with the apparatus bay and the day room as many facility spaces require an adjacency with these two spaces.

This approach to the layout can also accommodate expansion of the apparatus bay on the other side of the support and maintenance areas, although care must be taken to ensure that internal response times can be met after any expansion.

Sizing the apparatus bay is critical, and it should be designed to accommodate variable vehicle sizes. Typically, the entire room is sized based on the bay size for the largest vehicle in the fleet or the largest anticipated vehicle. Bays also include vehicle exhaust removal systems, compressed air and power drop lines, and hot and cold water connections. Bay doors must also accommodate the largest vehicle and include a manual means to open in case of power failure. Ideally, the site will accommodate drive-through bays.

Apparatus bay support functions include cleaning and maintenance areas for the firefighter's self-contained breathing apparatus (SCBA), protective clothing, fire extinguishers, and other equipment. It also includes storage areas for firefighting gear and equipment and secure storage for medical supplies. Some of these areas are specialized spaces for disinfecting protective equipment and for maintaining and recharging the SCBA in a clean environment.

Agent storage is typically provided in a single-story structure and should be located within proximity of the Apparatus Bay for ease of loading and unloading of firefighting agents.

A vehicle maintenance bay may also be included in a fire station. It is a dedicated maintenance area for the firefighting apparatus and includes all utility connections required for large vehicle maintenance.

Administrative and Training Areas

Administrative areas include standard offices and conference and training rooms. The area will also likely include additional specialized spaces such as the chief's office with sleeping and shower facilities and computer training/testing facilities for firefighter continuing education. Some stations may include a highly specialized dispatch room for receiving emergency calls from the public.

Residential Areas

Fire stations are occupied 24 hours a day, seven days a week by personnel in continuous 24-hour shifts. Therefore, ensuring a comfortable living environment for the firefighters is paramount:

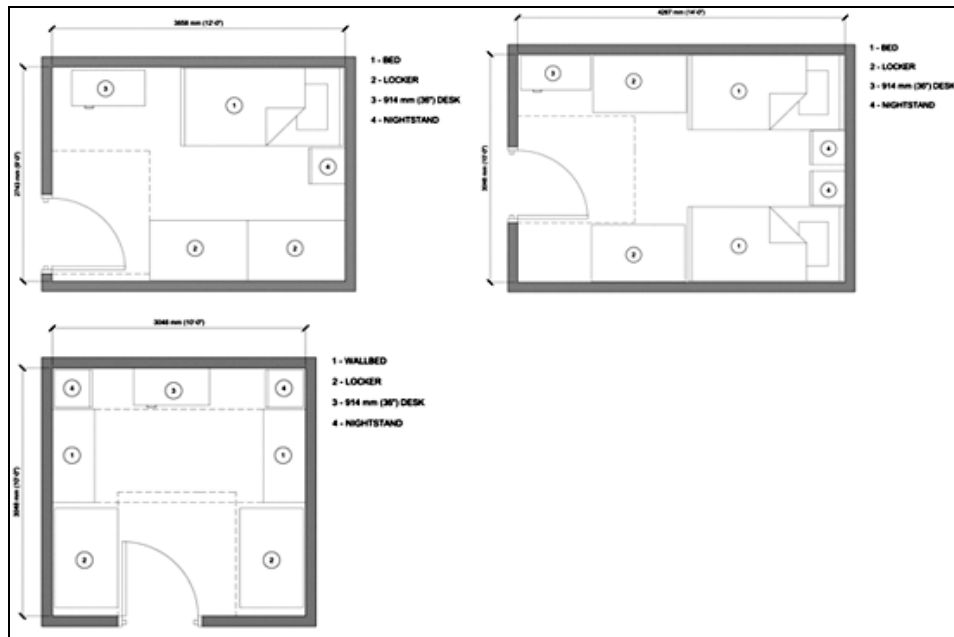
- Provide ample natural light.
- Provide individual dorm rooms, if budget allows.
- Provide ample recreation areas and separate noisy areas (such as a game room) from quieter areas (such as a television room).
- Avoid institutional and unnatural finishes, textures, and colors.

As above, due to the continuous occupation of the facility by firefighters and the presence of hazardous materials, special attention must be given to designing the facility to accommodate equipment and operational strategies to both protect the occupants and maintain a healthy environment. Consider the following critical elements:

- Provide a secure facility for both personnel and materials such as controlled medical supplies and hazardous fire suppression agents.
- Use non-toxic building materials and improved maintenance practices.
- Ensure good indoor air quality and abundant natural light in the residential and administrative areas.
- Ensure good ventilation of industrial areas such as the apparatus bay and prevent contamination of clean spaces such as the SCBA maintenance areas.

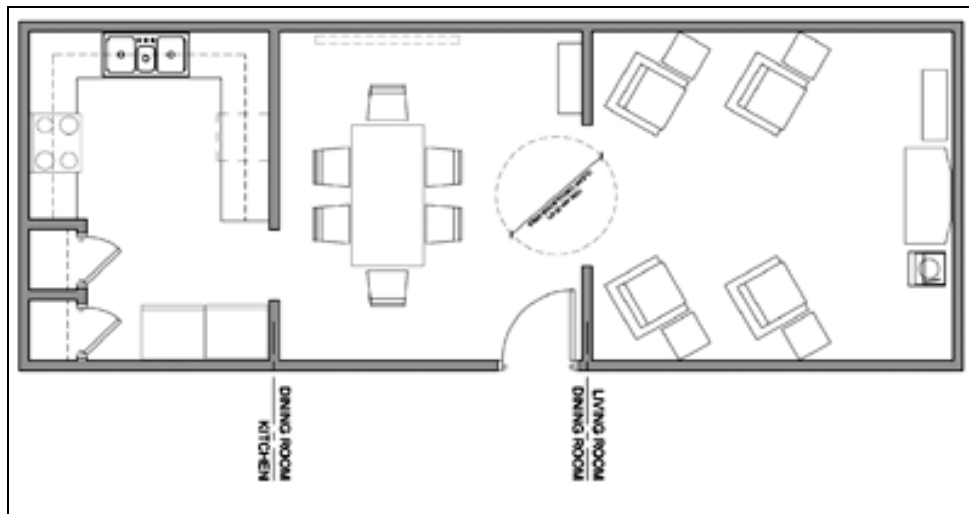
Taking all of the above information in to account, the residential dorm room design can vary widely from station to station and department to department. Careful consideration should be given to the location and design of the area to ensure response times can be met. In addition, each firefighter must be provided with a place to sleep, work, and store personal items.

One newer trend in fire station design is the additional attention given to firefighter quality of life. One way to promote quality of life is to provide separate dorm rooms for each firefighter. Typically, each room is shared between firefighters of different crews/shifts so that the room is never occupied simultaneously. Individual lockers are provided for each firefighter. A bed, nightstand, and desk are shared. Wall-beds, also known as "Murphy-beds," are also becoming a common alternative. These combine the qualities of an individual bed with added space savings. The following page shows dorm layouts for the newer trend in fire stations.



Three sample dorm room layouts for a fire station. Developed by DMJM Design, Arlington, VA

A part of the overall design for the dorm area, the fire station also needs a day room. The day room accommodates kitchen, dining, and living/recreation functions. It is often separated into subspaces for those three functions, but an open design may also be effective to encourage interaction between the spaces. The dining space may also double as training or meeting space and might include provisions for audiovisual equipment. The following is a possible day room layout.



Sample day room layout for a fire station. Developed by DMJM Design, Arlington, VA

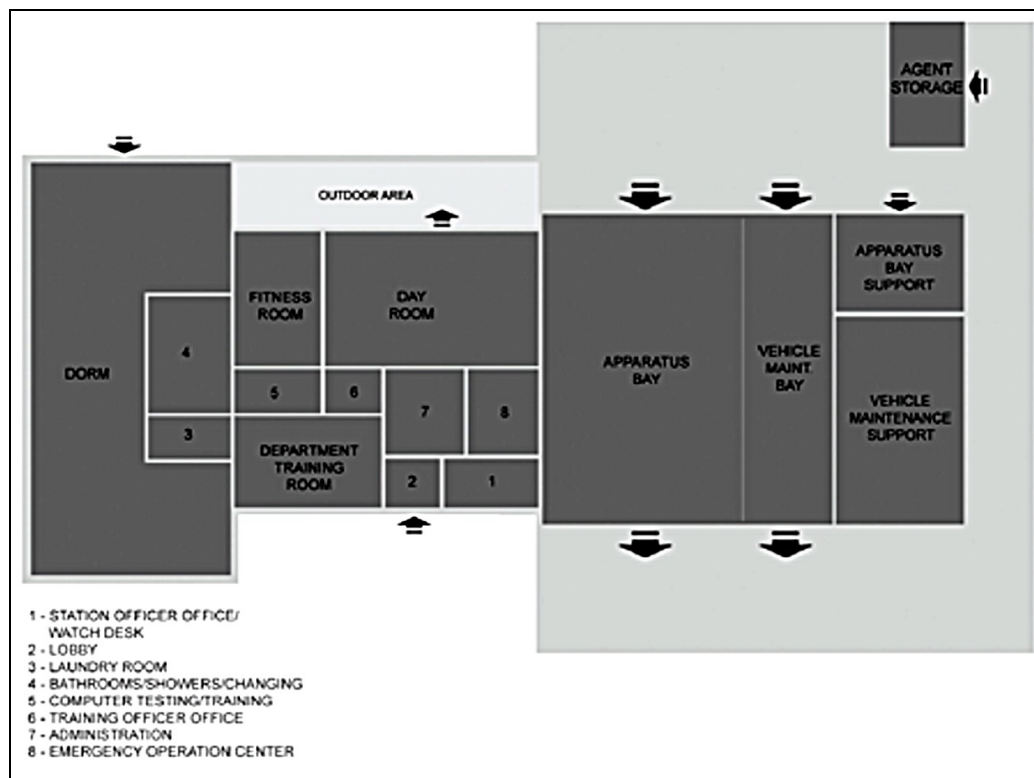
Director – Aaron H. Wright

Other residential areas include a laundry room, a physical fitness room, bathrooms and showers, and possible additional recreation spaces such as an outdoor patio and game room.

With all of this in mind, as firefighting technology evolves, fire stations need to evolve as well. Consider the following areas:

- Plan for potential expansion, both in the apparatus bay area and the residential areas.
- Ensure appropriate product/systems integration.
- Design for the changing nature of work.

Considering all of the information on the prior pages, the following shows a basic layout for a fire station that would meet the standards and requirements.



Sample functional layout for a fire station. Developed by DMJM Design, Arlington, VA
(Information in Section 2 is provided by WBDG)

Section 3

Fire Station Designs

Considering all of the information from Sections 1 and 2, several contractors, design firms and architects were contacted. In addition, interviews with multiple fire departments were conducted in order to meet the basic requirements and the information presented in Section 2 contains these findings from the research and interviews. Based on the information obtained through the research presented in Section 2 and interviews, three proposed plans were investigated to see if they meet the basic requirements of the Department. Each of the plans are for actual fire stations that have been built, or are currently in the building process. When accepting this assignment, TxDOT personal informed me that they would be getting a cost estimate of the selected plan and that Preston Smith with Marathon Construction Estimating, LLC would be doing the estimate. As part of the process, Preston Smith was contacted in order to discuss the overall characteristic of each plan presented on the next three pages. Based on all of the information presented, one plan, Plan A, was considered the best plan the meets the basic requirements for the re-establishment of the fire station improvements.

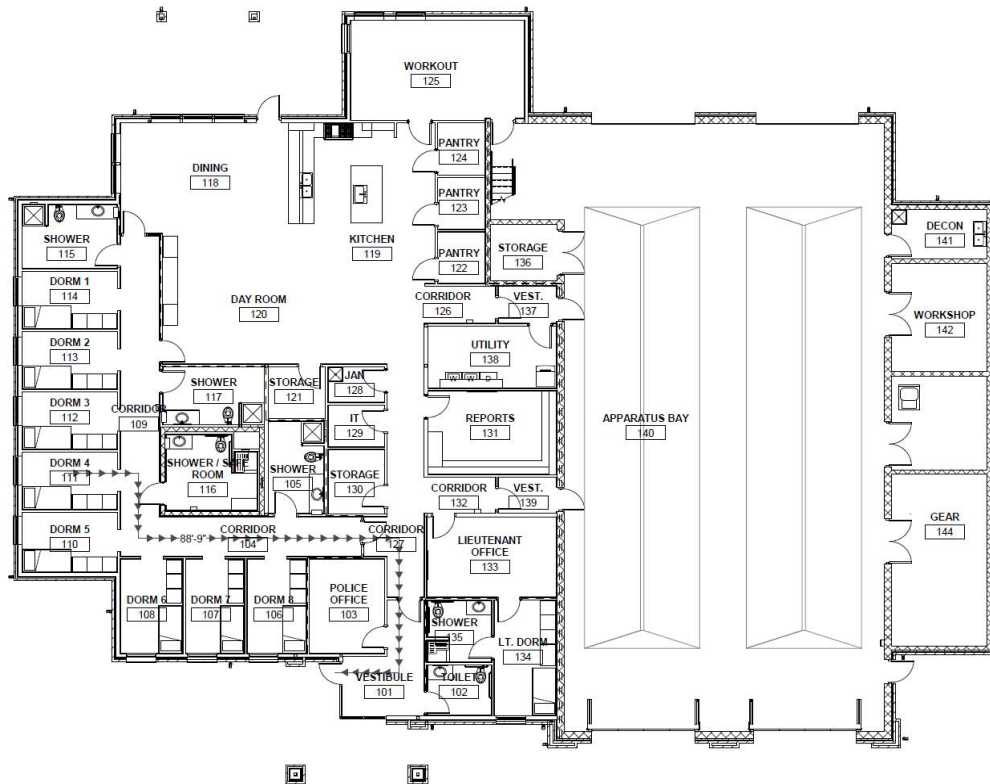
Based on the current apparatuses the Department has, a minimum of a three apparatus bays are required. The depth of the bays would need to be a minimum of 60 feet. In addition, based on the current apparatuses, a minimum of five to six dorm rooms are needed.

The following shows pages show the three plans that were looked at to meet the minimum needs of the McLendon-Chisholm Fire Rescue.

Plan A

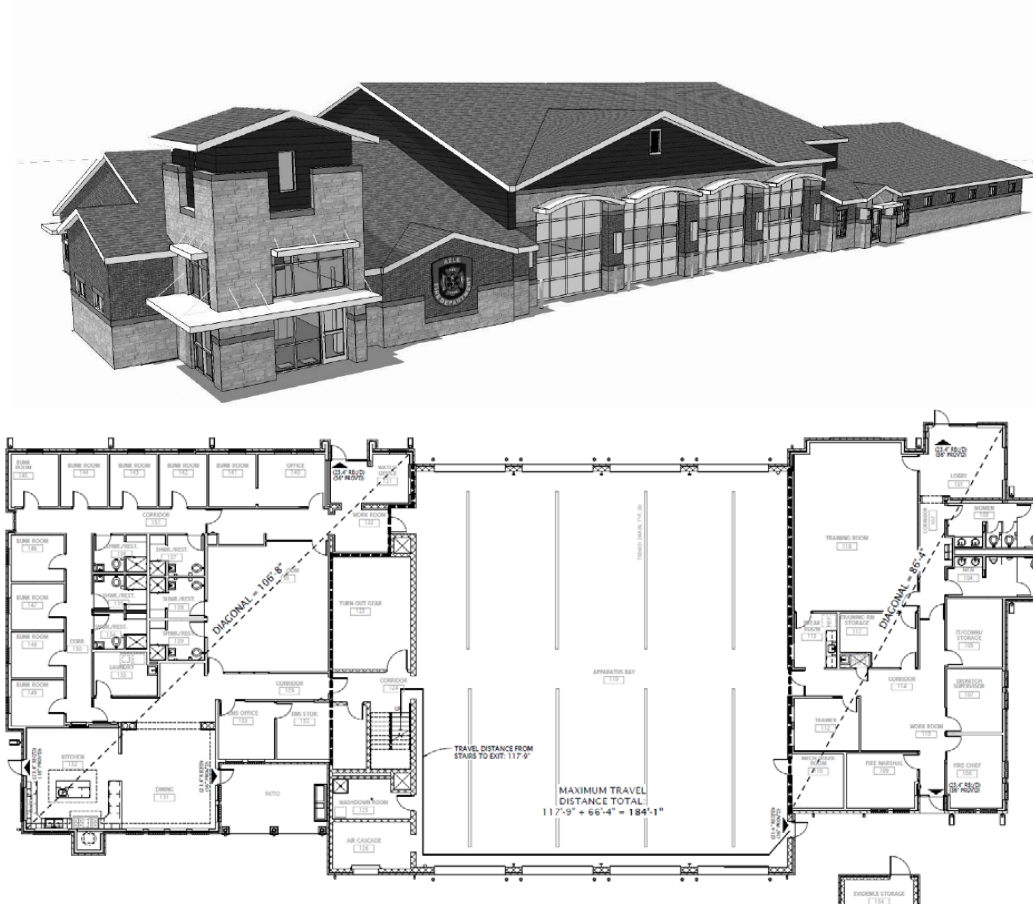


Plan A is a three apparatus bays plan with a total of eight dorms, plus an officer's quarters. The apparatus bay is approximately 75 feet in depth. The total square footage is 12,326 square feet with 6,506 square feet dedicated to the apparatus bay, 4,967 dedicated to the residential area and 864 for mezzanine. This plan is for a fire station that is currently in the process of being built. Overall, Plan A is the plan that meets the requirements for the department with some room for future growth.

Plan B

Plan B is very similar to Plan A with the exception of the apparatus bay only being two bays. Apparatus Bay would be 3,825 square feet. This plan does not meet the basic requirements for the department as it does not have sufficient storage for the current apparatuses and does not allow for future growth needs in relationship to the population growth needs projected in the area.

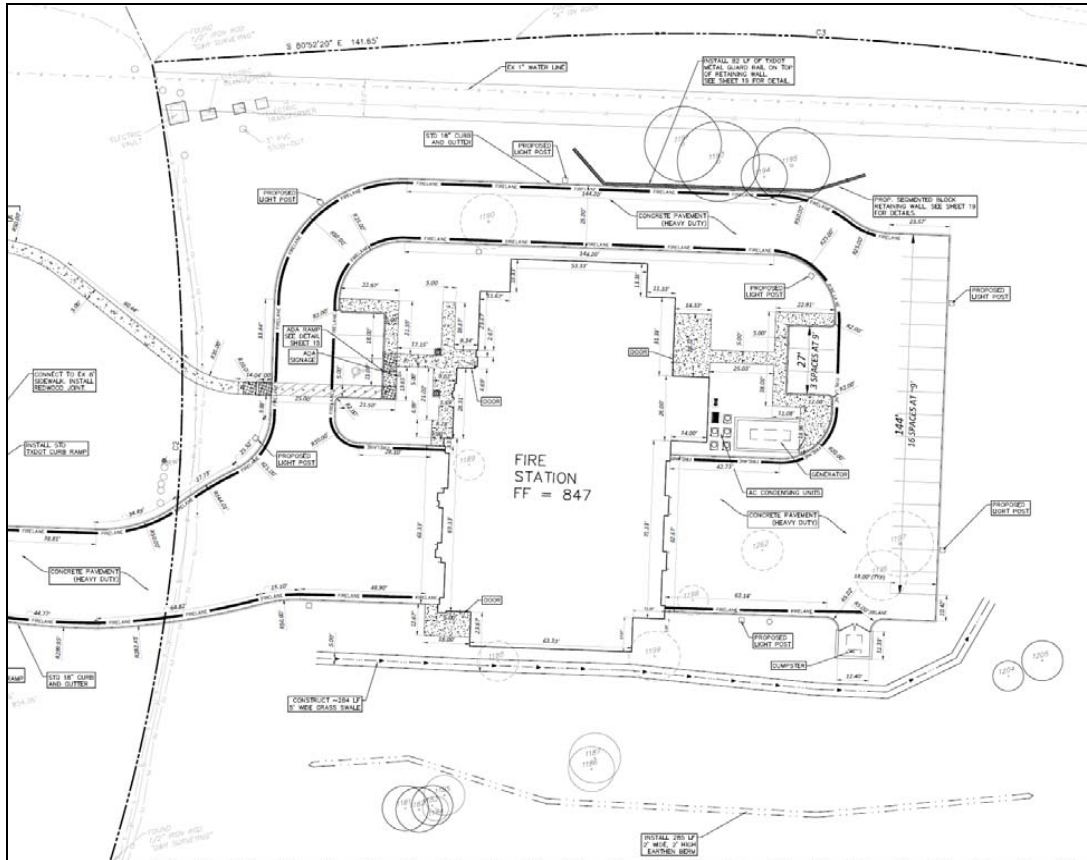
Plan C



Plan C is for a four bay plan that consist of a total square footage of 27,000 square feet. The overall layout and design of the station does not function as discussed in Section 2. With that in consideration, this design would exceed the requirements of the Department.

Reconciliation of the Plans

After reviewing all of the plans, as previously stated, Plan A meets the minimum requirements for the McLendon-Chisholm Fire Rescue Department. Since Plan A is the optimal plan, this plan was investigated further. The following shows a layout of the building with all of the surrounding improvements needed to make the station function.



This plan will require a site with the minimum width site of approximately 260 feet and a depth of 290 feet or 75,400 square feet (1.73 acres). It was investigated to see if a corner location would make a size difference, however, corner lot or interior lot, the size requirement is similar. A larger site of approximately two acres would be ideal.

Section 4

Conclusion

After selecting Plan A, TxDOT was contacted and TxDOT hired Preston Smith to estimate the cost to construct a fire station similar to Plan A. The plan includes all of the federal and state building codes that are specific to fire stations, along with all of the needed operational systems mentioned in Section 2. The cost estimated by Preston Smith was \$4,538,718. The cost represents only the cost to build a new fire station similar to the concluded fire station layout. It is noted that, I, Aaron H. Wright, MAI, am a General Appraiser in the State of Texas. The number above does not represent an appraisal. The cost above, as stated, is the direct cost provided by Preston Smith, Cost Estimator for Marathon Construction Estimating, LLC, and is only incorporated into this report per the request of the client. This technical report does not communicate a value of real estate.

The cost estimate provided by Preston Smith, Cost Estimator for Marathon Construction Estimating, LLC is located in Section 5.

Section 5
Cost Estimate

MARATHON

CONSTRUCTION ESTIMATING, LLC

05-19-2019

Mr. Michael Norris
Texas Department of Transportation
4777 East Highway 80
Mesquite, TX. 75150

RE: Parcel 27 - Dallas District
McLendon-Chisholm Fire Station
Rockwall County, TX
SUBJ: ROW CSJ: 0451-01-057
TxDOT Contract: 19XXP7020

Mr. Norris;

Attached to this cover document are additional documents as follows:

1. Construction Cost Estimate Summary (1)
2. General Estimate Sheets (1)

The purpose of this cover document is to qualify inclusions and exclusions as well as generally explain the basis by which the estimate is created.

Under the terms and conditions of the Contract listed above, I affirm that I am providing certain technical information in determining the associated cost to construct a new McLendon-Chisolm Fire Station. Furthermore, I affirm that I am providing said information from the basis of my education, training and experience and am qualified to render the opinions and conclusions contained herein as a Construction Cost Estimator. The stated goal of the technical report therefore is to provide a construction cost estimate to determine in-kind current replacement cost which would comply with current code.

Currently, McLendon-Chisolm has a fire station that is generally described as being two buildings utilized as a fire department station. The front building is a wood framed building serving personnel and the rear building is a PEMB that serves and stores vehicles and equipment. The rest of the property is almost entirely pavement utilized for parking and a drive for fire service vehicles. Multiple fire service vehicles are stored inside and outside of the service building due to the lack of vehicular capacity in the PEMB. Both buildings as well as the site paving itself do not appear to meet multiple current local and national code standards for this type of construction and end-user use. TxDOT has requested that a study be conducted to determine the estimated cost to replace the existing improvements with new improvements that will meet current requirements.

Therefore, based on International Building Code, plans and specifications that meet this standard and that are available in the public domain were procured and studied in the analysis of this report. Being familiar with costs associated with this type of construction, I am confident that the attached estimates and information provided herein is as complete as can be reasonably achieved.

This technical report contains one (1) estimate which is intended to quantify and provide estimated costs associated with all primary, accessory, and site improvements for the subject improvement. Additionally,

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MARATHON

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the general contractor's general condition costs and supervision costs are included, and further provided in detail on subsequent pages of this report. Furthermore, projected architectural and engineering costs are calculated and provided in addition to the construction costs.

Multiple current and future fire department stations were studied as a function of this report in an effort to identify one specific station that best suits the basic requirements of this type of end-use emergency service facility while meeting all current code. Moreover, I conducted research and interview with an architect active in this market segment as well as an official of a fire department utilizing similar facilities in an effort to complete due diligence.

The subject improvement that was finally selected and utilized as a basis for estimating therefore is identified as a 12,326 square foot fire department station located on a 3.6 acre site. This subject improvement is slated for construction in 2019. Plans, specifications and ITB information for this building are available in the public domain as are news and other information related to it.

Incident to reviewing the basic parameters of this building, I filed an electronic request for information on May 16th, 2019 under the Texas Public Information Act SS6252-17a and was subsequently provided with electronically transmitted information related to this project on the same date.

Satellite imagery of the McClendon-Chisolm Parcel 27 site was then compared to the site of the selected subject improvement, and in my professional judgement, the subject improvement was an appropriate candidate for theoretical site adaptation and therefore was an appropriate improvement to utilize in and for the subject improvement of this study. The intended result is that the recipient of this report may consider the estimated costs for construction of the subject improvement to be an appropriate application of construction means and methods in order to construct an improvement that meets current applicable International Building Code for this type of construction, as well as end-use requirement based on current emergency service vehicle fleet and staffing of the McClendon-Chisolm Station # 1, Rockwall County, Texas.

General conclusions are as follows:

The subject improvement consists of a single structure, rather than two separate buildings as are present at the Parcel today. The building has a footprint of 11,463 sqft with a 863 sqft mezzanine. Personnel are housed and function administrative duties on one side of the structure, and the other side consists of three vehicle bays. Each of the three bays can facilitate either two, light-duty rescue or brush-truck vehicles, or a single commercial pumper/tanker/rescue fire engine with onboard tank capacity in excess of 1,000 gallons.

Primary Improvement:

This building is constructed on a concrete slab, with both piers and grade beams. The structure is a combination of CMU masonry, and light gauge metal framing with steel trusses and a standing seam metal roof. The personnel function of the building range from dormitory and restroom/shower facilities to storage, breakroom, dining room, training areas, and administrative offices. The building is equipped with fire sprinkler and fire alarm. Unit heaters and large industrial fans serve the Apparatus Bays and that area is designed complete with pit mounted recovery systems and sand/oil separator systems, decontamination room, workshop, and gear storage. Floor and wall tile as well as carpet are found in

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personnel areas and the Apparatus Bay area has an epoxy floor finish. HVAC, plumbing and electrical systems are consistent with a building of this type and use.

Site Improvement:

The site contains concrete pavement with vehicular access from both sides of the Apparatus Bay. Concrete thickness is estimated and included in order to accommodate heavy fire lane use. Utilities serving this structure have been included. Landscaping and irrigation sufficient to maintain reasonable site improvements of this type have been included. Moreover, site areas outside the areas planned to be landscaped, but that most likely would be disturbed by construction activities, have been estimated to receive Curlex erosion control blanket overlayment in order to establish organic ground coverage prior to planned certificate of occupancy.

General Contractor's General Conditions and Supervision:

General conditions and supervision costs were based on a projected ten (10) month construction schedule with all improvements being constructed in close consecutive fashion such that multiple mobilizations from estimated subcontractors would be limited or eliminated entirely. Fee was attributed to these costs as would be typical commercial construction practice.

Professional Design Team:

This additional cost option is offered as an elective cost and does not have projected General Contractor's fee associated with it.

General Contractor Issued Payment and Performance Bond Premium:

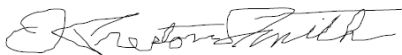
This additional cost is calculated and included in the general conditions due to the fact that issuance of a payment and performance bond would be required of a project such as this.

Excluded from consideration in this estimate are: furniture, equipment, non-plumbed items, and any and all items not scheduled or depicted herein.

All costs estimated and scheduled herein include materials and labor unless otherwise noted.

If you have any questions or need further clarifications, please do not hesitate to contact us anytime.

Sincerely;



O. Preston Smith, Managing Member
Marathon Construction Estimating, LLC

attachments

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MARATHON CONSTRUCTION ESTIMATING, LLC

McLendon-Chisholm Study

FIRE STATION ESTIMATE

Cost Code	Scope Description	Scope Notes	Quantity Take-Off	Unit Meas.	Unit Price	MCE Estimate	Addn Scope	Estimate Total	
01200	General Conditions	gen. cond. est.				\$149,050	\$0	\$149,050	\$149,050 General Conditions
01300	Supervision	super. est.				\$160,000	\$0	\$160,000	\$160,000 Supervision
01500	Materials Testing Lab		1	Typ.	\$25,000.00	\$25,000	\$0	\$25,000	
01600	Final Cleaning		12,326	Each	\$0.35	\$4,314	\$0	\$4,314	
01800	Temp Fence-6' chainlink		1152	Lin.Ft.	\$3.00	\$3,456	\$0	\$3,456	
01800	Temp Fence-6x24dbl gate		2	Each	\$200.00	\$400	\$0	\$400	
02040	Waste Management	sole source at site	12,326	Typ.	\$1.20	\$14,791	\$0	\$14,791	\$47,961 Site Fac. & Svcs.
02057	Sawcut/Demo Approach	Type II Comm. Dr.	40	Lin.Ft.	\$35.00	\$1,400	\$0	\$1,400	\$1,400 Demolition
02101	Silt Fence Installation		900	Lin.Ft.	\$1.56	\$1,404	\$0	\$1,404	
02102	Silt Fence Removal		900	Lin.Ft.	\$0.25	\$225	\$0	\$225	
02107	Curlex Blanket		50185	Sq.Ft.	\$0.38	\$19,070	\$0	\$19,070	
02107	Construction Entrance		1	Each	\$1,500.00	\$1,500	\$0	\$1,500	\$22,199 Erosion Ctrl.
02200	Soil Treatment	6" lime @ 6%	46032	Sq.Ft.	\$0.70	\$32,222	\$0	\$32,222	
02201	Pest Control		11,463	Sq.Ft.	\$0.50	\$5,732	\$0	\$5,732	
02301	Bldg. Pad - Excavation		11,463	Sq.Ft.	\$0.50	\$5,732	\$0	\$5,732	
02302	Bldg. Pad - Moist. Cond.		11,463	Sq.Ft.	\$0.25	\$2,866	\$0	\$2,866	
02304	Bldg. Pad - Select Fill		11,463	Sq.Ft.	\$0.60	\$6,878	\$0	\$6,878	
02306	Bldg. Pad - Grade +/- .10	blue topping	11,463	Sq.Ft.	\$0.05	\$573	\$0	\$573	
02307	Site - Excavation		148,694	Sq.Ft.	\$0.20	\$29,739	\$0	\$29,739	
02307	Site - Water		30	Per Day	\$100.00	\$3,000	\$0	\$3,000	
02308	Site - Strip/Stock Topsoil		148,694	Sq.Yd.	\$0.10	\$14,869	\$0	\$14,869	
02310	Site - Grade +/- .10	blue topping	148,694	Sq.Ft.	\$0.05	\$7,435	\$0	\$7,435	
02314	Earth - Respread Top		148,694	Sq.Yd.	\$0.05	\$7,435	\$0	\$7,435	
02315	Earth - Staking		1	Each	\$1,000.00	\$1,000	\$0	\$1,000	
02316	Earth - Mobilization		1	Each	\$1,500.00	\$1,500	\$0	\$1,500	\$118,980 Earthwork
02500	Utilities - Mobilization		1	Each	\$1,000.00	\$1,000	\$0	\$1,000	
02501	Utilities - Staking Layout		1	Each	\$2,100.00	\$2,100	\$0	\$2,100	
02502	Utilities - Sanitary Sewer	Precast manhole	2	Each	\$2,200.00	\$4,400	\$0	\$4,400	
02503	Utilities - Sanitary Sewer	standard cleanout	3	Each	\$250.00	\$750	\$0	\$750	
02505	Utilities - Sanitary Sewer	6" sewer line	527	Lin.Ft.	\$35.00	\$18,445	\$0	\$18,445	
02506	Utilities - Storm Drainage	grate inlet	4	Each	\$1,500.00	\$6,000	\$0	\$6,000	
02507	Utilities - Storm Drainage	curb inlet	4	Each	\$2,100.00	\$8,400	\$0	\$8,400	
02508	Utilities - Storm Drainage	cleanout	2	Each	\$500.00	\$1,000	\$0	\$1,000	
02510	Utilities - Storm Drainage	18" HDPE Pipe	600	Lin.Ft.	\$40.00	\$24,000	\$0	\$24,000	
02510	Utilities - Storm Drainage	concrete box culvert	1	Each	\$3,500.00	\$3,500	\$0	\$3,500	
02511	Utilities - Domestic	2" PVC	200	Lin.Ft.	\$21.00	\$4,200	\$0	\$4,200	
02511	Utilities - Domestic	6" PVC	636	Lin.Ft.	\$48.00	\$30,528	\$0	\$30,528	
02511	Utilities - Domestic	8" PVC	288	Lin.Ft.	\$55.00	\$15,840	\$0	\$15,840	
02511	Utilities - Domestic	bore for 8" water	30	Lin.Ft.	\$35.00	\$1,050	\$0	\$1,050	
02512	Utilities - Domestic	8" DCDA BFP w/v	1	Each	\$8,900.00	\$8,900	\$0	\$8,900	
02513	Utilities - Domestic	12"x8" GV	1	Each	\$12,405.00	\$12,405	\$0	\$12,405	
02514	Utilities - Domestic	8" GV	1	Each	\$1,255.00	\$1,255	\$0	\$1,255	
02515	Utilities - Domestic	cleanouts	8	Each	\$500.00	\$4,000	\$0	\$4,000	
02516	Utilities - Domestic	FH	2	Each	\$1,400.00	\$2,800	\$0	\$2,800	
02517	Utilities - Domestic	Fittings	50	Each	\$250.00	\$12,500	\$0	\$12,500	
02518	Utilities - Domestic	FDC	1	Each	\$2,000.00	\$2,000	\$0	\$2,000	
02519	Utilities - Domestic	2" - 45 degree	12	Each	\$30.00	\$360	\$0	\$360	
02520	Utilities - Domestic	2" tee	4	Each	\$50.00	\$200	\$0	\$200	
02521	Utilities - Domestic	1" meter/valve irr	1	Each	\$1,800.00	\$1,800	\$0	\$1,800	
02522	Utilities - Domestic	2" meter/valve w/box	1	Each	\$1,800.00	\$1,800	\$0	\$1,800	\$169,233 Utilities
02525	Conc. Wheel Stops	handicapped	1	Each	\$45.00	\$45	\$0	\$45	
02580	Pavement Markings	fire lane	1255	Lin.Ft.	\$3.00	\$3,765	\$0	\$3,765	
02581	Pavement Markings	parking	920	Lin.Ft.	\$2.00	\$1,840	\$0	\$1,840	
02583	Parking Lot Signage	handicapped	1	Each	\$400.00	\$400	\$0	\$400	
02836	Dumpster Gate		1	Each	\$200.00	\$200	\$0	\$200	
02839	Dumpster Fencing	6'	40	Lin.Ft.	\$25.00	\$1,000	\$0	\$1,000	
02901	Landscaping	3" Elm or Oak	54	Each	\$200.00	\$10,800	\$0	\$10,800	
02902	Landscaping	Eves N / Possumh	22	Each	\$250.00	\$5,500	\$0	\$5,500	
02903	Landscaping	Glossy Abelia	44	Each	\$50.00	\$2,200	\$0	\$2,200	
02904	Landscaping	Texas Sage	42	Each	\$40.00	\$1,680	\$0	\$1,680	
02905	Landscaping	Mexican Feather	90	Each	\$30.00	\$2,700	\$0	\$2,700	
02906	Landscaping	Autumn Sage	163	Each	\$12.00	\$1,956	\$0	\$1,956	
02907	Landscaping	Dw. Yaupon Holly	112	Each	\$9.00	\$1,008	\$0	\$1,008	
02808	Landscaping	Bermuda Sod	9265	Sq.Ft.	\$3.50	\$32,428	\$0	\$32,428	
02808	Landscaping	Steel edging	1500	Lin.Ft.	\$3.00	\$4,500	\$0	\$4,500	
02808	Landscaping	Decomp. Granite	515	Sq.Ft.	\$3.00	\$1,545	\$0	\$1,545	
02900	Landscaping	Mulch	2804	Sq.Ft.	\$2.50	\$7,010	\$0	\$7,010	

5/20/2019

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Reece Creek VFD

Technical Report of MCFR

Director – Aaron H. Wright

MARATHON CONSTRUCTION ESTIMATING, LLC McLendon-Chisholm Study

02902	Irrigation		12069	Sq.Ft.	\$2.00	\$24,138	\$0	\$24,138	
02903	Irrigation Sleeving		80	Lin.Ft.	\$10.00	\$800	\$0	\$800	
03305	Parking Lot	7" w/#4@18"	33672	Sq.Ft.	\$7.20	\$242,438	\$0	\$242,438	\$103,515 Site Work
03306	Building Slab w/ beams	6"SOG w/#4@18"	5,703	Sq.Ft.	\$14.50	\$82,694	\$0	\$82,694	
03305	Piers		55	Each	\$2,075.00	\$114,125	\$0	\$114,125	
03307	Building Slab w/ beams	8"SOG w/#4@18"	5,760	Sq.Ft.	\$16.50	\$95,040	\$0	\$95,040	
03402	Slab on Deck		863	Sq.Ft.	\$17.95	\$15,491	\$0	\$15,491	\$549,788 Concrete
04300	Masonry - king size brick	Acme Flash Mang.	4256	Sq.Ft.	\$18.00	\$76,608	\$0	\$76,608	
04301	Masonry - 8" CMU smooth	grey w/vert filledcells	7952	Sq.Ft.	\$18.00	\$143,136	\$0	\$143,136	
04400	Masonry - Limestone	Salado Quarry	684	Sq.Ft.	\$22.00	\$15,048	\$0	\$15,048	
04401	Masonry - cast stone	Continental 1103	167	Lin.Ft.	\$40.00	\$6,680	\$0	\$6,680	\$241,472 Masonry
05010	Miscellaneous Steel	w/ galvanized	12326	Sq.Ft.	\$3.00	\$36,978	\$0	\$36,978	
05120	Structural Steel		12,326	Sq.Ft.	\$15.00	\$184,890	\$0	\$184,890	
05300	Metal Decking		13781	Lin.Ft.	\$4.22	\$58,156	\$0	\$58,156	
05500	Metal Truss Package		12,326	Sq.Ft.	\$5.10	\$62,863	\$0	\$62,863	
05535	Gratings & Plates	trench drains	3	Each	\$1,000.00	\$3,000	\$0	\$3,000	
05700	Exterior Stairs	w/ wall mount hand	1	Each	\$9,540.00	\$9,540	\$0	\$9,540	\$355,426 Steel
06101	Sheathing		7322	Sq.Ft.	\$7.00	\$51,254	\$0	\$51,254	
06102	Shear Wall		1550	Sq.Ft.	\$7.00	\$10,850	\$0	\$10,850	
06103	In Wall Blocking	fire treated	1654	Lin.Ft.	\$9.00	\$14,886	\$0	\$14,886	
06103	Hardieboard	fiber cement	657	Sq.Ft.	\$25.00	\$16,425	\$0	\$16,425	\$93,415 Wood Frame
06200	Millwork		1256	Sq.Ft.	\$60.00	\$75,360	\$0	\$75,360	
06415	Counter Tops		98	Sq.Ft.	\$75.00	\$7,350	\$0	\$7,350	
06600	Chair Rail		94	Lin.Ft.	\$8.00	\$752	\$0	\$752	\$83,462 Millwork
07103	Waterproofing - building	NS urethane	620	Sq.Ft.	\$1.95	\$1,209	\$0	\$1,209	
07201	Batt Insulation - R19	128 sqft per bag	65898	Sq.Ft.	\$0.70	\$46,129	\$0	\$46,129	
07310	R-25 Rigid Insulation	4"	13781	Sq.Ft.	\$3.00	\$41,343	\$0	\$41,343	
07400	Metal Louvers - Interior		70	Sq.Ft.	\$22.00	\$1,540	\$0	\$1,540	
07401	Metal Panel Siding		172	Sq.Ft.	\$10.00	\$1,720	\$0	\$1,720	
07402	Metal Roofing	Standing Seam	13781	Sq.Ft.	\$12.00	\$165,372	\$0	\$165,372	
07500	Flashing & Sheet Metal	gutters / downsp.	698	Lin.Ft.	\$20.00	\$13,960	\$0	\$13,960	
07650	Flexible Flashing	per rough opening	38	Each	\$150.00	\$5,700	\$0	\$5,700	
07701	Gable Louvers - FOB		2	Each	\$490.00	\$980	\$0	\$980	
07702	Gable Louvers - Install		2	Lin.Ft.	\$200.00	\$400	\$0	\$400	
07900	Joint Sealants		33672	Sq.Ft.	\$0.20	\$6,734	\$0	\$6,734	\$285,087 Roof & Waterproof
08100	Drs, Frms, Hdwr-Material	HM frames & drs	37	Each	\$1,200.00	\$44,400	\$0	\$44,400	
08101	Drs, Frms, Hdwr-Installat		37	Each	\$200.00	\$7,400	\$0	\$7,400	
08305	Access Doors	plenum access	8	Each	\$250.00	\$2,000	\$0	\$2,000	
08332	OH Coiling Door	w/ motor operators	6	Each	\$9,448.00	\$56,688	\$0	\$56,688	
08351	Metal Folding Attic Stair		2	Each	\$1,300.00	\$2,600	\$0	\$2,600	\$113,088 Doors/Frames/Hdwr
08400	Storefront & Glazing		1874	Sq.Ft.	\$65.00	\$121,810	\$0	\$121,810	
08402	Storefront Door - Single		1	Each	\$3,500.00	\$3,500	\$0	\$3,500	
08500	Spandrel Glass		192	Sq.Ft.	\$15.00	\$2,880	\$0	\$2,880	
08600	Mirror Wall		234	Sq.Ft.	\$20.00	\$4,680	\$0	\$4,680	
08700	Storefront Hardware	w/ closers	1	Each	\$980.00	\$980	\$0	\$980	\$133,850 Glass/Glazing
09121	Acoustical Ceilings	grid and tile-R19	2578	Sq.Ft.	\$5.20	\$13,406	\$0	\$13,406	
05400	Metal Stud Framing	w. sheetrock	45989	Sq.Ft.	\$5.00	\$229,945	\$0	\$229,945	
09253	Sheetrock Ceilings		9207	Sq.Ft.	\$6.00	\$55,242	\$0	\$55,242	\$298,593 Walls/Ceilings
09300	Floor Tile		2758	Sq.Ft.	\$9.00	\$24,822	\$0	\$24,822	
09301	Wall Tile		982	Sq.Ft.	\$10.00	\$9,820	\$0	\$9,820	
09600	Sport Flooring		328	Sq.Ft.	\$25.00	\$8,200	\$0	\$8,200	
09680	Carpet		1969	Sq.Ft.	\$20.00	\$39,380	\$0	\$39,380	
09681	Base		6254	Lin.Ft.	\$1.50	\$9,381	\$0	\$9,381	
09802	Floor Seal		7593	Sq.Ft.	\$0.75	\$5,695	\$0	\$5,695	
09803	Epoxy Flooring		7593	Sq.Ft.	\$4.00	\$30,372	\$0	\$30,372	
09804	Moisture Pretest		1	Each	\$250.00	\$250	\$0	\$250	\$127,920 Flooring
09900	Paint Ceilings	T,B,T,P	9207	Sq.Ft.	\$0.90	\$8,286	\$0	\$8,286	
09901	Paint Partitions	T,B,T,P	91978	Sq.Ft.	\$0.80	\$73,582	\$0	\$73,582	
09902	Paint Exposed Structure		863	Sq.Ft.	\$2.00	\$1,726	\$0	\$1,726	
09903	Millwork Staining		1256	Sq.Ft.	\$1.00	\$1,256	\$0	\$1,256	\$84,851 Paint/WC
10260	Wall/Corner Guards	2x2x4 SS	29	Each	\$200.00	\$5,800	\$0	\$5,800	
10350	Flagpoles		3	Each	\$3,000.00	\$9,000	\$0	\$9,000	
10402	Exterior Signage		4	Each	\$2,000.00	\$8,000	\$0	\$8,000	
10522	Fire Exting.& Cabinets	10lb w/ cabinet	12	Each	\$200.00	\$2,400	\$0	\$2,400	
10550	Postal Specialties		1	Each	\$200.00	\$200	\$0	\$200	
10670	Storage Shelving		12	Each	\$100.00	\$1,200	\$0	\$1,200	
10800	Toilet/Bath Accessories		6	Each	\$200.00	\$1,200	\$0	\$1,200	
10806	Toilet Accessories	Soap Dispensers	6	Each	\$75.00	\$450	\$0	\$450	
10807	Toilet Accessories	TP Dispenser	6	Each	\$55.00	\$330	\$0	\$330	
10810	Toilet Accessories	18x36 mirror w/trim	6	Each	\$125.00	\$750	\$0	\$750	
10811	Toilet Accessories	Ptowel/waste comb	6	Each	\$385.00	\$2,310	\$0	\$2,310	
10950	Misc. Specialties		1	Each	\$5,000.00	\$5,000	\$0	\$5,000	\$36,640 Specialties
11010	Maintenance Equipment		1	Each	\$10,000.00	\$10,000	\$0	\$10,000	

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Reece Creek VFD

Technical Report of MCFR

Director – Aaron H. Wright

MARATHON CONSTRUCTION ESTIMATING, LLC McLendon-Chisholm Study

11020	Miscellaneous Equipment		1	Each	\$10,000.00	\$10,000	\$0	\$10,000	
11025	Knox Box	3200 Series Knox	1	Each	\$550.00	\$550	\$0	\$550	
11040	Refrigerator/Freezer		1	Each	\$2,000.00	\$2,000	\$0	\$2,000	
11050	Dry Erase Board		5	Each	\$200.00	\$1,000	\$0	\$1,000	
11060	Cooktop Range		1	Each	\$1,500.00	\$1,500	\$0	\$1,500	
11070	Vent Hood		1	Each	\$1,500.00	\$1,500	\$0	\$1,500	
11100	Dishwasher		1	Each	\$1,000.00	\$1,000	\$0	\$1,000	
11110	Laundry Equipment		2	Each	\$1,500.00	\$3,000	\$0	\$3,000	
11120	Drying Cabinet		1	Each	\$750.00	\$750	\$0	\$750	
11130	Extractor		1	Each	\$750.00	\$750	\$0	\$750	
11131	Undercounter Microwave		1	Each	\$750.00	\$750	\$0	\$750	
11140	Ice Machine		1	Each	\$2,500.00	\$2,500	\$0	\$2,500	
11140	Gear Lockers		20	Each	\$500.00	\$10,000	\$0	\$10,000	
11140	Building Plaque		1	Each	\$500.00	\$500	\$0	\$500	
11140	Decontamination Equip		1	Each	\$2,456.00	\$2,456	\$0	\$2,456	
11140	Hose/Nozzle Racks		8	Each	\$350.00	\$2,800	\$0	\$2,800	
11140	Big A Fan	Apparatus Bay	2	Each	\$2,500.00	\$5,000	\$0	\$5,000	
11900	Backup Generator	diesel	1	Each	\$35,000.00	\$35,000	\$0	\$35,000	\$91,056 Equipment
12500	Window Treatments		22	Each	\$200.00	\$4,400	\$0	\$4,400	
12670	Rugs/Mats	entry	2	Each	\$200.00	\$400	\$0	\$400	\$4,800 Furnishings
15302	Fire Protection	sprinklers	12,326	Sq.Ft.	\$4.00	\$49,304	\$0	\$49,304	\$49,304 Fire Sprinkler
15401	Plumbing Piping	from 5' out	1250	Lin.Ft.	\$45.00	\$56,250	\$0	\$56,250	
15402	Gas Water Heaters	60 gal / 100 gal	160	Gal.	\$30.00	\$4,800	\$0	\$4,800	
15402	Circulation Pumps	CP-1 / CP-2	2	Each	\$750.00	\$1,500	\$0	\$1,500	
15402	Emergency Eye Wash	station	1	Each	\$1,500.00	\$1,500	\$0	\$1,500	
15402	Sand/Oil Separator		1	Each	\$2,500.00	\$2,500	\$0	\$2,500	
15402	Sampling Well		1	Each	\$500.00	\$500	\$0	\$500	
15402	Plumbing Fixtures	Spec. pkg	32	Each	\$1,500.00	\$48,000	\$0	\$48,000	
15403	Condensate Piping		1395	Lin.Ft.	\$10.00	\$13,950	\$0	\$13,950	
15404	Natural Gas Piping	2" gas	546	Lin.Ft.	\$26.00	\$14,196	\$0	\$14,196	\$143,196 Plumbing
15500	HVAC Distribution		1395	Lin.Ft.	\$45.00	\$62,775	\$0	\$62,775	
15501	AHU 1-9	24 nominal tons	24	Tons	\$4,400.00	\$105,600	\$0	\$105,600	
15502	NG Infrared Heaters	Sunstar SPS75	6	Each	\$3,500.00	\$21,000	\$0	\$21,000	
15503	Mini-Split AC	data room	1	Each	\$2,176.00	\$2,176	\$0	\$2,176	
15504	Exhaust Fans - EF 1-7	Greenheck	7	Each	\$2,650.00	\$18,550	\$0	\$18,550	
15510	Ceiling Fans		12	Each	\$250.00	\$3,000	\$0	\$3,000	
15550	Controls		12	Each	\$300.00	\$3,600	\$0	\$3,600	
15990	HVAC TAB		1	Typ.	\$5,500.00	\$5,500	\$0	\$5,500	\$222,201 HVAC
16101	Feeders		15	Sets	\$500.00	\$7,500	\$0	\$7,500	
16200	ATS		1	Each	\$1,500.00	\$1,500	\$0	\$1,500	
16300	MDP		1	Each	\$2,000.00	\$2,000	\$0	\$2,000	
16301	Site Distribution		33672	Each	\$1.00	\$33,672	\$0	\$33,672	
16302	Building Distribution		12,326	Sq.Ft.	\$5.00	\$61,630	\$0	\$61,630	
16320	Relay Ctrl - Int. / Ext.		7	Each	\$500.00	\$3,500	\$0	\$3,500	
16400	Panels - PM/PR/PP/PL		4	Each	\$2,500.00	\$10,000	\$0	\$10,000	
16500	Dimming Panel / Switching		1	Each	\$4,000.00	\$4,000	\$0	\$4,000	
16501	Emergency Circuits		14	Each	\$980.00	\$13,720	\$0	\$13,720	
16502	Light Fixture Package	LED	12,326	Sq.Ft.	\$5.00	\$61,630	\$0	\$61,630	
16670	Lightning Protection		1	Each	\$4,500.00	\$4,500	\$0	\$4,500	
16702	Intercom System		1	Each	\$2,000.00	\$2,000	\$0	\$2,000	
16750	Transformer w/ meter		1	Each	\$10,000.00	\$10,000	\$0	\$10,000	
16751	Fire Alarm		1	Each	\$12,000.00	\$12,000	\$0	\$12,000	
16752	Security Alarm		1	Each	\$5,000.00	\$5,000	\$0	\$5,000	
16753	Light Poles		9	Each	\$2,000.00	\$18,000	\$0	\$18,000	
16950	Electrical Testing		1	Each	\$3,500.00	\$3,500	\$0	\$3,500	\$254,152 Electrical
17000	Technology/Comms	in 3 - 4" conduit	650	Lin.Ft.	\$10.00	\$6,500	\$0	\$6,500	
17200	Data/Local Area Network		1	Each	\$5,000.00	\$5,000	\$0	\$5,000	
17300	Voice Systems		1	Each	\$5,000.00	\$5,000	\$0	\$5,000	
17900	Automated Control		1	Each	\$7,500.00	\$7,500	\$0	\$7,500	\$24,000 Bldg. Tech.
SUBTOTAL								\$3,964,638	
General Contractor's Fee							8.00%	\$317,171	
Subtotal Including General Contractor's Fee								\$4,281,809	
Architectural and Engineering Designed Plans and Specifications							6.00%	\$256,909	
Subtotal Including General Contractor's Fee and A&E Designed Plans/Specs								\$4,538,718	
GRAND TOTAL								\$4,538,718	

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MARATHON CONSTRUCTION ESTIMATING, LLC
GENERAL CONDITIONS AND SUPERVISION
McClendon - Chisolm Study / Fire Station Estimate
GENERAL CONDITIONS ITEMIZATION

Cost Code	Description	Quantity	Unit Labor	Total Labor	Unit Material	Total Material
01260	Security / Watchman	5 mos		\$0	\$3,000	\$15,000
01300	Offices and Sheds	10 mos		\$0	\$1,000	\$10,000
01340	Warehouse Storage Facility	5 mos		\$0	\$500	\$2,500
01350	Temporary Toilets	10 mos		\$0	\$150	\$1,500
01370	Temporary Electrical Service	10 per		\$0	\$1,000	\$10,000
01381	Temporary Water Meter	1 per		\$0	\$750	\$750
01390	Temporary Fire Protection	7 per		\$0	\$500	\$3,500
01400	Temporary Safety Protection	10 mos		\$0	\$1,000	\$10,000
01405	Storm Water Management	1 per		\$0	\$2,500	\$2,500
01450	Company Vehicles	10 mos		\$0	\$750	\$7,500
01460	Project Rented Equipment	10 mos		\$0	\$500	\$5,000
01550	Rough Hardware	10 mos		\$0	\$250	\$2,500
01600	Small Tool Purchases	10 mos		\$0	\$250	\$2,500
01610	Protect Materials	2 per		\$0	\$1,200	\$2,400
01630	Professional Surveyor	1 per		\$0	\$2,500	\$2,500
01701	Temp Permanent Power	2 mos		\$0	\$1,000	\$2,000
01705	Mobile Phones	10 mos		\$0	\$300	\$3,000
01750	Gas and Oil	10 mos		\$0	\$400	\$4,000
01760	Ice Water and Cups	10 mos		\$0	\$100	\$1,000
01770	Hard Hats and Safety Awards	10 mos		\$0	\$100	\$1,000
01780	Drug Testing Program	10 per		\$0	\$100	\$1,000
01790	Internet Service	10 mos		\$0	\$70	\$700
01800	Office Supplies	10 mos		\$0	\$50	\$500
01805	Postage	10 mos		\$0	\$20	\$200
01807	Messenger Delivery Service	10 mos		\$0	\$50	\$500
01810	Office Equipment and Maint.	10 mos		\$0	\$100	\$1,000
01820	Blueprint Reproduction	16 sets		\$0	\$75	\$1,200
01825	Closeout Documents	4 per		\$0	\$200	\$800
01830	Project Photographs	10 per		\$0	\$100	\$1,000
01955	Payment & Performance Bond	0 calc		\$0	\$0	\$43,000
01993	Contractor's Insurance - GL/WC	0 per		\$0	\$0	\$10,000
	Grand Total General Conditions					\$149,050

SUPERVISION ITEMIZATION

Cost Code	Description	Quantity	Unit Labor	Total Labor
19000	Project Manager	10 mos	\$10,000	\$100,000
19000	Superintendent	10 mos	\$6,000	\$60,000
	Grand Total Supervision			\$160,000

Addenda

Director – Aaron H. Wright

**Professional Qualifications of
Aaron H. Wright – Director of Reece Creek VFD**

Aaron H. Wright is the Director of Reece Creek Volunteer Fire Department, a non-profit company, had has been the director since 2013. Reece Creek is a limited to fire service volunteer fire department. Mr. Wright is involved in all transactions and operations of Reece Creek VFD and has been since the creation of Reece Creek VFD in 2013.

**EXPERIENCE:****Director of Reece Creek VFD – 2013-Current**

- Created and maintained a training matrix system showing all mandatory, specialized, optional and miscellaneous training; planned, scheduled and conducted training drills appropriate for fire fighters
- Trained fire fighters in ventilation, hydraulics, pumper operation and aerial ladder operation; coordinated special training courses with the Training Officer, safety training organizations and external consultants.
- Hired volunteer firefighters and educated them on hazardous materials, first aid and cardiopulmonary resuscitation techniques; conducted special training classes on arson investigations and building inspections.
- Established and continuously revised administrative policies and departmental standard operating guidelines to foster a safe and quasi National Fire Protection Association (NFPA) compliant environment.
- Partnered with Emergency Management Agency directors during natural disasters and multi-jurisdictional emergencies to ensure that the needs of the community and personnel safety were maintained
- Responsible for acquisition and disposal of required equipment
- Responsible for operations and maintenance of equipment
- Responsible for maintenance and operations of facilities
- Director of personnel
- Responsible for all operations of day to day activities.
- Holds a Class A Commercial Driver's License

Volunteer Firefighter for Johnson County ESD#1 – Lillian - 2013**EDUCATION:**

Bachelor of Science in Accounting
University of North Texas, Denton, Texas 2001
Key Courses:

- Finance
- Accounting
- Business Law
- Real Estate
- General Business

**PROFESSIONAL
AFFILIATIONS:**

Member:
State Firefighters' and Fire Marshals' Association of Texas
Reece Creek Volunteer Fire Department

ACTIVITIES:

Mr. Wright is also the director or Texas Appraisal Team, which is a full service real estate consulting and appraisal firm. Mr. Wright is a Member of the Appraisal Institute.

City of McLendon-Chisholm
Operating Fund Financial Summary
For the Tenth Month Ended July 31, 2019

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures				
	July 2019 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget	July 2018 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2017-2018 Amended Budget	FY 2017-2018 Actual
Revenue									
301 · SpringFest	-	-	- %	\$ -	-	-	- %	\$ -	\$ -
302 · Franchise Income	4,449	166,918	108%	154,830	10,117	150,723	97%	154,839	159,914
303 · Development Income	1,100	15,830	55%	29,000	750	96,464	84%	114,314	96,764
304 · Building Permit Income	53,676	303,083	62%	492,419	112,572	484,113	94%	514,577	570,038
305 · Municipal Court Income	-	1,859	620%	300	-	2,118	105%	2,012	2,118
306 · Interest Income	1,639	15,034	- %	-	1,188	8,021	- %	-	10,445
307 · Sign Permit Income	-	100	- %	-	-	-	- %	-	-
308 · Septic Fees	1,200	7,000	39%	17,885	3,000	19,250	108%	17,885	19,900
309 · Food Enforcement	-	1,050	175%	600	-	900	105%	855	900
310 · Sales Tax Revenue	17,727	169,013	109%	154,603	15,122	138,095	89%	154,603	206,341
311 · PID Admin Expense Reimbursement	42,500	43,190	- %	4,750	-	150	3%	4,750	150
312 · Sewer Utility Admin Reimbursement	-	-	- %	-	-	-	- %	-	-
313 · Donations	140	849	170%	500	(450)	60	- %	-	210
314 · Copies Public Inf. Income	-	133	- %	-	-	203	- %	-	203
315 · Miscellaneous Income	-	-	- %	-	-	69,928	- %	1,763	69,928
317 · Ad Valorem Tax	3,846	389,742	111%	350,579	442	345,691	101%	341,183	346,822
318 · Tax Certifications	-	70	- %	-	-	8	- %	-	8
320 · NSF Fee Revenue	-	-	- %	-	-	8	- %	-	8
321 · Credit Card Fee Revenue	76	613	41%	1,501	6	1,501	113%	1,328	1,529
Total Revenue	\$ 126,353	\$ 1,114,483	92%	\$ 1,206,967	\$ 142,747	\$ 1,317,231	101%	\$ 1,308,109	\$ 1,485,277
Expenditures									
Operating Expenditures									
401 · Municipal Court	\$ -	\$ 7	- %	\$ 1,515	\$ -	\$ 1,515	150%	\$ 1,008	\$ 1,515
402 · Election Expense	-	12,069	- %	10,000	-	8,580	78%	11,000	8,580
404 · Citation Delivery	-	-	- %	-	-	-	0%	79	-
410 · Building Inspections	19,686	106,135	68%	155,818	13,125	105,202	57%	186,040	117,752
411 · Environment Regulation Expense	1,350	6,705	64%	10,465	650	8,465	80%	10,519	9,905
415 · Section 380 Grant Program	-	3,764	-	-	-	-	- %	-	1,931
416 · Bad Debt	-	-	-	-	-	-	- %	-	20,620
418 · Membership Fees	-	1,556	52%	3,000	1,145	3,765	137%	2,751	3,840

City of McLendon-Chisholm
Operating Fund Financial Summary
For the Tenth Month Ended July 31, 2019

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures				
	July 2019 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget	July 2018 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2017-2018 Amended Budget	FY 2017-2018 Actual
422 · Public Notice Expense	1,214	12,159	542%	2,243	928	\$ 2,620	285%	918	3,463
423 · Community Functions	-	156	3%	5,464	-	\$ 1,781	99%	1,803	1,781
426 · Appraisal District Collection	-	4,797	82%	5,883	-	\$ 4,412	71%	6,178	5,883
430 · Public Safety	27,261	201,348	54%	375,211	2,349	\$ 105,205	105%	100,192	116,417
Total 400 Operating Expenditures	49,511	348,694	61%	569,599	\$ 18,197	\$ 241,545	75%	\$ 320,488	\$ 291,687
Occupancy Expenditures									
502 · Electricity	252	\$ 2,165	55%	\$ 3,915	311	\$ 3,115	67%	\$ 4,661	\$ 3,712
506 · Water	268	2,851	32%	8,952	665	\$ 7,382	74%	9,928	8,892
510 · Propane Gas		-	0%	788	-	\$ -	0%	788	-
514 · Building Maint/Improvements	675	10,705	200%	5,356	698	\$ 4,643	67%	6,907	6,145
516 · Lawn Maintenance	685	6,849	84%	8,144	685	\$ 7,459	74%	10,131	8,829
517 · Council Meeting Expenses	311	311	- %	-	-	\$ -	- %	-	-
518 · Janitorial		40	1%	4,181	60	\$ 4,062	71%	5,736	4,281
520 · Telephone & Internet	468	4,807	63%	7,593	555	\$ 6,333	80%	7,902	7,444
521 · iPad Data Plan		-	- %	-	-	\$ -	- %	-	-
522 · Website Expense	680	1,278	106%	1,202	239	\$ 840	369%	228	1,826
Total 500 Occupancy Expenditures	\$ 3,340	\$ 29,006	72%	\$ 40,131	\$ 3,213	\$ 33,834	73%	\$ 46,281	\$ 41,130
General & Administrative Expenditures									
601 · Architect Fee	\$ -	\$ -	- %	\$ -	\$ -	\$ -	- %	\$ -	\$ -
602 · County Clerk Ordinance Filings	-	-	- %	-	-	-	- %	-	-
603 · Citizen Recognition	-	-	0%	500	-	-	0%	500	-
604 · Municipal Manuals, Books & Maps	-	70	1%	12,803	-	1,022	95%	1,073	1,022
606 · Employee Costs	11,387	148,920	75%	199,218	24,160	208,118	83%	250,371	247,144
618 · Liability Insurance		5,872	64%	9,227	400	9,227	130%	7,120	9,896
619 · Software Subscriptions	458	17,927	120%	15,000	292	2,710	130%	2,081	7,757
621 · IT Support	1,500	4,925	99%	5,000	225	2,430	80%	3,024	2,880
622 · Office Supplies - City Hall	114	2,752	88%	3,124	119	3,078	73%	4,221	3,195
623 · Office Equipment	149	2,414	91%	2,655	189	2,276	83%	2,735	2,654
624 · Office Equip Maintenance	-	1,243	44%	2,798	250	3,394	129%	2,625	5,614
625 · Printed Materials	-	1,660	111%	1,502	47	1,407	52%	2,732	2,192

City of McLendon-Chisholm
Operating Fund Financial Summary
For the Tenth Month Ended July 31, 2019

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures				
	July 2019 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget	July 2018 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2017-2018 Amended Budget	FY 2017-2018 Actual
626 · Postage-City Hall	56	3,283	94%	3,491	31	3,402	76%	4,451	3,485
627 · County Plat Expense		-			-	150	95%	158	150
628 · Bank Fees	96	1,379	137%	1,010	84	1,508	84%	1,801	1,600
630 · Legal & Professional		-				-			
63001-Accounting & Payroll services	4,405	51,424	103%	50,000	7,527	51,266	83%	62,000	64,129
63002 - Financial Audit	-	9,500	63%	15,000		8,800	100%	8,800	8,800
63003 - Legal	6,710	34,920	28%	124,000	8,980	94,186	77%	121,653	116,007
63005 - City Planner	28	47,008	178%	26,376	7,742	34,045	131%	25,980	41,157
63008 - Financial Consulting	4,140	20,643	- %	-		-	0%	-	-
633 · Penalties & Fees	4	36	- %	-	-	-	- %	-	-
634 · Storage	-	-	- %	-	-	-	0%	1,045	-
645 · Transcription Services	-	3,104	- %	-	-	1,238	95%	1,300	1,238
646 · Mileage Expense	348	832	79%	1,052	-	950	99%	961	950
647 · Council Meetings & Development	175	566	14%	3,996	39	1,297	89%	1,463	1,369
648 · Training	2,563	6,521	130%	5,000	1,595	5,437	148%	3,666	6,377
649 · Expense Account - City Administrator	-	-	0%	126	-	-	0%	126	-
650 · Expense Account - Mayor	-	-	0%	105	-	-	0%	105	-
652 · Staff Appreciation	-	760	380%	200	-	29	28%	105	29
655 · Code of Ordinance	-	1,000	13%	8,000	-	1,000	7%	14,100	1,375
699 · Miscellaneous Expense	-	246	164%	150	-	98	95%	103	98
Total G & A Expenditures	\$ 32,133	367,003	75%	\$ 490,333	\$ 51,680	\$ 437,067	83%	\$ 524,299	\$ 529,118
700 · Capital Expenditures - Public Safety	6,464	\$ 86,502	144%	\$ 60,000	\$ 754		0%	\$ 223,950	\$ 250,341
700 · Capital Expenditures - Operating	\$ -	\$ 19,400	61%	\$ 32,000	\$ 4,350	13,841	51%	\$ 27,000	\$ 17,166
Total Capital Expenditures	\$ 6,464	\$ 105,902	115%	\$ 92,000	\$ 5,104	\$ 13,841	6%	\$ 250,950	\$ 267,507
Total Expenditures	\$ 91,447	\$ 850,605	71%	\$ 1,192,063	\$ 78,193	\$ 726,287	64%	\$ 1,142,018	\$ 1,129,442
Surplus (Deficit)	\$ 34,906	\$ 263,877	1771%	\$ 14,904	\$ 64,554	\$ 590,944	356%	\$ 166,091	\$ 355,835

City of McLendon-Chisholm
Utility Fund Financial Summary
For the Tenth Month Ended July 31, 2019

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures				
	July 2019 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget	July 2018 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2017-2018 Amended Budget	FY 2017- 2018 Actual
Revenue									
306 · Interest Income	\$ 780	\$ 7,643	147%	\$ 5,206	\$ 656.04	\$ 4,122	87%	\$ 4,755	5,522
Sewer Utility Revenue						\$ -			
32200 · Sewer Usage Fees	16,370	173,541	109%	159,653	14,280	\$ 134,033	84%	159,518	159,079
32201 · Sewer Tap Fees	21,000	108,000	57%	189,000	27,000	\$ 171,000	90%	189,000	219,000
32204 · Sewer Deposit Refunds	-	(883)	57%	(1,540)	-	\$ (1,540)	101%	(1,525)	(1,720)
32206 · Sewer Warranty Reimbursements		-	- %	-		\$ -	- %	-	-
Total Revenue	38,150	\$ 288,301	82%	\$ 352,319	41,936	\$ 307,614	87%	\$ 351,748	381,881
Expenditures									
Operation & Maintenance Expenditures									
Sewer Operation & Maintenance									
41304 · O&M Agreement	6,830	54,495	116%	\$ 47,094	2,538.75	40,094	90%	\$ 44,640	48,850
41308 · Electricity		-	0%	42	-	42	16%	258	42
41310 · Sewer Treatment	16,500.00	168,425	216%	78,000	8,724.60	73,084	214%	34,204	93,886
41312 · Tap Fee Developer Rebate	12,600.00	64,800	57%	113,400	16,200.00	102,600	90%	113,400	131,400
Total Operations Expenditures	\$ 35,930	\$ 287,720	121%	\$ 238,536	\$ 27,463	\$ 215,820	112%	\$ 192,502	274,179
600 · General & Administrative Exp	1140.5	\$ 8,497	64%	\$ 13,260	1635.25	\$ 14,069	107%	\$ 13,200	16,733
Total Expenditures	37,070	\$ 296,217	118%	\$ 251,796	29,099	\$ 229,889	112%	\$ 205,702	\$ 290,912
Surplus (Deficit)	1,080	\$ (7,915)	-8%	\$ 100,523	12,837	\$ 77,725	53%	\$ 146,046	\$ 90,969

City of McLendon-Chisholm
Detail Statement of Revenue Expenditures by Fund
For the Month of July, 2019

	Interest and Sinking Fund	Operating Fund	Public Safety	Utilities Fund
Income				
302 · Franchise Income				
30204 · AT&T	0.00	3,864.96	0.00	0.00
30213-1 · Community Waste Disposal	0.00	26.22	0.00	0.00
30215 · Preferred Long Distance	0.00	11.55	0.00	0.00
30221 · CEBridge	0.00	546.10	0.00	0.00
Total 302 · Franchise Income	0.00	4,448.83	0.00	0.00
303 · Development Income				
30301 · BOA	0.00	600.00	0.00	0.00
30304 · Plat Income	0.00	500.00	0.00	0.00
Total 303 · Development Income	0.00	1,100.00	0.00	0.00
304 · Building Permit Income				
30401 · Contractor Registration Fee Inc	0.00	600.00	0.00	0.00
30404 · Re-Inspection Income	0.00	8,250.00	0.00	0.00
30405 · Building Permit & Plan Review	0.00	43,826.20	0.00	0.00
30408 · Swimming Pool Permits	0.00	1,000.00	0.00	0.00
Total 304 · Building Permit Income	0.00	53,676.20	0.00	0.00
306 · Interest Income				
30600 · Alliance Interest Income	0.00	207.58	0.00	154.75
30602 · Logic Interest Income	162.87	1,393.20	0.00	625.63
30603 · Tex Pool Interest Income	0.00	38.23	0.00	0.00
30607 · Wilmington Accrued Int Income	371.73	0.00	0.00	0.00
Total 306 · Interest Income	534.60	1,639.01	0.00	780.38
308 · Septic Fees				
30801 · OSSF Fee Income	0.00	1,200.00	0.00	0.00
Total 308 · Septic Fees	0.00	1,200.00	0.00	0.00
310 · Sales Tax Revenue	0.00	17,727.24	0.00	0.00
311 · PID Admin Expense Reimbursement	0.00	42,500.00	0.00	0.00
313 · Donations				
313.2 · Veterans Memorial Fundraising C	0.00	-60.00	0.00	0.00
313 · Donations - Other	0.00	200.00	0.00	0.00
Total 313 · Donations	0.00	140.00	0.00	0.00
317 · Ad Valorem Tax				
31701 · Ad Valorem Tax - M&O	0.00	4,136.74	0.00	0.00
31702 · Ad Valorem Tax - City Hall	2,701.95	0.00	0.00	0.00
31703 · Ad Valorem Refunds - M&O	0.00	-754.17	0.00	0.00
31705 · Ad Valorem Tax - Prior Years	10.31	14.67	0.00	0.00
31706 · Ad Valorem Tax - Penalty	194.99	298.41	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	-492.59	0.00	0.00	0.00
31709 · Ad Valorem Tax - Interest	98.62	150.81	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.00	-0.22	0.00	0.00
Total 317 · Ad Valorem Tax	2,513.28	3,846.24	0.00	0.00
318 · Tax Certifications	0.00	0.00	0.00	0.00
319 · Grants	0.00	0.00	21,476.91	0.00
321 · Credit Card Fee Revenue	0.00	75.68	0.00	0.00
322 · Sewer Utility Revenue				
32200 · Sewer Usage Fees	0.00	0.00	0.00	16,370.00
32201 · Sewer Tap Fees	0.00	0.00	0.00	21,000.00
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	37,370.00
Total Income	3,047.88	126,353.20	21,476.91	38,150.38
Gross Profit	3,047.88	126,353.20	21,476.91	38,150.38
Expense				
400 · Operating Expenditures				
410 · Building Inspections				
41003 · Building Inspections	0.00	15,175.00	0.00	0.00
41004 · Engineer Fees	0.00	4,511.25	0.00	0.00
Total 410 · Building Inspections	0.00	19,686.25	0.00	0.00
411 · Environment Regulation Expense				
41101 · Septic Inspection Fee	0.00	1,350.00	0.00	0.00
Total 411 · Environment Regulation Expense	0.00	1,350.00	0.00	0.00

City of McLendon-Chisholm
Detail Statement of Revenue Expenditures by Fund
For the Month of July, 2019

	Interest and Sinking Fund	Operating Fund	Public Safety	Utilities Fund
422 · Public Notice Expense	0.00	1,213.50	0.00	0.00
Total 400 · Operating Expenditures	0.00	22,249.75	0.00	0.00
413 · Sewer Operation & Maintenance				
41304 · O&M Agreement	0.00	0.00	0.00	6,829.52
41310 · Sewer Treatment	0.00	0.00	0.00	16,500.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	12,600.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	35,929.52
430 · Public Safety				
43002 · Fuel	0.00	0.00	901.62	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	3,103.31	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	150.00	0.00
43005 · Gear and Supplies	0.00	0.00	764.05	0.00
43009 · Training	0.00	0.00	2,355.10	0.00
43035 · Street Lights	0.00	0.00	242.27	0.00
Total 430 · Public Safety	0.00	0.00	7,516.35	0.00
500 · Occupancy Expenditures				
502 · Electricity	0.00	252.21	295.50	0.00
506 · Water	0.00	267.73	30.55	0.00
512 · Trash	0.00	0.00	111.61	0.00
514 · Building Maint/Improvements	0.00	675.14	0.00	0.00
516 · Lawn Maintenance	0.00	684.94	180.00	0.00
517 · Council Meeting Expenses	0.00	311.34	0.00	0.00
520 · Telephone & Internet	0.00	468.38	0.00	0.00
522 · Website Expense	0.00	680.00	0.00	0.00
Total 500 · Occupancy Expenditures	0.00	3,339.74	617.66	0.00
600 · General & Administrative Exp				
606 · Employee Costs				
60601 · Staff Salaries	0.00	9,203.40	32,733.01	0.00
60609 · Payroll Tax Expense	0.00	704.06	2,499.59	0.00
60612 · Retirement Plan Contributions	0.00	609.38	2,346.40	0.00
60613 · Health Insurance Expense	0.00	869.87	3,024.82	0.00
Total 606 · Employee Costs	0.00	11,386.71	40,603.82	0.00
619 · Software Subscriptions	0.00	458.06	0.00	0.00
621 · IT Support	0.00	1,500.00	0.00	0.00
622 · Office Supplies - City Hall	0.00	113.99	0.00	0.00
623 · Office Equipment	0.00	149.49	0.00	0.00
626 · Postage-City Hall	0.00	56.49	0.00	0.00
628 · Bank Fees				
62801 · Service Charges	0.00	96.11	0.00	0.00
62804 · Fee - NSF Returned Check	0.00	0.00	0.00	7.50
Total 628 · Bank Fees	0.00	96.11	0.00	7.50
630 · Legal & Professional				
63001 · Accounting & Payroll Services	0.00	4,405.00	0.00	1,133.00
63003 · Legal	0.00	6,710.00	0.00	0.00
63005 · City Planner	0.00	28.00	0.00	0.00
63008 · Financial Consulting	0.00	4,140.00	0.00	0.00
Total 630 · Legal & Professional	0.00	15,283.00	0.00	1,133.00
633 · Penalties & Fees	0.00	3.83	0.00	0.00
646 · Mileage Expense	0.00	348.00	0.00	0.00
647 · Council Meetings & Development	0.00	174.55	0.00	0.00
648 · Training	0.00	2,562.71	0.00	0.00
660 · Bond Interest Expense	4,988.50	0.00	0.00	0.00
Total 600 · General & Administrative Exp	4,988.50	32,132.94	40,603.82	1,140.50
Total Expense	4,988.50	57,722.43	48,737.83	37,070.02
Net Ordinary Income	-1,940.62	68,630.77	-27,260.92	1,080.36
Other Income/Expense				
Other Expense				
Transfer to Early Redemption Sinking Fund	78,473.00			
802 · Bond Cost Amortization	242.66	0.00	0.00	0.00
803 · Bond Premium Amortization	-828.48	0.00	0.00	0.00
Total Other Expense	77,887.18	0.00	0.00	0.00

City of McLendon-Chisholm
Detail Statement of Revenue Expenditures by Fund
For the Month of July, 2019

	Interest and Sinking Fund	Operating Fund	Public Safety	Utilities Fund
Net Other Income	-77,887.18	0.00	0.00	0.00
Net Income	<u>-79,827.80</u>	<u>68,630.77</u>	<u>-27,260.92</u>	<u>1,080.36</u>

City of McLendon-Chisholm
Interest Sinking Fund Financial Summary
For the Tenth Month Ended July 31, 2019

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures				
	July 2019 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2018-2019 Budget	July 2018 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2017-2018 Amended Budget	FY 2017-2018 Actual
Revenue									
Ad Valorem Tax									
317 · Ad Valorem Tax	\$ 2,513	254,244	111%	\$ 228,985	\$ 292	235,985	99%	\$ 238,651	236,763
306 · Interest Income	535	5,449	- %	-	391.49	1,731	109%	1,586	1,898
Transfer from Excess Bond Proceeds		-	- %	-		62,532	100%	62,352	62,532
Transfer From 2017 Surplus		-	- %	-		33,714	100%	33,714	33,714
Total Revenue and Transfers In	\$ 3,048	\$ 259,693	113%	\$ 228,985	\$ 684	\$ 333,962	99%	\$ 336,303	334,907
Expenditures									
628 · Bank Fees Expense		2,850							
660 · Bond Interest Expense	4,989	49,885	83%	\$ 59,862	5,112	51,120	83%	\$ 61,562	61,344
802 · Bond Cost Amortization	243	2,427	- %	-	243	2,427	83%	2,914	2,912
803 · Bond Premium Amortization	(828)	(8,285)	- %	-	(842)	(8,423)	83%	(10,104)	(10,107)
Transfer To Bond Principal		85,000	100%	85,000		85,000	100%	85,000	85,000
Transfer to Early Redemption Sinking Fund	78,473	78,473	100%	78,512		-	0%	196,931	189,934
Total Expenditures and Transfers Out	\$ 82,876	\$ 210,351	94%	\$ 223,374	\$ 4,512	\$ 130,124	39%	\$ 336,303	329,082
Surplus (Deficit)	\$ (79,828)	\$ 49,343	879%	\$ 5,611	\$ (3,829)	\$ 203,839		\$ -	\$ 5,824

City of McLendon-Chisholm
Cash Account Balances
For the Tenth Month Ended July 31, 2019

Fund	Account	Sept 30,18	Oct 31,18	Nov 30,18	Dec 31,18	Jan 31,19	Feb 28,19	Mar 31,19	April 30,19	May 31,19	June 30,19	July 31,19
I&S	121 · 7002 - Alliance Sinking Fund	18	18	18	18	-	-	-	-	-	-	-
I&S	130 · 9003 Logic I&S Fund	1,328	1,330	1,333	1,336	1,339	84,520	84,707	126,694	126,967	136,376	54,065
I&S Total		1,346	1,348	1,351	1,354	1,339	84,520	84,707	126,694	126,967	136,376	54,065
Operating	100 · 3738 - Alliance Operating	186,087	56,193	21,696	218,135	486,786	684,825	695,287	73,409	49,037	55,369	74,814
Operating	103 · Texpool 300001	18,527	18,561	18,595	18,631	18,669	18,703	18,742	18,779	18,817	18,854	18,892
Operating	122 · 1587 - Alliance Money Market	64,235	-	-	-	-	-	-	-	-	-	-
Operating	125 · Logic - 9001 General Fund	78,706	78,862	29,005	29,066	29,130	29,188	32,655	29,319	29,382	29,443	29,504
Operating	127 · 9004 Logic Operating	285,487	286,053	286,619	227,148	227,649	29,396	29,461	577,341	578,587	540,947	542,074
Operating	128 · 9005 Logic Operating	20,007	20,047	20,087	20,173	20,173	20,214	20,258	20,301	20,345	-	-
Operating Total		653,049	459,716	376,001	513,154	782,407	782,327	796,403	719,150	696,170	644,612	665,284
Utility	106 · 5071 - Alliance Utility Fund	175,400	156,576	167,571	73,641	69,852	93,490	89,707	112,210	55,242	58,983	49,717
Utility	126 · Logic - 9002 Utility Fund	194,938	195,324	195,710	296,266	296,919	297,513	298,171	298,804	299,449	300,062	300,688
Utility Total		370,338	351,899	363,281	369,907	366,771	391,003	387,878	411,014	354,691	359,045	350,404
Grand Total		1,024,733	812,964	740,633	884,414	1,150,518	1,257,850	1,268,989	1,256,858	1,177,828	1,140,033	1,069,754

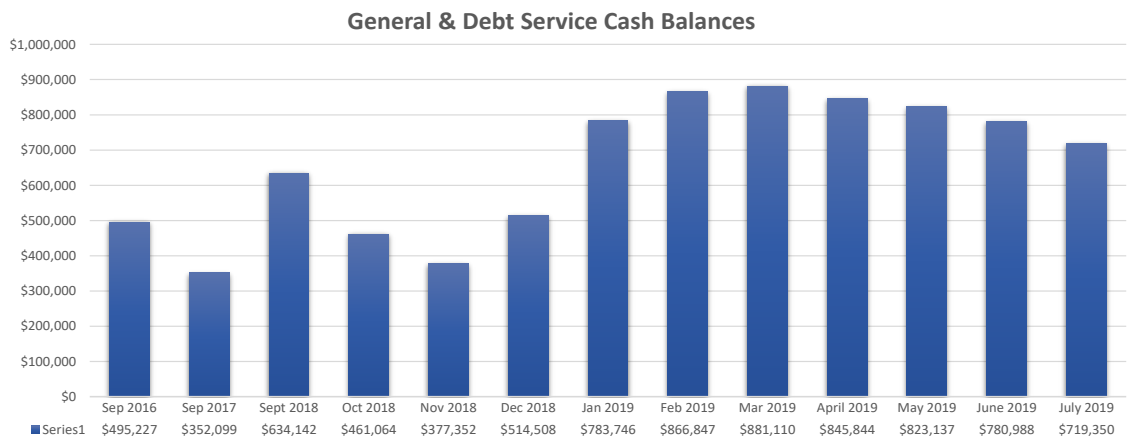
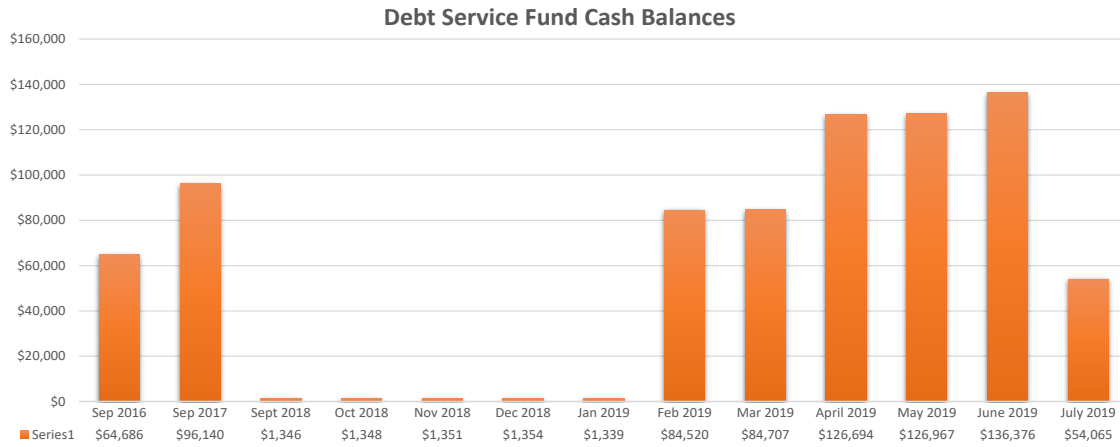
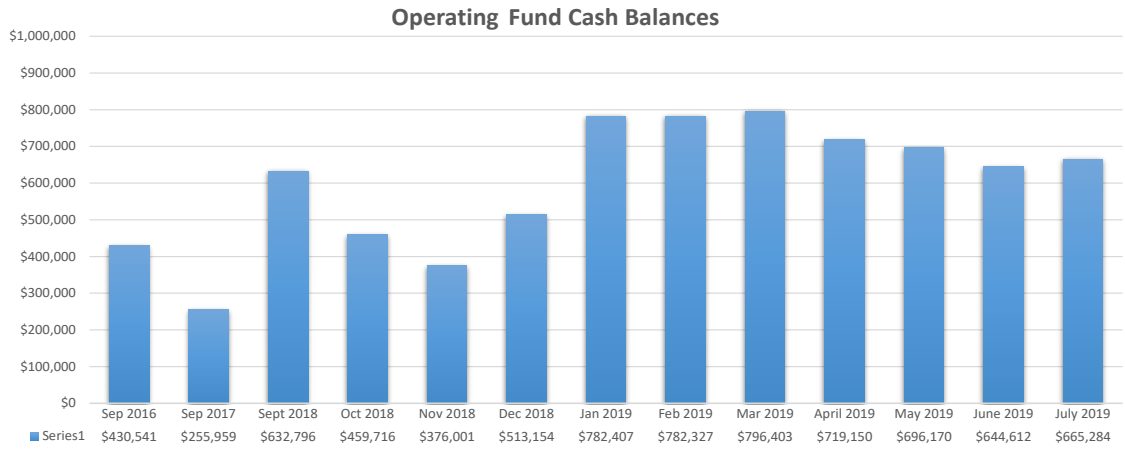
CITY OF MCLENDON-CHISHOLM
Public Safety Detail Report
For the Tenth month ended July 31, 2019

	Current Period Revenue & Expenditures	
	July 19	Oct '18 - July 19
Income		
313 · Donations	0.00	1,400.00
315 · Miscellaneous Income	0.00	67,500.00
319 · Grants	21,476.91	239,544.14
Total Income	21,476.91	308,444.14
Gross Profit	21,476.91	308,444.14
Expense		
400 · Operating Expenditures		
401 · Municipal Court		
40102 · Court Clerk Expense	0.00	39.00
Total 401 · Municipal Court	0.00	39.00
Total 400 · Operating Expenditures	0.00	39.00
430 · Public Safety		
43001 · Liability Insurance	0.00	13,987.26
43002 · Fuel	901.62	7,911.53
43003 · Maintenance & Repair - Vehicles	3,103.31	12,537.34
43004 · Maintenance & Repair - Station	150.00	5,451.04
43005 · Gear and Supplies	764.05	22,012.70
43006 · Compliance	0.00	35.00
43008 · Dispatch	0.00	10,000.00
43009 · Training	2,355.10	6,210.19
43010 · Software	0.00	308.00
43030 · EMS	0.00	2,979.78
43035 · Street Lights	242.27	2,416.86
Total 430 · Public Safety	7,516.35	83,849.70
500 · Occupancy Expenditures		
502 · Electricity	295.50	2,870.75
506 · Water	30.55	253.16
512 · Trash	111.61	689.80
516 · Lawn Maintenance	180.00	660.00
518 · Janitorial	0.00	252.05
520 · Telephone & Internet	0.00	1,293.15
Total 500 · Occupancy Expenditures	617.66	6,018.91
600 · General & Administrative Exp		
606 · Employee Costs		
60601 · Staff Salaries	32,733.01	377,411.48
60604 · Holiday Pay	0.00	1,696.20
60609 · Payroll Tax Expense	2,499.59	28,963.16
60611 · Employee Screening	0.00	675.00
60612 · Retirement Plan Contributions	2,346.40	28,279.68
60613 · Health Insurance Expense	3,024.82	25,742.74
60620 · Payroll Adjustment	0.00	-46,599.92
Total 606 · Employee Costs	40,603.82	416,168.34
619 · Software Subscriptions	0.00	495.00
622 · Office Supplies - City Hall	0.00	38.97
623 · Office Equipment	0.00	162.36

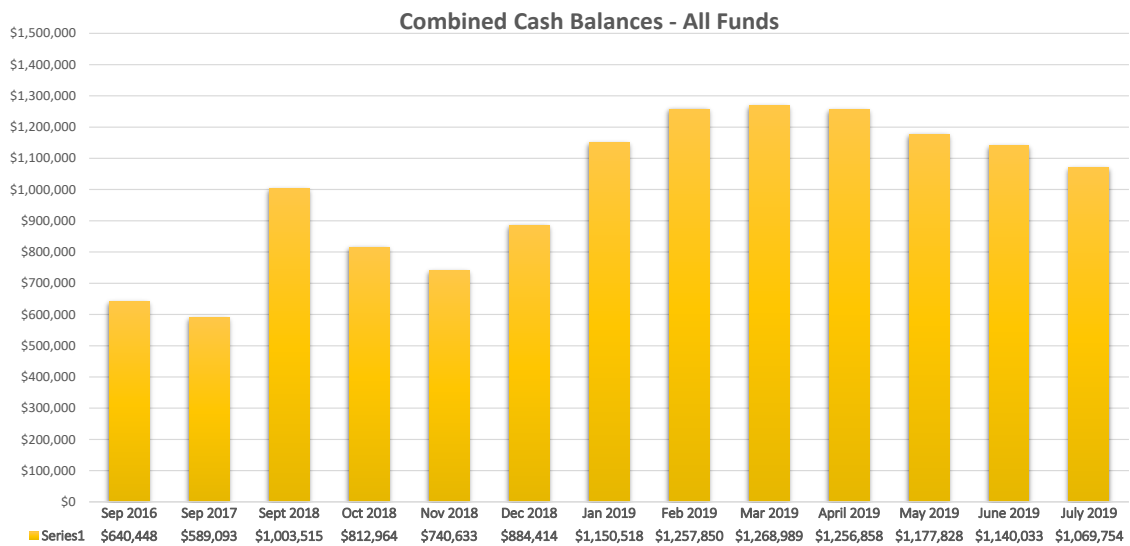
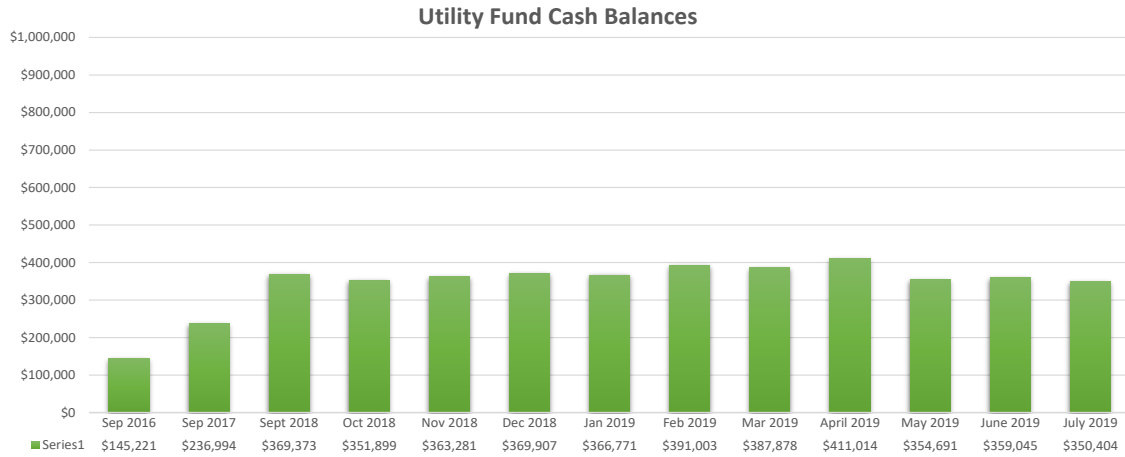
CITY OF MCLENDON-CHISHOLM
Public Safety Detail Report
For the Tenth month ended July 31, 2019

	Current Period Revenue & Expenditures	
	July 19	Oct '18 - July 19
626 · Postage-City Hall	0.00	13.70
630 · Legal & Professional		
63005 · City Planner	0.00	924.00
Total 630 · Legal & Professional	0.00	924.00
648 · Training	0.00	814.16
652 · Staff Appreciation	0.00	1,267.50
Total 600 · General & Administrative Exp	40,603.82	419,884.03
Total Expense	48,737.83	509,791.64
Net Ordinary Income	-27,260.92	-201,347.50
Net Income	-27,260.92	-201,347.50

City of McLendon-Chisholm
Cash Balance Report
As of July 31, 2019



**City of McLendon-Chisholm
Cash Balance Report
As of July 31, 2019**



North East Texas Inspections

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

There were 15 new single family residential home permits issued in July 2019. The attached addendum reflects the home address, valuation, square footage and name of the Builder.

There were 10 new accessory projects permitted including single trades, swimming pools, outdoor living, shop buildings and other accessory endeavors that are also attached.

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

July 2019

David Ellis, Building Official

July 2019 New SFR	Valuation	Square ft.	Fee	Builder
1801 tuscan	\$ 220,775.00	2948	\$ 875.00	altura
1778 Bertino	\$ 214,764.00	2787	\$ 875.00	altura
1784 Bertino way	\$ 207,752.00	2699	\$ 875.00	altura
1796 Bertino wy	\$ 199,799.00	2360	\$ 875.00	altura
1745 Amarone lane	\$ 221,550.00	3165	\$ 875.00	castelrock
2033 Coreleone Dr.	\$ 228,620.00	3266	\$ 875.00	castelrock
1706 Budino Dr.	\$ 329,973.00	3453	\$ 875.00	highland
1706 Pienze Dr	\$ 288,000.00	2768	\$ 875.00	highland
1805 Radda Dr.	\$ 330,711.00	3448	\$ 875.00	highland
1713 San Donato	\$ 289,468.00	2677	\$ 875.00	highland
1717 San Donato	\$ 377,516.00	3936	\$ 1,025.00	highland
1847 Tuscan Dr.	\$ 285,730.00	2768	\$ 875.00	highland
1851 Tuscan Dr.	\$ 277,768.00	2674	\$ 875.00	highland
1718 volta	\$ 347,481.00	3773	\$ 1,025.00	highland
			\$ 12,550.00	

Accessory permits July 2019	Project	Valuation	Fee
9 Dancing Waters	hvac	\$ 17,264.00	\$75.00
2811 Rochelle	hot tub	\$2,000.00	\$75.00
15 fireside dr.	pool	\$50,000.00	\$375.00
749 kensington	concrete	\$5,000.00	\$75.00
267 partridge	remodel add-on	\$13,000.00	\$375.00
1750 fm 550	demolition	\$0.00	\$75.00
101 Chaney Place	garage	\$43,000.00	\$300.00
900 Hamilton	pergola	\$9,000.00	\$225.00
708 kensington	pool	\$55,000.00	\$375.00
804 abington way	pool	\$55,000.00	\$375.00
1730 Bertino	patio kitchen	\$25,000.00	\$300.00
			\$2,625.00

July 2019 Onsite inspections actual

1111 Oxford	gas test
1111 oxford	final co
1766 Amalfi	frame mep
1790 amalfi	frame mep
1431 siena	pool final
12 winter hawk	pool final
1111 oxford	gas test
1111 Oxford	final c.o
1772 bertino	t-pole
1766 bertino	t-pole
1802 amalfi	flatwork
1796 amalfi	flatwork
248 harvest ridge	frame mep
12 winter hawk	arbor final
704 kensington	final elect
1369 arezzo	plmbg rough
1366 arezzo	plmbg rough
23 fireside	undrgrnd elect
232 pheasant hill	remodel
1217 springs way	belly steel
1524 barollo	belly steel
1750 fm 550	demolition
825 abington	undrgrnd elect
820 abington	pool final
817 abington	patio cover
1348 arezzo	plmbg rough
1372 arezzo	pool deck and bond
240 briar glen	frame mep
15 green hollow	belly steel
232 pheasant hill	pool final
1372 arezzo	plmbg rough
15 fireside	belly steel
1315 arezzo	flatwork
1375 arezzo	flatwork
1772 bertino	plmbg rough
1372 arezzo	plmbg rough
1370 fm 550	demolition
1574 mira vista	t-pole
269 pheasant hill	flatwork
23 fireside	elect. Final
23 fireside	retaining wall final
900 campton	pool belly steel
275 pheasant hill	electrical
1766 bertino	plmbg rough
900 campton	pool deck and bond
900 campton	undrgrnd elect

1217 springs way	undrgrnd elect
1795 amalfi	gas meter
1795 Amalfi	elctric meter
1789 amalfi	gas meter
1789 amalfi	electric meter
1760 bertino	t-pole
1754 bertino	t-pole
1748 amalfi	t-pole
516 highwater crossing	final electric&building
1315 arezzo	gas meter
1315 arezzo	electric meter
1375 arezzo	gas meter
1375 arezzo	electric meter
240 briar glen	frame mep
1217 springs way	undrgrnd elect
1795 amalfi	gas meter
1795 amalfi	electric meter
1789 amalfi	gas meter
1789 amalfi	elctric meter
1760 bertino	t-pole
1754 bertino	t-pole
1748 bertino	t-pole
516 highwater crossing	bldg final
516 highwater crossing	electric
1315 arezzo	gas meter
1315 arezzo	electric meter
1375 arezzo	gas meter
1375 arezzo	electric meter
1496 corrara	final C.O
1152 Lucca	Final C.o
1158 Lucca	Final C.o
1217 springs way	pool deck steel
825 abington	pool final
1425 sienna	frame mep
1760 bertino	plmbg rough
1820 bertino	plmbg rough
825 abington	pool final
19 windsor	belly steel
900 hamilton	pergola footing
1321 arezzo	frame mep
1802 amalfi	frame mep
1796 amalfi	plmb top out
1783 amalfi	electric meter
1820 bertino	t-pole
1783 amalfi	gas meter
1126 cambridge	electric meter
712 kensington	patio cover

1321 arezzo	frame mep
1126 cambridge	flatwork
1730 bertino	pier holes
15 Green Hollow	undrgrnd elect
15 fireside	undrgrnd elect
1748 bertino	plmbg rough
1754 bertino	plmbg rough
1820 bertino	flatwork
1772 amalfi	elctric meter
1772 amalfi	gas meter
1315 arezzo	frame mep
1315 arezzo	gas meter
1315 arezzo	electric meter

**ROCKWALL COUNTY SHERIFF
972 TL TOWNSEND ROCKWALL , TX 75087**

CC.District = '41' AND CC.IncDate Between '07/01/2019' And '07/31/2019' AND
IsNull(CC.Jurisdiction, 'Default') = 'Default'

**CFS History Search
Basic Report**

CFS #	Create When	Location	Caller	Type Disposition	User
2019-024911	#####	35 WINDSOR DR, MCLENDON CHISHOLM	MILLER, TERRELL	SUSPICIOUS PERSON/VEHICLE UTL	RSOKM
2019-024689	#####	233 PHEASANT HILL DR, MCLENDON CHISHOLM	GREEN ELE	ALARM FALSE ALARM	rsoalw
2019-024686	#####	1232 MANCHESTER DR, MCLENDON CHISHOLM	GREEN ELEC	ALARM FALSE ALARM	rsoalw
2019-024679	#####	1043 FM 1139, MCLENDON CHISHOLM	RPD	WELFARE CHECK UTL	rsoalw
2019-024567	#####	SHELL 205/550 120 STATE HIGHWAY 205, MCLENDON CHISHOLM	DELGADO, MARTIN	SUSPICIOUS PERSON/VEHICLE ASSIGNMENT COMPLETE	rsobmr
2019-024545	#####	1309 AREZZO LN, MCLENDON CHISHOLM	SMITH THOMPSON SECURITY	ALARM ASSIGNMENT COMPLETE	rsokcs
2019-024496	#####	URBAN AIR 5757 S STATE HIGHWAY 205, MCLENDON CHISHOLM	PD	MEDICAL CALL ASSIGNMENT COMPLETE	rsobvv
2019-024495	#####	1069 KINGSBRIDGE LN, MCLENDON CHISHOLM	PARISH, BRANDON	MEET COMPLAINANT ASSIGNMENT COMPLETE	rsobvv
2019-024483	#####	2576 DOWELL RD, MCLENDON CHISHOLM	ROBERSON, BOBBY	MEET COMPLAINANT ASSIGNMENT COMPLETE	rsobvv
2019-024481	#####	2576 DOWELL RD, MCLENDON CHISHOLM	CRAWFORD, RAY	MEET COMPLAINANT ASSIGNMENT COMPLETE	rsoalw
2019-024480	#####	1216 LIVORNO DR, MCLENDON CHISHOLM	SIMPLY	ALARM FALSE ALARM	rsoalw
2019-024448	#####	2576 DOWELL RD, MCLENDON CHISHOLM	ROBINSON, BOBBY	DISTURBANCE ASSIGNMENT COMPLETE	rsokcs
2019-024397	#####	1248 S STATE HIGHWAY 205, MCLENDON CHISHOLM	LARSON, ANGELA	RECKLESS DRIVER UTL	rsobvv
2019-024379	#####	1961 FM 1139, MCLENDON CHISHOLM	EVER WATCH SYSTEMS	ALARM FALSE ALARM	rsoalw
2019-024269	#####	3 AMANDA LN, ROCKWALL COUNTY	UPCHURCH, SHANNA	ANIMAL VISCIOUS ASSIGNMENT COMPLETE	rsokcs
2019-024239	#####	610 STAMPEDE RUN, MCLENDON CHISHOLM	PEKARIK,TOM	MEET COMPLAINANT ASSIGNMENT COMPLETE	rsoalw
2019-024002	#####	2220 MCLENDON DR, ROCKWALL COUNTY	GREEN ELECTRONIC	ALARM FALSE ALARM	rsobvv

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CFS #	Create When	Location	Caller	Type Disposition	User
2019-023884	#####	950 S STATE HIGHWAY 205, MCLENDON CHISHOLM	LINSEY	TRAFFIC HAZARD UTL	rsobmr
2019-023752	#####	471 KENTWOOD DR, MCLENDON CHISHOLM	TREVINO, MARCUS	SUSPICIOUS PERSON/VEHICLE ASSIGNMENT COMPLETE	rsobmr
2019-023684	#####	1309 AREZZO LN, MCLENDON CHISHOLM	SMITH THOMPSON	ALARM ASSIGNMENT COMPLETE	rsokcs
2019-023662	#####	AREZZO LN, MCLENDON CHISHOLM	DAVIS,ROBERT	CITY ORDINANCE VIOLATION ASSIGNMENT COMPLETE	rsobmr
2019-023650	#####	MCFD FIRE STATION	STATION 1	MEDICAL CALL ASSIGNMENT COMPLETE	rsobmr
2019-023551	#####	1831 FM 1139, MCLENDON CHISHOLM	FIREBALL, LAURA	DISTURBANCE UTL	rsokcs
2019-023432	#####	AREZZO LN, MCLENDON CHISHOLM	DAVISROBERT	CITY ORDINANCE VIOLATION ASSIGNMENT COMPLETE	rsokcs
2019-023431	#####	W FM 550 / GRANITE RIDGE DR,MCLENDON CHISHOLM	ROBINSON, RONALD	ACCIDENT MINOR ASSIGNMENT COMPLETE	rsobmr
2019-023423	#####	821 ABINGTON WAY, MCLENDON CHISHOLM	VANMILLIGAN, DANIEL	SUSPICIOUS PERSON/VEHICLE UTL	rsokcs
2019-023422	#####	1401 CORRARA DR, MCLENDON CHISHOLM	HAWK SECURITY	ALARM ASSIGNMENT COMPLETE	rsokcs
2019-023412	#####	1411 S STATE HIGHWAY 205, MCLENDON CHISHOLM	DWIGHT	FIRE GRASS ASSIGNMENT COMPLETE	rsoslb
2019-023410	#####	1291 S STATE HIGHWAY 205, MCLENDON CHISHOLM	SQUAD 1	WELFARE CHECK ASSIGNMENT COMPLETE	rsoslb
2019-022934	#####	139 BRANDING IRON CT, ROCKWALL COUNTY	DEDMON SECURITY	ALARM ASSIGNMENT COMPLETE	rsokcs
2019-022928	#####	SHELL 205/550 120 STATE HIGHWAY 205, MCLENDON CHISHOLM	LONESTAR RANCH	FUEL SPILL ASSIGNMENT COMPLETE	rsobvv
2019-022883	#####	1538 INTESSA CT, MCLENDON CHISHOLM	FEMALE-DISCONNECTED	DISTURBANCE ASSIGNMENT COMPLETE	rsobmr
2019-022824	#####	1020 ABBEY LN, MCLENDON CHISHOLM	UNK	WELFARE CHECK ASSIGNMENT COMPLETE	rsobvv
2019-022746	#####	1200 ARTESIA LN, MCLENDON CHISHOLM	CHIP,PATRICK	BURGLARY RESIDENCE ASSIGNMENT COMPLETE	rsobvv
2019-022717	#####	701 KENSINGTON DR, MCLENDON CHISHOLM	ADT	ALARM ASSIGNMENT COMPLETE	rsoalw
2019-022556	#####	1272 SOMERSET LN, MCLENDON CHISHOLM	BENTON,MR	MEET COMPLAINANT ASSIGNMENT COMPLETE	rsoalw
2019-022535	#####	1777 AMALFI DR, MCLENDON CHISHOLM	WATSON, HILARY	TRAFFIC HAZARD ASSIGNMENT COMPLETE	rsoalw
2019-022428	#####	1306 AREZZO LN, MCLENDON CHISHOLM	JUAN	ODOR INVESTIGATION ASSIGNMENT COMPLETE	rsoalw

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CFS #	Create When	Location	Caller	Type Disposition	User
2019-022324	#####	240 HARVEST RIDGE DR, MCLENDON CHISHOLM	JONES,PAMELA	FRAUD RSO REPORT TAKEN	RSOMKK
2019-022321	#####	205 SB TUCKER	FREDERICK, CRYSTAL	RECKLESS DRIVER UTL	rsoalw
2019-022316	#####	N STATE HIGHWAY 205 / E FM 550,MCLENDON CHISHOLM	DANIELS,LUKE	MEDICAL CALL ASSIGNMENT COMPLETE	RSOMKK
2019-022306	#####	609 KENTWOOD DR, MCLENDON CHISHOLM	RAY, SHANE	WELFARE CHECK ASSIGNMENT COMPLETE	RSOKM
2019-022260	#####	536 LIVESTOCK DR, ROCKWALL COUNTY	ADT	ALARM ASSIGNMENT COMPLETE	rsotew
2019-022219	#####	688 KENTWOOD DR, MCLENDON CHISHOLM	TITAN	FIRE STRUCTURE ASSIGNMENT COMPLETE	rsobvv
2019-022212	#####	1542 BARROLO DR, MCLENDON CHISHOLM	ALERT 360	ALARM FALSE ALARM	rsobvv
2019-022129	#####	421 BRIAR GLEN LN, MCLENDON CHISHOLM	ROCKWALL PD	MEDICAL CALL ASSIGNMENT COMPLETE	rsokcs
2019-022100	#####	1601 E FM 550, MCLENDON CHISHOLM	PRESTON	ACCIDENT MAJOR ASSIGNMENT COMPLETE	rsobvv
2019-022022	#####	N STATE HIGHWAY 205 / E FM 550,MCLENDON CHISHOLM	TRANSFERREC	MEDICAL CALL ASSIGNMENT COMPLETE	rsobvv
2019-022016	#####	1400 CORRARA DR, MCLENDON CHISHOLM	ATT	ALARM FALSE ALARM	rsobvv
2019-021915	#####	1479 VIA TOSCANA LN, MCLENDON CHISHOLM	JONES,BRET	DISTURBANCE NOISE UTL	rsokcs
2019-021876	#####	N STATE HIGHWAY 205 / KINGSBRIDGE LN,MCLENDON CHISHOLM	WELLS,KIM	ACCIDENT MAJOR ACCIDENT REPORT	rsoalw
2019-021855	#####	SHELL 205/550 120 STATE HIGHWAY 205, MCLENDON CHISHOLM	KELLER, CAROLYN	VEHICLE UNLOCK ASSIGNMENT COMPLETE	RSOKM
2019-021799	#####	7 FIRESIDE DR, MCLENDON CHISHOLM	PARKS,SARAH	MISCELLANEOUS WARNING	rsotew
2019-021694	#####	1309 AREZZO LN, MCLENDON CHISHOLM	SMITH THOMPSON SECURITY	ALARM FALSE ALARM	RSOMKK
2019-021672	#####	SONOMA VERDE	E41	MISCELLANEOUS ASSIGNMENT COMPLETE	rsokcs
2019-021577	#####	1250 S STATE HIGHWAY 205, MCLENDON CHISHOLM	MCFD	MEDICAL CALL ASSIGNMENT COMPLETE	rsobvv
2019-021556	#####	205 JUST NORTH OF FM 550	GREG	WELFARE CHECK UTL	rsoalw
2019-021555	#####	SHELL 205/550 120 STATE HIGHWAY 205, MCLENDON CHISHOLM	TONY	VEHICLE UNLOCK ASSIGNMENT COMPLETE	rsoalw

CFS #	Create When	Location	Caller	Type Disposition	User
2019-021541	#####	SHELL 205/550 120 STATE HIGHWAY 205, MCLENDON CHISHOLM	LONESTAR RANCH	VEHICLE UNLOCK ASSIGNMENT COMPLETE	rsoalw
2019-021458	#####	LAKESHORE CHURCH 5575 S STATE HIGHWAY 205, ROCKWALL COUNTY	MICHAEL	FIRE GRASS ASSIGNMENT COMPLETE	rsobmr
2019-021426	#####	701 KENSINGTON DR, MCLENDON CHISHOLM	MCLANE,DON	SUSPICIOUS ACTIVITY ARREST	rsoslb
2019-021413	#####	205/S OF PULLEN	MRS BROWN	WELFARE CHECK ASSIGNMENT COMPLETE	rsoslb
Total: 62					

Primary Unit

525

538

535

538

556

569

MED1

566

566

566

566

567

553

569

553

527

.9 11:24

Primary Unit

525

538

569

556

SQUAD1

567

569

569

553

553

MCFDB41

SQUAD1

525

MCFDE42

529

567

569

553

539

539

553

.9 11:24

Primary Unit

527

519

MED1

519

532

223

519

MED1

MED1

556

570

556

558

SQUAD1

556

539

MCFDE42

MED1

535

SQUAD1

.9 11:24

Primary Unit
SQUAD1

MCFDB41

519

519

.9 11:24

July Incident Call by Type

Incident Type Details	2019-07-01	Total
140 - Natural vegetation fire, other	1	1
142 - Brush or brush-and-grass mixture fire	1	1
143 - Grass fire	6	6
151 - Outside rubbish, trash or waste fire	1	1
321 - EMS call, excluding vehicle accident with injury	12	12
322 - Motor vehicle accident with injuries	1	1
324 - Motor vehicle accident with no injuries.	2	2
411 - Gasoline or other flammable liquid spill	1	1
412 - Gas leak (natural gas or LPG)	1	1
511 - Lock-out	5	5
550 - Public service assistance, other	1	1
553 - Public service	3	3
561 - Unauthorized burning	1	1
611 - Dispatched & canceled en route	4	4
631 - Authorized controlled burning	1	1
651 - Smoke scare, odor of smoke	1	1
745 - Alarm system activation, no fire - unintentional	1	1
Total	43	43

Alarm Date between 2019-07-01 and 2019-07-31

Total Calls by District

District	2019-07-01	Total
County District	9	9
City Limit District	26	26
County Mutual Aid	7	7
Out of County Aid	1	1
Total	43	43

Fire - Incident Types

Date: Monday, August 5, 2019
Time: 12:51:41 PM

Incident Date between 2019-07-01 and 2019-07-31

Fire Incident Type Breakdown

Incident Type Group	
100 - Fire	9
300 - EMS	15
400 - HAZMAT	2
500 - Service Call	10
600 - Series	6
700 - False Alarm	1
	43

