



**AGENDA
CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 12, 2023
1371 WEST FM 550 - McLendon-Chisholm, Texas 75032
6:30 PM**

Page

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS
3. RULES OF DECORUM
4. PROCLAMATION
 - 4.1. Daughters of the American Revolution Celebrate Constitution Week September 17-23, 2023, DAR Constitution Week Proclamation

5. CITIZEN COMMENTS
6. CONSENT AGENDA

- 6.1. Consider approval of the Minutes of the August 22, 2023, City Council Meeting
[08.22.23](#)

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7. PUBLIC HEARINGS
 - 7.1. A public hearing to consider an application requesting approval of a zoning district change from the AG Agriculture Zoning District that provides for a lot size of two and one-half acres to a Planned Development District [Ridge Pointe Estates] for the development of a residential subdivision containing a 99.544-acre tract of land [Rockwall CAD PID #10767] for the development of 83 single-family residential lots with a minimum lot size of one-acre of land. The property is located generally across FM 550 from the McLendon-Chisholm City Hall, 1371 West FM 550, McLendon-Chisholm, Texas. The public hearing will be held at McLendon-Chisholm City Hall, 1371 West FM 550, McLendon-Chisholm, Texas 75032.
 - 7.2. A public hearing to receive comments regarding levying ad valorem taxes for the tax year 2023 at a rate of \$0.096578 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of McLendon-Chisholm as of January 1, 2024, the said tax rate having a maintenance and operations component and a debt service component.

8. ITEMS FOR CONSIDERATION AND ACTION

- 8.1. Consideration and action regarding approval of a zoning district change from the AG Agriculture Zoning District that provides for lot size of two and one-half acres to a Planned Development District [Ridge Pointe Estates] for the development of a residential subdivision containing a 99.544-acre tract of land [Rockwall CAD PID #10767] for the development of 83 single-family residential lots with a minimum lot size of one-acre of land. The property is located generally across FM 550 from the McLendon-Chisholm City Hall. 20 - 33
[Zoning Application Recommendation](#)
- 8.2. Consideration and action regarding approving and adopting a budget for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; providing that expenditures for said fiscal year shall be made in accordance with said budget; appropriating and setting aside the necessary funds out of the general and other revenues for said year for the maintenance and operation of the various departments and for various activities and improvements of the City. 34 - 112
[FY2024 Final Budget](#)
[Ord. No. 2023-08 Adopting Budget](#)
- 8.3. Consideration and action regarding levying ad valorem taxes for the tax year 2023 at a rate of \$0.096578 per one hundred dollars (\$100) assessed valuation on all taxable property within the corporate limits of the City of McLendon-Chisholm as of January 1, 2024, the said tax rate having a maintenance and operations component and a debt service component. 113 - 116
[Ord. No. 2023-09 Tax Rate](#)
- 8.4. River Rock Trails 117 - 131
[Petition](#)
[City Consent Resolution - Annex 641.873 Acres](#)
[Staff Report Resolution River Rock Trails Annexation into MUD No. 2 DR HORTON September 2023](#)
- 8.5. Update and Discussion - City Wide Water Related Issues
- 8.6. Discussion and action for bringing sewer connection to the four corners of FM 550 and SH 205.
- 8.7. Discuss and consider the leave of absence for councilmember at the City's regular meeting pursuant to 22.041(b).

9. EXECUTIVE SESSION

- 9.1. Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.074 Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee: Discuss leave of absence for Council Member.

- 9.2. Reconvene Regular Meeting
- 9.3. Executive Session Action
- 10. UPDATES, DISCUSSION AND DIRECTION TO STAFF
- 11. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

- 11.1. Mayor Short
- 11.2. Mayor Pro Tem Balkum
- 11.3. Council Member Hoffman
- 11.4. Council Member McNeal
- 11.5. Council Member McLendon
- 11.6. Council Member Tucker
- 12. ADJOURN

As authorized by Section 551.071(1) of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Rochelle Green, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., September 8, 2023, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



**CITY COUNCIL MEETING
CITY OF MCLENDON-CHISHOLM, TEXAS
MEETING MINUTES
AUGUST 22, 2023**

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, August 22, 2023, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Adrienne Balkum	Mayor Pro Tem
	Jennifer Hoffman	Council Member
	Daniel Tucker	Council Member
ABSENT:	Bryan McNeal	Council Member
	Floyd McLendon, Jr.	Council Member
Staff Present:	Konrad Hildebrandt	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief
	Michael Halla	City Attorney

1. CALL TO ORDER

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

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

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

3. RULES OF DECORUM

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

4. PRESENTATION

4.1. Photo Contest Winners

City Administrator Hildebrandt introduced this item. He explained this is a new photo contest. The whole city was invited to submit photos. Our instructions may not have been as concise and clear in year one, but we'll learn from it and get better.

We had a great family who submitted and we decided they should be our winners tonight. He invited up the Brogan family who are the winners. The pictures will be professionally framed and they will be in the hallway for a year.

The theme of the contest was "Why I Love Living in the City of McLendon-Chisholm". He showed the two winning photos. He thanked the Brogan family for being great members of the community, and also thanked them for taking some time out of their day to participate in this first annual event.

Mayor Short made comments regarding the subject of the pictures and how much such activities impacted his life growing up.

4. CITIZEN COMMENTS

Jon McBride, 1520 Bell Haven, Rockwall. I just recently bought a partial of land here in McLendon-Chisholm area at 1520 Bell Haven, which I'm sure many of you know is a master plan community over at High Point Lake Estates. The water provider that's been there since 2017 when that development was done was RCH. I was told today that they will not give me access to potable water. Come to find out, you can't deny somebody access to a utility that you monopolize. So, I've been in contact with multiple people trying to figure out the whole thing, how far down the rabbit hole you can go with this thing and I find it real hard to believe that in Rockwall County, one of the two fastest growing counties in the State of Texas, not just the last year but for the last decade, and nobody saw this coming. And then all of a sudden, we have a new president at the company and a shift. I mean I'm just bewildered that even if you look at their own reports, they've been teetering on their max limit for the last eight years. It makes zero sense to me how that kind of negligence can be had by a utility company and what is being done to step out. I know you guys can't do a ton, but I don't think handing it off to a company that's not local is a good idea for anybody. A company that's for profit turning down their customers because they're holding on a profit is what this essential boils down to. Anybody got any ideas because I'm at a loss.

Shari London, 216 Harvest Ridge Dr., MC. Mr. Mayor and City Council: Today I'm here to present the results of my research showing that RCH is not meeting minimum standards for both elevated storage and for water supply. Until I compiled the information I researched, I'd have told you we really only had an issue during the summer months. But the facts show it's an issue all year round.

I want to make sure the City Council is in possession of those same facts for your decision making.

After last July's water outage, I drove to Fort Worth and copied the entire TCEQ Compliance file for RCH. Yesterday, I emailed a letter to each of you and attached key documents I used in compiling the information presented in my letter.

My letter presents some simple math. TCEQ records cites Texas law that requires water suppliers to have 200 gallons of elevated storage per connection, and 0.6 gallons per minutes of water flow per connection.

If you do the math and don't meet the requirements, you're in violation. Notice that the math has nothing to do with time of year or how much water you are using.

So what do the records say? In 2020, RCH had reached 92% of its maximum tower storage capacity and were asked to submit a plan to add storage. By 2021, when the plan was submitted, they had reached 99% of their maximum storage capacity.

And depending on whether they now serve 2600 or 2800 connections – RCH now has 4 or 12% less than the bare minimum required tower storage.

What about the water supply? In 2018 – RCH had a buffer of 22% more flow than required. By 2020 that buffer shrank to 6% and then to 1% by 2021.

By 2022, the buffer was completely gone. RCH was then 2% deficient in minimum water supply.

But that was last year. And depending on how many connections you believe there are today, they're providing between 7% and 9% less than the minimum flow required per connection.

The lack of tower storage – which contributes to low water pressure – is not a summer issue. The lack of water supply is not a summer issue, though I admit it is worse in the summer. The facts show that RCH is out of compliance 24 hours a day, 7 days a week, and 365 days a year. Both are simple math. Number of connections times required storage or water supply.

That means this problem won't be solved by rain, conservation, or by anyone else taking over RCH.

It will only be solved by adding capacity.

I also provided these records to Planning and Zoning Chairman Mark Kipphut and discussed my concerns. He informed me that existing City ordinances require adequate water for new development, and that P&Z will make its recommendations in accordance with that ordinance.

I urge that the City Council follow the recommendations of P&Z and hold developers accountable to this ordinance.

This information was also provided to the Rockwall County Commissioner's Court this morning. They have been urged to halt development within RCH's service areas in the unincorporated area of Rockwall County until additional capacity is added.

I urge the City to work closely with RCH or its successor to tract construction of the required infrastructure, and to keep Rockwall County informed as well.

Thank you.

Ron LaRoux, 3401 W FM 550, Rockwall, 75032. I'm not really technically in the City of McLendon-Chisholm, we're in the county, we're not in the ETJ or whatever they call that, but my concern is you know several months ago, I mean I guess I don't know where to go for the info. I met Shari tonight so I know there's a website. But you know we haven't had a bill in several months and I guess one of the concerns I want to express is, are they going to lump sum you know ask me for several thousand dollars for water. Not knowing, you know, what that's going to look like, but also are they going to pull some BS where they tier it and put it all in the high tier and that kind of thing. So, I know as you said per your rules, you can't answer those questions, but is there anybody here that can provide information?

Mayor Short explained they are not allowed to address issues during citizen comments. However he did state that he, as a citizen, is just as frustrated as they are.

William Blanchette, 1848 Navarre Way, MC. Mayor and City Council, I appreciate you giving me the time to talk. I'm 100% disabled vet just so everybody knows. I've also been diagnosed with prostate cancer. I'm a retired 25-year criminal investigator, Department of Justice, Department of Homeland Security, so federal government. I've done some narcotics work and then also child crimes, things of that nature. Last Thursday I happened to be in Plano, Texas and I was furniture shopping with my wife, which is aggravating enough. So I get a little alert on my cell phone and someone's at my door. The gentleman said he's from Aqua Texas and I'm just here to notify you that I'm putting a restrictor on your meter based on you being a super water user. I said interesting, okay, well, how was that. So in a nutshell, I'm sure a lot of you here have probably seen this video and everything I posted. You know I asked what you are basing this off. He kind of goes back and forth about how they're in this unofficial contingency five because I don't know about any of you all, but I haven't gotten a letter telling me and I'm in a contingency five category drought for one thing. So, I told him we'll go based off this unofficial drought you're telling me about and he goes, well we're actually basing this off of a social media post. At that point, I was like, okay, so now you guys are threatening me to put a restrictor on the meter of my home because I'm using my freedom of speech and just like all of you know as elected officials or as a public servant which I've been a public servant as well, you know what, if you don't want to be talked about, don't be in that position, period. So, I've had a lot of people come up to me and say you know they're on my side. I've also had those say oh, have you reached out to David Naylor. I sure have. You know I didn't just go on Facebook calling him as worthless as a broken window which I did. That wasn't the first comment I made. The first thing I did is I reached out even by email and I said, hey, what's going on with our billing, can you give me a call. I'm concerned. You know what, I just bought a home here and I want to find out what's going on. You know I hear all these rumors and I heard you're the one to go to. Nothing. I try again. Nothing. So then I reached out to the city, Mayor Pro Tem, she helped me out and we filed a few complaints with some of those agencies that you mentioned and now we'll kind of circle back to Thursday. So then we continued to go back and forth. I tell them, all right, you know since you guys think that I'm wasting all this water and I'm watering so much, I said why don't you go on the left side of my property and go look at the little mini grand canyons I have all over the place. Look along my fence line. My fence is about to fall

over and its only been there since March. I said I am going to continue to water my foundation, I don't care what you guys say, and that is the truth, period. I don't care what RCH says, what Aqua says. Frankly if you guys were in charge, I wouldn't care what you said, I'm just being honest. Because you aren't going to repair my home or anybody else's home here. My biggest concern is they're not following any protocols, then they're going to people's houses like gestapo trying to silence you from using your first amendment right to say how you feel. Frankly, I'm pissed off, I'm pissed. I think a lot of people here are pissed off. I appreciate the last meeting you guys had, when you had a little, you know the city hall, little city roundtable meeting where you guys did the questions and answers, that's great, that's what they should be doing. What I want to say is you know I'm addressing you guys but I mean for all y'all behind me that are listening, we need to get together and do what we got to do. We need to support these folks here who are from McLendon-Chisholm who are going to do this in our best interest. Because what's happening right now is not in our best interest because if they're going to do it to me, they're going to do it to all of you. It doesn't matter who you are, they're going to go to your house because they don't like what you said, or what you look like, or what race you are, what sex you are. Whatever you are, maybe that's why they want to shut off your water. I don't know. They're just not going to give you service, that's right. It's a big concern and I would appreciate everything y'all can do to help us address this. I did take a picture of my meter when I moved in because you know this isn't my first rodeo and I have bought a brand-new home before. The builder used about 6,200 gallons from the day they started building my house to the day I closed on it. Now when it was just read, it was 15,000 gallons

Gina Maris, 107 Chaney Pl, MC. Thank you again for giving us this opportunity and basically, there's just a lot here that may not know some of the particulars. First of all, I want to say a public thank you to Adrian, Mayor Pro Tem. The research that a lot of people have done is excellent. It pales in comparison to what I know they've been doing since August when RCH came to them to ask them to take over the water. They began doing their due diligence in going through the different processes they needed to get what they needed and that's when RCH backed up especially when it came to getting the records and new minutes and all that. I made an open records request to the Attorney General's office after I did not receive any response from David Naylor. I asked for five things, annual audits for 2022 and 2023 presented in the annual meetings. I asked for all paid invoices for 2022-23 to the City of Rockwall and Blackland. I asked for all paid invoices for legal fees in 22 and in 2023 and all paid invoices for line repairs and tank divers, and number five, IRS filing for 22 and 23. I received a handful of invoices back from the Attorney General's office for 2023. They had nothing for 2022 and then the attorney responded we do not have two of these things – we do not have audits for 2022 and 2023 presented in the annual meetings and, this is the concerning one, we do not have IRS filing for 2022 and 2023. So, with that same background, they've only continued to do a disservice to us by even bringing this retailer Aqua as an option, when they could have signed the interim agreement or still work that out, which is still open and RCH could do the right thing and continue on in signing the interim agreement that was initiated so that we could go forward and all get the water that we need, get the infrastructure, the towers, everything we need. We need to go direct to North Texas Municipal Water District. Number one, Aqua cannot ever be a direct customer with North Texas Municipal Water District. All the other noise and chatter really doesn't even matter if we aren't direct, which McLendon-Chisholm can, they have the experts all in their respective fields. I'm not even interested in hearing about any of the third-party deal because we've been through that and done that for ten years. They didn't do the diligence that they were supposed to to go to North Texas ten years ago and these people have

been doing it on our behalf for everybody for all RCH users. ETJ MC, we just need to drop that whole division. It's for everybody, just like RCH was. They have the experts in line that can take over the operations if Aqua were out of the picture, which I wish they were. Yesterday, they were ready to take it on. Our block is RCH who wants to make some money. Sell it to a retailer who, even if they could sell it, would have to take the profit there. RCH can't sell to a retailer. If they do, they have to take the profits and give it to a non-profit. Well, that was never disclosed to us in the last two RCH board meetings. But you guys have been completely transparent. If you need more information, ask them. They are more than open with everything that's needed. They're doing non-stop work to meet the requirements from PUC, TCEQ. Yes, it's a process, a process that should have been done ten years ago. It's turning the Titanic around. It's not going to happen overnight, but they're doing it. The thing I appreciate about a municipality, who do you all think we've been getting our water from. Rockwall, they are a municipality, they're held to a stricter standard, they have to go by the letter of the law, they sure will have IRS or whatever filings, because if they don't, they're in trouble with the State. We have so many oversights that it is not even funny. So, first of all, why were the people who walked away with RCH records, how could they even do that with RCH over them. There's H20 people. So going back to the very first of it, I have zero trust in RCH for the last ten years, for hiring Aqua who it's the monumental evidence of violations, complaints, hacked rates. They only care about their shareholders and you do you think is going to support their shareholders – us. I go with you guys, I applaud you. Keep doing what you're doing. Nobody knows the countless research and hours and all the hoops that you're jumping through with PUC, TCEQ, all the engineers. I applaud you and I'm ready to get started.

Citizen Comments were closed at 7:10 p.m.

6. CONSENT AGENDA

- 6.1. Consider approving an ordinance granting Highpoint Special Utility District the right, privilege and non-exclusive franchise to construct, install, extend, remove, replace, abandon, operate and maintain its facilities within the public rights-of-way of the City of McLendon-Chisholm, Texas.

ORDINANCE NO. 2023-06

AN ORDINANCE GRANTING TO HIGHPOINT SPECIAL UTILITY DISTRICT, THE RIGHT, PRIVILEGE AND NON-EXCLUSIVE FRANCHISE TO CONSTRUCT, INSTALL, EXTEND, REMOVE, REPLACE, ABANDON, OPERATE AND MAINTAIN ITS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THE TRANSPORTATION, DELIVERY, SALE AND DISTRIBUTION OF POTABLE WATER; CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

- 6.2. Consider approving an ordinance granting Blackland Water Supply Corporation the right, privilege and non-exclusive franchise to construct, install, extend, remove, replace,

abandon, operate and maintain its facilities within the public rights-of-way of the City of McLendon-Chisholm, Texas.

ORDINANCE NO. 2023-07

AN ORDINANCE GRANTING TO BLACKLAND WATER SUPPLY CORPORATION THE RIGHT, PRIVILEGE AND NON-EXCLUSIVE FRANCHISE TO CONSTRUCT, INSTALL, EXTEND, REMOVE, REPLACE, ABANDON, OPERATE AND MAINTAIN ITS FACILITIES WITHIN THE PUBLIC RIGHTS-OF-WAY OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, THE TRANSPORTATION, DELIVERY, SALE AND DISTRIBUTION OF POTABLE WATER; CONTAINING OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR SEVERABILITY; INCLUDING PROCEDURAL PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

6.3. Consider approval of the Minutes of the August 8, 2023, City Council Meeting.

MOTION: REMOVE FROM CONSENT AGENDA

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

MOTION: APPROVE MINUTES OF THE AUGUST 8, 2023, CITY COUNCIL MEETING AS CORRECTED.

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

6.4. Consider approval of the Minutes of the August 14, 2023, Special City Council Meeting.

MOTION: REMOVE FROM CONSENT AGENDA

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

MOTION: APPROVE MINUTES OF THE AUGUST 14, 2023, CITY COUNCIL MEETING.

MADE BY: Council Member Balkum
SECONDED BY: Council Hoffman
APPROVAL: Unanimous

6.5. Community Waste Disposal Report

- 6.6. Sheriff's Report
- 6.7. Code Compliance Report
- 6.8. All American Dog Report
- 6.9. Fire Rescue Report
- 6.10. Building Official Report
- 6.11. Financial Report

MOTION: APPROVE CONSENT AGENDA ITEMS 6.1., 6.2., AND 6.5 – 6.11.

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

7. PUBLIC HEARING

- 7.1. The City Council Of McLendon-Chisholm, Texas, will conduct a public hearing to receive public input regarding the proposed Fiscal Year 2023-2024 Budget.

Mayor Short opened the Public Hearing at 7:12 p.m.

There was no public input and the hearing was closed.

8. ITEMS FOR CONSIDERTION AND ACTION

- 8.5. Kids Market Place

Council Member Hoffman introduced this item:

KIDS' MARKET DAY - ANNUAL EVENT

WHAT: An annual event to allow kids (ages 8-18) a chance to express and the city to assist in development of their entrepreneurial skills in demonstrating and selling any type of food, general merchandise, and/or service product(s) to the general public.

WHERE: Event will be held in the City of McLendon Chisholm parking lot.

WHEN: Saturday, October 21, 2023

WHAT TIME: 9:00 A.M. – 12:00 NOON

Cost: Minimal – Grab bag for participants - +/- \$300

The Mayor and City Council supported this idea.

8.4. Phone Policy – City Council, Planning & Zoning Commission, and Board of Adjustment

City Administrator Hildebrandt presented his report on this item:

ELECTRONIC DEVICES @ THE DAIS POLICY

PROPOSED POLICY STATEMENT

“The City Council, Planning and Zoning Commission and the Board of Adjustment elected/appointed bodies shall handle electronic communication devices as follows: the use of electronic communication devices, such as cell phones and smart watches, during a City Council/Planning and Zoning/Board of Adjustment meetings may lead to the public's perception that a Councilmember/Commissioner is not paying attention to the subject matter at hand or that a Councilmember/Commissioner is receiving information relative to the subject matter at hand that other Councilmembers/Commissioners and members of the public are not receiving, either one of which is inimical to good government and transparency. Therefore, a Councilmember's/Commissioner's use of electronic communication devices (including cell phones and smart watches), other than for the purpose of accessing agenda materials that are on a Councilmember's/Commissioners city issued/private iPad/ tablet device or lap top computer, is prohibited at the dais during City Council/Planning Commission/Board of Adjustment meetings and Closed Sessions.

In the event of an urgent family/personal/work matter, a City Council/Planning and Zoning Commissioner or Board of Adjustment member shall notify the Mayor/Chair and leave the Dais and take the urgent phone call, text and/or email message.

BACKGROUND

Cities around the country have debated, on both sides of the cell phone use on the dais, and overall, strongly recommend that local governments establish a policy requiring elected officials to put away their cell phones while on the dais. Checking your email, texting to constituents, or posting on social media means that you are neglecting your duty to your council and your community.

It's been conclusively proven that multi-tasking is a myth. When you use your cell phone, you're not really at the meeting, you're in your own private world. This weakens the cohesion of the group, distracts others, and wastes time—both your own and that of the group as a whole.

In Fullerton, California, two City Council members request to ban the use of cell phones and texting on the dais were denied in favor of using common courtesy during closed sessions and regular council meetings.

A Councilwoman who initiated the discussion, said messaging with others, including those in the audience, was annoying. She said there was the possibility of violating public records acts if texting occurs during a time “when everything should be out in the public.”

One Councilperson stated that there had been frivolous interruptions during closed session.

"I realize there are emergencies, and there should not be a punishment if a policy is adopted,"

Other Councilpersons stated that the activity was no different than someone passing a note, and they didn't view it as a problem.

A City Attorney stated that he knew of two areas where there had been legal violations in other cities.

The first incident was during a public hearing when council members were e-mailing. The second issue arose when a council member was recused and sat in the back room e-mailing her views to other council members.

He also recalled when a council empowered the mayor to stop a meeting and embarrass the cell-phone user by saying the meeting would not go forward until the council member got off the phone.

A City Manager's research said that he contacted four surrounding cities and was told there were no cell-phone bans in place.

Mayor Short expressed that he is in favor of this. It's not taking somebody's rights away; it's not trying to silence everybody. It's for us to show respect and it shows we are paying attention to what's going on.

Council Member Tucker seconded what the Mayor said and he is in favor of the policy.

Council Member Hoffman stated she is in favor of the policy.

Mayor Pro Tem Balkum agreed. She feels there should be no distractions.

MOTION: APPROVE THE POLICY TO TURN OFF OUR CELL PHONES DURING THE COUNCIL MEETINGS, BOARD OF ADJUSTMENTS, AND PLANNING & ZONING COMMISSION MEETINGS.

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

8.1. Budget – Presentation/Discussion of FY 24 Budget

City Administrator Hildebrandt presented an overview of the proposed 2023-2024 Budget.

As authorized by Section 551.071(2) 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.

Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.071(2) – Consult with attorney regarding correspondence from RCH Water Supply counsel to North Texas Municipal Water District.

Mayor Short adjourned into Executive Session at 7:59 p.m.

Reconvene Meeting – the meeting was reconvened at 8:24 p.m.

Executive Session Action – No Action

- 8.6. Discussion and action of Letter by RCH Water Supply counsel to North Texas Municipal Water District regarding an operations agreement between Aqua, Texas and RCH.

Mayor Pro Tem Balkum read a letter “regarding statements by City of McLendon-Chisholm Regarding RCH Water Supply Corporation”. A copy of this letter is attached to these minutes as Exhibit A.

No action taken.

- 8.2. Discussion/Action on a recommendation that McLendon-Chisholm, through the City Administrator, inform representatives of Tellus-Mann, LLC of an interest towards re-opening negotiations regarding a Developers Agreement (DA) previously presented to Council on March 14, 2023.

Council Member Tucker presented his report:

Agenda Item: Discuss/Act on a recommendation that McLendon-Chisholm through the City Administrator inform representatives of Tellus-Mann, LLC of an interest towards re-opening negotiations regarding a Developers Agreement (DA) previously presented to Council March 14, 2023.

Background: Currently, the pre-eminent issue affecting citizens of the City/ETJ of McLendon-Chisholm is that of water and its availability. Over the past month, exceedingly elevated temperatures have caused restrictions on water consumption. This has resulted in property loss, increased susceptibility to fire, elevated threats to health and safety, and generally, promoted anger and frustration among residents. Though the local water provider is a privately operated company, many residents look to the City for answers.

On 28 February 2023 the following appeared on the City Council Meeting Agenda:

Item 7.2. “The First Reading of the Tellus-Mann, LLC Development Agreement.” Tellus-Mann, LLC is a home developer and current owners of approximately 1,000 acres. Some portions lie within McLendon-Chisholm’ ETJ. Some 2800 homes are projected to be built within the boundaries of this municipal utility district (MUD).

The developer previously showed interest in partnering with the City of McLendon-Chisholm in negotiating a developer’s agreement (DA). There was a commitment on the part of Tellus-Mann to assist the City towards becoming a water provider and obtaining its own CCN. (See Article V Water and Emergency Services, Miscellaneous p.5-6). In concert with the City of Terrell and another Rockwall County developer, Trilogly-Huffines, the ultimate plan was to make McLendon-

Chisholm a long-term recipient of a diverse water infrastructure delivery system worth some \$14 M. The agreement specified there would be no obligation on the part of McLendon-Chisholm to contribute financially to this effort. The greater supply of water will flow to the developments. However, some of this water could conceivably be diverted to McLendon-Chisholm as both a primary and secondary water source. Minimally, this could have an impact during emergency conditions where restrictions in use are being considered.

In that regard, there is a need for the City to Continue to pursue an RCH asset transfer agreement. Simultaneously, there is nothing to preclude McLendon-Chisholm from seeking alternative sources of water. Negotiations with Tellus-Mann failed in great part based on the request for a 600-acre McLendon-Chisholm ETJ land transfer to Terrell City. The City Council on March 14th voted against this transfer and ultimately negotiations died. Events have changed since that meeting. At this point, securing an available water supply for current and future residents has become a priority.

It is incumbent upon this City Council to revisit this offer. A new City Council has since been seated and it is appropriate that they have the opportunity to decide whether this Developers Agreement may benefit the City and its residents.

Council Member Tucker emphasized that this proposal is independent of what we're doing in terms of pursuing RCH. So I think it should be judged on it's own merit.

MOTION: REOPEN THE NEGOTIATIONS WITH TELLUS-MANN REGARDING A DEVELOPER'S AGREEMENT PREVIOUSLY PRESENTED TO COUNCIL ON MARCH 14, 2023.

MADE BY: Council Member Tucker

The motion died for lack of a second.

No action taken.

8.3. Sewer Connection Project at four corners of FM 550 and SH 205.

City Administrator Hildebrandt presented his report on this item:

Agenda Item: Review/Action- Discussion and possible action relating to the proposed sanitary sewer extension request – Commercial Zone

Fiscal Impact: ESTIMATED \$275,000 (Engineers Estimate). Funding could completely come from the current Utilities Fund Balance Reserve (\$854,134) that is projected to increase to approximately (\$1,043,474) at the end of FY 2023. Requested approval will not exceed \$400,000.

Background: The City of McLendon Chisholm has a sanitary sewer system currently located in The Sonoma Verde residential development. This same line has been stubbed to the SE corner of the SH205/FM550 intersection. This entire area is currently zoned General Business

(Commercial). The request would better prepare the city to welcome in future commercial businesses. As we develop in our commercial realm, our sales tax revenues will increase allowing us to service our residents more effectively with needed/wanted city services.

The requested project will be to cross sanitary sewer lines to all four corners of this intersection.

Council Member Tucker stated he is all for this project. Going back to the previous sewer project that was performed two years ago, two and a half years ago, it was woefully underestimated and he knows the engineer continually returned to Council to request more money. So it inflated from the initial estimate of about \$252,000 and it came to about five hundred thousand dollars when they were finished with the project. That being said, what he would prefer on this rather than an estimate, I prefer a contract of some sort so we know up front what the total cost is going to be and we know what they're going to be providing as a service.

Mayor Pro Tem Balkum asked when the estimate of \$275,000 was received. Mayor Short responded it was recently.

Direction was given to staff to get with the engineer and get concrete dollar amounts and what it covers.

9. UPDATES, DISCUSSION AND DIRECTION TO STAFF

None

10. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

- 10.1. Mayor Short – Reminded everyone that school has started and to be on the alert for students.
- 10.2. Mayor Pro Tem Balkum – She announced she is thinking about hosting a workshop on how to petition your local government, how to do it effectively. So, you'll probably see some information about that.
- 10.3. Council Member McNeal – Absent
- 10.4. Council Member McLendon – Absent
- 10.5. Council Member Hoffman – None
- 10.6. Council Member Tucker - None

11. ADJOURN

There being no further business to discuss, Mayor Short adjourned the meeting at 8:48 p.m.

APPROVED:

Mayor Keith Short

ATTEST:

Rochelle Green, City Secretary

EXHIBIT A

JAMES D. BRADBURY, PLLC

**201 MAIN STREET
SUITE 600
FORT WORTH, TEXAS 76102**

**ALSO ADMITTED IN ARKANSAS
& MONTANA**

**OFFICE: 817-339-1105
JIM@BRADBURYCOUNSEL.COM**

August 10, 2023

Jenna Covington, PE
Executive Director and General Manager
North Texas Municipal Water District
Administration Building
P.O. Box 2408
Wylie, TX 75098

Re: Statements by City of McLendon-Chisholm Regarding RCH Water Supply Corporation

Dear Ms. Covington:

This firm represents RCH Water Supply Corporation (RCH). We are in receipt of a letter that was sent to you and two other individuals at North Texas Municipal Water District (NTMWD) by the City of McLendon-Chisholm (City) requesting to become a "direct customer" with NTMWD. RCH currently provides water service to customers inside the City and outside the City pursuant to RCH's CCN No. 10087. The City does not have a water CCN from the PUC although it has publicly indicated it wants to be "in the water business." RCH disagrees with the City's representations of fact in its letter, and RCH has asked that we provide a response on its behalf.

First, to be clear RCH is actively operating and providing water service to its customers within its service area. The City's statement that RCH "no longer has any administrative employee, officer or agent to carry out its day-to-day operations and business affairs, including but not limited to: repair and maintenance of its system, water meter reading, or water billing" is false. The RCH system is currently being operated by Aqua Texas, Inc. (Aqua) pursuant to a negotiated agreement. Further, RCH and Aqua are in final negotiations over an asset purchase agreement involving the RCH system.

We are certain that you are familiar with Aqua, but it has been in operation for more than 135 years and now provides water and wastewater services to more than 3 million people across 8 states. In Texas, Aqua provides water services in 53 counties statewide. Aqua regularly invests millions of dollars every year nationwide into improving their plants, tanks, distribution systems, and more to ensure delivery of quality water to the homes and businesses it serves. Aqua has proven experience providing reliable delivery of quality water at affordable rates as well as operating in rural, urban, and suburban communities. The management and staff at Aqua have specifically dedicated resources to the operation of the RCH system in accordance with all regulatory requirements.

AUSTIN

FORT WORTH

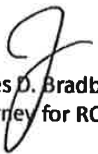
Jenna Covington, PE
August 10, 2023
Page 2

In contrast, the City does not have any approval from the Public Utility Commission to operate a water utility. The City does not have a certificate of convenience and necessity to provide water service. Most importantly, the City does not have any water system in place to fulfill the promises it makes in its letter to NTMWD. The City over the last several months has threatened to institute PUC proceedings to take over the RCH system. If filed, RCH and Aqua will vigorously resist any such efforts.

Finally, to further demonstrate its commitment to providing reliable and quality water service to its customers, RCH requests to become a direct customer of NTMWD. RCH will submit additional information and materials as required by NTMWD to facilitate that process.

While NTMWD can certainly determine how to coordinate its operations and contracting, RCH felt that the record needed to be clarified regarding RCH. We appreciate your time and allowing us the opportunity to address the statements made by the City in its letter. We are available to discuss any of these matters further should you have any questions.

Very truly yours,


James D. Bradbury,
Attorney for RCH Water Supply Corporation

Cc: Senator Bob Hall
Representative Justin Holland
NTMWD Board of Directors
Billy George, PE
R.J. Muraski, PMP
Mayor Keith Short



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: June 26, 2023

Receipt # _____

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:

Across from McLendon-Chisholm City Hall & Fire Station

Property Legal Description:

RIDGE POINTE ESTATES - 99.544 Acre Tract, Lelsler Easterwood Survey, Abstract No. 79

County Parcel ID: 10767

Existing Zoning: AG

Requested Zoning: Planned Development (PD)

Applicant's Name: Ricardo Doi, PE

Phone No. 813-355-1012

Email: rdoi@pelit-ecd.com

Status of Applicant: Owner ☐ or Authorized Agent ☒

Applicant's Address:

1600 N. Collins Blvd. Suite 3300, Richardson, TX 75080

Owner's Address: Terrell 176 Partners LLC - P.O. Box 818, Terrell, TX 75160

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

Signature of Owner:

Date 6/21/23

Signature of Applicant:

Date 6/13/23

Page 1 of 2

02/25/2020 Zoning Change Application and Checklist

CHECKLIST FOR ZONING CHANGE APPLICANT

The following items must be submitted along with the completed application before processing and scheduling.

1. Completed Application
2. Legal Description and plat of the subject site. Two (2) copies of field note description typed and attached on a separate sheet (plain bond paper) and the subdivision name with lot and block number.
3. A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
4. Filing Fee of \$600.00 for the requested change of property + 10 per acre + ALL consultant costs.
5. Names and Addresses of Legal Property Owners within 200 feet of property. (The City will need to send these out 11 Days or more giving notice of the Public Hearing)
6. If not the owner of the property, have a letter from the owner stating that the applicant is authorized to file the application.
7. Post signs of Proposed Zoning Change at the property site. (City)

02/25/2020 Zoning Change Application and Checklist

FIELD NOTE DESCRIPTION

Being a 99.544 acre tract of land situated in the LESTER EASTERWOOD SURVEY, ABSTRACT No. 79, Rockwall County, Texas, being all of a called 99.544 tract of land described in deed to Terrell 176 Partners LLC, recorded in Volume 2021, Page 25176, Official Public Records of Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

Beginning at 1/2-inch iron rod found for the south corner of said 99.544 acre tract, also being the east corner of a called 15.95 acre tract of land described in deed to Callie Sue and Zachary Steven Hamilton recorded in Instrument Number 20190000014746 (OPRRCT);

THENCE North 45°12'32" West, with the common line of said 99.544 acre tract, said Hamilton tract, a distance of 1054.27 feet to a 3/4-inch iron pipe found for corner;

THENCE North 44°59'42" West with the common line of said 99.544 acre tract, and said Hamilton tract, passing at 388.31 feet a 1/2-inch iron rod with cap stamped "RSCI RPLS 5034" found for the north corner of said Hamilton tract and the east corner of a called 17.059 acre tract of land described in deed to Liechty Ranch, LLC, recorded in Instrument Number 20210000005014, (OPRRCT), continuing with the common line of said 99.544 acre tract and said Liechty Ranch Tract, a total distance of 776.35 to a 3/8-inch iron rod found for the north corner of said Liechty Ranch Tract, and the east corner of a tract of land described in deed to Fred and Vivian Kay McCurley, recorded in Instrument Number 20040000297696 (OPRRCT);

THENCE North 44°59'25" West, with the common line of said 99.544 acre tract, and said McCurley tract, a distance of 387.11 feet to a 1/2-inch iron rod found for the west corner of said 99.544 acre tract, from which an axle found bears South 45°41'30" West a distance of 15.35 feet, said 1/2-inch corner also being the north corner of McCurley tract and being the south corner of a called 73.896 acre tract of land described in deed to Oak National Development LLC, recorded in Instrument Number 20210000011007 (OPRRCT);

THENCE North 44°24'28" East, with the common line of said 99.544 acre tract and said Oak National tract, a distance of 1281.54 feet to a 1/2-inch iron rod with cap stamped "O'Neal 6570" found for corner;

THENCE North 44°39'27" East, continuing with said common line of a distance of 655.35 feet to a 1/2-inch iron rod with cap stamped "O'Neal 6570" found for the south corner of a called 24.617 acre tract of land described in deed to Prairie Hill LLC recorded in Instrument Number 20210000029472, (OPRRCT);

THENCE North 45°38'24" East, with the common line of said 99.544 acre tract, and said Prairie Hill tract, a distance of 19.62 feet to a 1/2-inch iron rod found for the north corner of said 99.544 acre tract, and the west corner of Chisholm Crossing Phase II, an addition to the City of McLendon-Chisholm, Rockwall County, Texas according to the Final Plat thereof recorded in Cabinet G, Page 91, Plat Records of Rockwall County, Texas (PRRCT);

South 45°08'19" East, with the common line of said 99.544 acre tract and said Chisholm Crossing, a distance of 2208.41 feet to a 5/8-inch iron rod with cap marked "PETITT-ECD 6134" set in the north right-of-way line of Farm to Market Road 550, from which a 1/2-inch iron rod found bears South 08°34'13" West a distance of 8.16 feet;

THENCE South 45°08'19" West, with the common line of said 99.544 acre tract and the northern right-of-way line of Farm to Market Road 550, a distance of 1958.24 feet to the POINT OF BEGINNING, containing 99.544 acres of land, more or less.

RIDGE POINTE ESTATES

**83 RESIDENTIAL LOTS
2 NON-RESIDENTIAL LOTS
BEING A 99.544 ACRE TRACT OF LAND
IN LESTER EASTERWOOD SURVEY
ABSTRACT NO. 79
CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS**

PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPES FIRM REGISTRATION

ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
214.221.9955
DATE: MAY 2023

JOB NO. 08829-00

201 WINDCO CIRCLE
SUITE 100
WYLIE, TX 75098
972.941.8400
SCALE: NA

F:\00 PEDCLP Projects\08829-00\PRELIM\0882900 Prelim Plat.dwg
May 24, 2023 - 9:39am

EXHIBIT B

RIDGE POINTE ESTATES SUBDIVISION

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 99.54 Acres

City of McLendon-Chisholm, Rockwall County, Texas

1. Purpose and Intent

This Planned Development District provide for the development standards for a planned subdivision containing 83 single-family residential lots with a minimum lot size of one acre of land and two community owned common area lots. This development is approximately 99.54 acres of land generally located near intersection of McLendon Rd (FM 550) and Chapel Hill Ln.

2. Special Provisions

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

a. Minor Amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:

- i. **Does not increase density;**
- ii. **Does not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lots.**

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

b. Minor amendments amendment to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator No action is required by the Planning and Zoning Commission or the City Council.

c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

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

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

4. Development Standards

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

- a. This is a single-family zoned district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.
 - Front yard – 50 feet
 - Side yard – 10 feet
 - Back yard – 20 feet

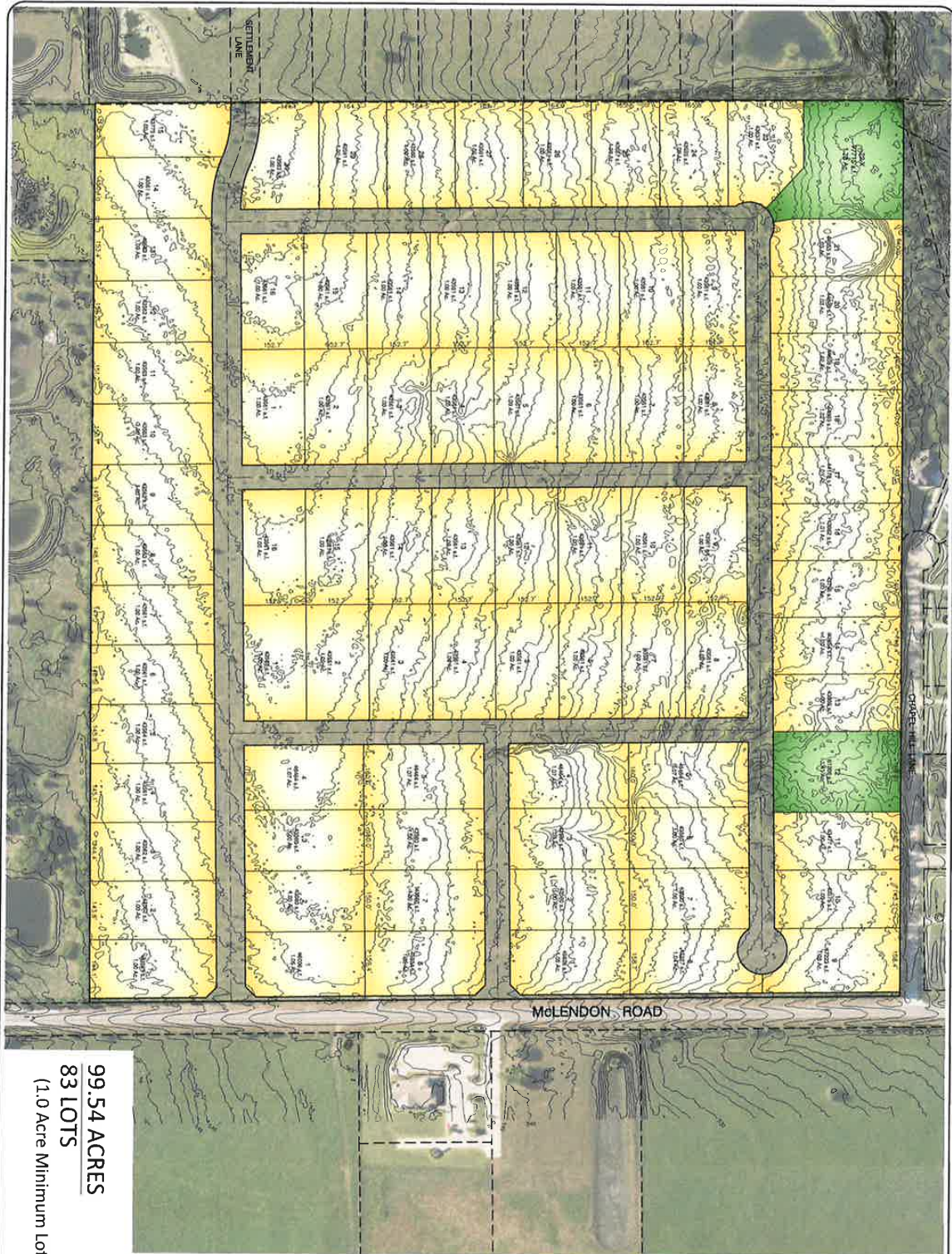
Front yard setbacks shall be consistent for the entire block face. Side yard setbacks shall be consistent for the entire block face.

- e. **Lot width. Minimum lot width is 135 feet.**

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line. Corner lots may have the 15-foot side yard adjacent to the side street.

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

Concept Plan



99.54 ACRES
83 LOTS
 (1.0 Acre Minimum Lot)

MAY 12, 2023
 SHEET NO. 1 OF 1
 PROJECT #20829

PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
 1600 N. COLLINS BLVD. SUITE 300 RICHARDSON, TX 75080
 972.941.8800

800 WINDWOOD CIRCLE
 SUITE 100
 WYLLIE, TX 75098
 972.941.8800

800 WATERS ROAD
 SUITE 100
 ALLEN, TX 75013
 972.941.8800

CONCEPT PLAN

RIDGE POINTE ESTATES
 CITY OF McLENDON-CHISHOLM, TEXAS





PLANNING AND ZONING COMMISSION – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 11, 2023

APPLICANT: Ricardo Dol, PE
Petitt-ECD
1600 N. Collins Boulevard
Suite 3300
Richardson, Texas 75080

PROPERTY OWNER: Terrel 178 Partners, LLC
PO Box 818
Terrell, Texas 75160

REPRESENTATIVE: Ricardo Dol

LOCATION: 99.544 acres of land located generally across FM 550 from McLendon-Chisholm City Hall
1371 West FM 550 [McLendon-Chisholm City Hall] McLendon-Chisholm, Texas.
Rockwall CAD Property ID #10767.

PLANNING AND ZONING COMMISSION MEETING DATE: August 15, 2023

REQUEST:

The applicant is requesting approval of a zoning district change from the AG Agriculture Zoning District that provides for lot sizes of two and one-half acres to a planned development district [Ridge Pointe Estates] for the development of 83 single-family lots each with a minimum lot size of one-acre of land.

STAFF RECOMMENDATION: Approval. This application conforms to the Comprehensive Plan.

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Concept Plan for Ridge Pointe Estates Planned Development District



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Proposed development standards

EXHIBIT B

RIDGE POINTE ESTATES SUBDIVISION

PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS

For Approximately 99.54 Acres

City of McLendon-Chisholm, Rockwall County, Texas

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a. Minor Amendments to the PD, including minor amendments to an approved Concept Plan or Development Plan, shall satisfy the following standards:

- i. Does not increase density;
- ii. Does not change the maximum structure height, reduce setbacks or parking requirements, or reduce the size of any residential lots.

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

b. Minor amendments amendment to the PDD including approved Concept or Development plans may be approved by the Mayor and the City Administrator No action is required by the Planning and Zoning Commission or the City Council.

c. Requests for minor amendments shall be made in writing and shall justify the reason or reasons for the requested amendment.

3. Development Plan

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

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

4. Development Standards

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

- a. This is a single-family zoned district.
- b. Permitted uses. In this zoning district, no building or land shall be used, and no building shall be constructed, reconstructed, altered or enlarged, unless otherwise permitted in accordance with section 3-1. Use of land and buildings of the City of McLendon-Chisholm Zoning Ordinance as shown for the SF 1.5 Residential District.
- c. Area requirements. Minimum residential lot size one acre.
- d. Setbacks.
 - Front yard – 50 feet
 - Side yard – 10 feet
 - Back yard – 20 feet

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

- e. **Lot width. Minimum lot width is 135 feet.**

For lots fronting on a cul-de-sac or eyebrow, the minimum lot width shall be measured at the front setback line. Corner lots may have the 15-foot side yard adjacent to the side street.

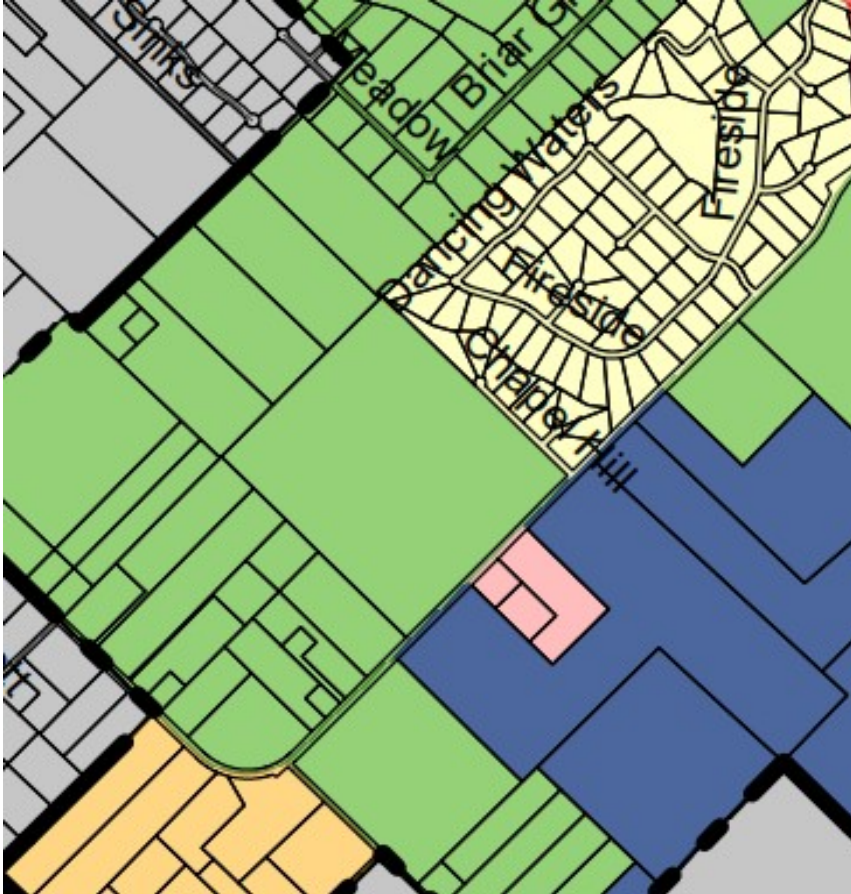
- f. **Lot depth: 215 feet**
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- h. **Lot coverage: 20 percent**
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- j. **Off-street parking: Shall conform to section 6-7, Off-street parking and loading requirements of the McLendon-Chisholm Zoning Ordinance.**
- k. **Accessory structures: Shall conform to the requirements of section 6-3 of the McLendon-Chisholm Zoning Ordinance.**

Concept Plan

BACKGROUND INFORMATION:

Current Zoning: The request is to change the zoning district designation from AG Agriculture [Shown as green in the map below] to a planned development district for the development of 83 single-family residential lots and two HOA [homeowner association] lots.

Current Zoning Map

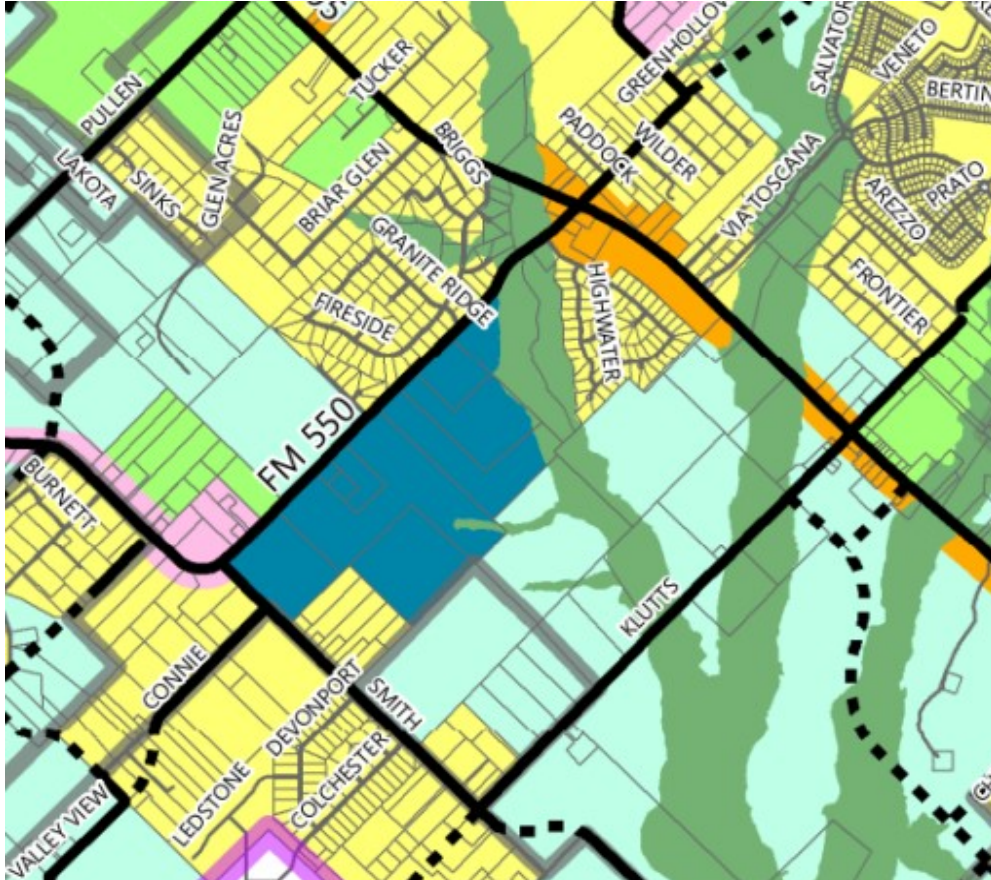


Additional background information:

This property backs up to the Heritage Subdivision that has access from Pullen Road. The Concept Plan for this new planned development district has a potential roadway connection to the Heritage Subdivision at Settlement Lane. Heritage Subdivision is currently having homes constructed.

Comprehensive Plan: Zoning must conform to the Comprehensive Plan.

Future Land Use Plan Map



The Future Land Use Plan shows the area fronting on FM 550 to be “Master Planned Community”.

The Comprehensive Plan describes a Master Planned Community as follows:

This Future Land Use Designation is for areas anticipated to develop as planned developments or master planned communities of varying sizes, types, and uses.

Anticipated Land Uses:

- Conservation development with primarily single-family residential uses with one or more neighborhood centers for gathering space, parks, and/or low-intensity commercial uses;
- Some limited areas of mixed-use development (combinations of residential, office, restaurant/retail, entertainment, and/or arts/culture) with a rural/country feel; and/or
- Farming or agrihood-type uses.

Desired Development Characteristics:

- Minimum lot size of one acre for residential uses, exclusive of floodplains and rights-of-way. Drainage areas and waterways should be within HOA-maintained common areas and not included on individual lots where applicable.
- Minimum 150-foot lot width for residential uses;
- Preserved open space integrated into the neighborhood, including use of floodplains and existing greenbelts to create attractive common areas that showcase a rural feel;
- Where commercial uses are included, at least 90 percent of gross land area per development should be residential and/or green space/floodplain/park;
- Peaceful and quiet design that portrays a retreat from urban life through various elements, such as water features, calm colors, sophisticated architecture, and luxurious “off spots” for informal sitting and dining;
- Development that Diversifies the Tax Base and provides areas for people to enjoy Grassroots Community Events or entertainment where the noise or activity can be appropriately distanced from residential uses;
- Shaded, lighted, and landscaped trail system to connect destinations and neighborhoods.
- One story typical with two stories maximum.

This property is located across FM 550 from City Hall and the City Fire Station.

NOTE: The minimum lot size for a residential lot with on-site sanitary sewer facilities is one-acre of land within the City of McLendon-Chisholm.

Thoroughfares/streets:

FM 550 is shown on the McLendon-Chisholm Thoroughfare Plan to be an existing principal arterial adjacent to the applicant’s property. A principal arterial is proposed to be a four-lane divided thoroughfare with 100 to 150 feet of right of way. Adjacent to the subject property FM 550 is a two-lane undivided thoroughfare with 60 feet of right of way. At the time of platting, it is the City’s policy to acquire one half of the deficit right of way from the applicant. The City has been acquiring additional right of way along FM 550 to widen the right of way from 60 feet to 100 feet. That usually means a dedication of 20 additional feet of right of way adjacent to the applicant’s property.

THIS AREA INTENTIONALLY LEFT BLANK

Property legal description:

FIELD NOTE DESCRIPTION

Being a 99.544 acre tract of land situated in the LESTER EASTERWOOD SURVEY, ABSTRACT No. 79, Rockwall County, Texas, being all of a called 99.544 tract of land described in deed to Terrell 176 Partners LLC, recorded in Volume 2021, Page 25176, Official Public Records of Rockwall County, Texas (OPRRCT) and being more particularly described as follows:

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THENCE North 45°12'32" West, with the common line of said 99.544 acre tract, said Hamilton tract, a distance of 1054.27 feet to a 3/4-inch iron pipe found for corner;

THENCE North 44°59'42" West with the common line of said 99.544 acre tract, and said Hamilton tract, passing at 388.31 feet a 1/2-inch iron rod with cap stamped "RSCI RPLS 5034" found for the north corner of said Hamilton tract and the east corner of a called 17.059 acre tract of land described in deed to Liechty Ranch, LLC, recorded in Instrument Number 20210000005014, (OPRRCT), continuing with the common line of said 99.544 acre tract and said Liechty Ranch Tract, a total distance of 776.35 to a 3/8-inch iron rod found for the north corner of said Liechty Ranch Tract, and the east corner of a tract of land described in deed to Fred and Vivian Kay McCurley, recorded in Instrument Number 20040000297696 (OPRRCT);

THENCE North 44°59'25" West, with the common line of said 99.544 acre tract, and said McCurley tract, a distance of 387.11 feet to a 1/2-inch iron rod found for the west corner of said 99.544 acre tract, from which an axle found bears South 45°41'30" West a distance of 15.35 feet, said 1/2-inch corner also being the north corner of McCurley tract and being the south corner of a called 73.896 acre tract of land described in deed to Oak National Development LLC, recorded in Instrument Number 20210000011007 (OPRRCT);

THENCE North 44°24'28" East, with the common line of said 99.544 acre tract and said Oak National tract, a distance of 1281.54 feet to a 1/2-inch iron rod with cap stamped "O'Neal 6570" found for corner;

THENCE North 44°39'27" East, continuing with said common line of a distance of 655.35 feet to a 1/2-inch iron rod with cap stamped "O'Neal 6570" found for the south corner of a called 24.617 acre tract of land described in deed to Prairie Hill LLC recorded in Instrument Number 20210000029472, (OPRRCT);

THENCE North 45°38'24" East, with the common line of said 99.544 acre tract, and said Prairie Hill tract, a distance of 19.62 feet to a 1/2-inch iron found for the north corner of said 99.544 acre tract, and the west corner of Chisholm Crossing Phase II, an addition to the City of McClendon-Chisholm, Rockwall County, Texas according to the Final Plat thereof recorded in Cabinet G, Page 91, Plat Records of Rockwall County, Texas (PRRCT);

South 45°08'19" East, with the common line of said 99.544 acre tract and said Chisholm Crossing, a distance of 2208.41 feet to a 5/8-inch iron rod with cap marked "PETITT-ECD 6134" set in the north right-of-way line of Farm to Market Road 550, from which a 1/2-inch iron rod found bears South 08°34'13" West a distance of 8.16 feet;

THENCE South 45°08'19" West, with the common line of said 99.544 acre tract and the northern right-of-way line of Farm to Market Road 550, a distance of 1958.24 feet to the POINT OF BEGINNING, containing 99.544 acres of land, more or less.

RIDGE POINTE ESTATES

83 RESIDENTIAL LOTS

2 NON-RESIDENTIAL LOTS

BEING A 99.544 ACRE TRACT OF LAND
IN LESTER EASTERWOOD SURVEY

ABSTRACT NO. 79

CITY OF McLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS

PETITT - ECD

CIVIL ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION
TBPELS FIRM REGISTRATION

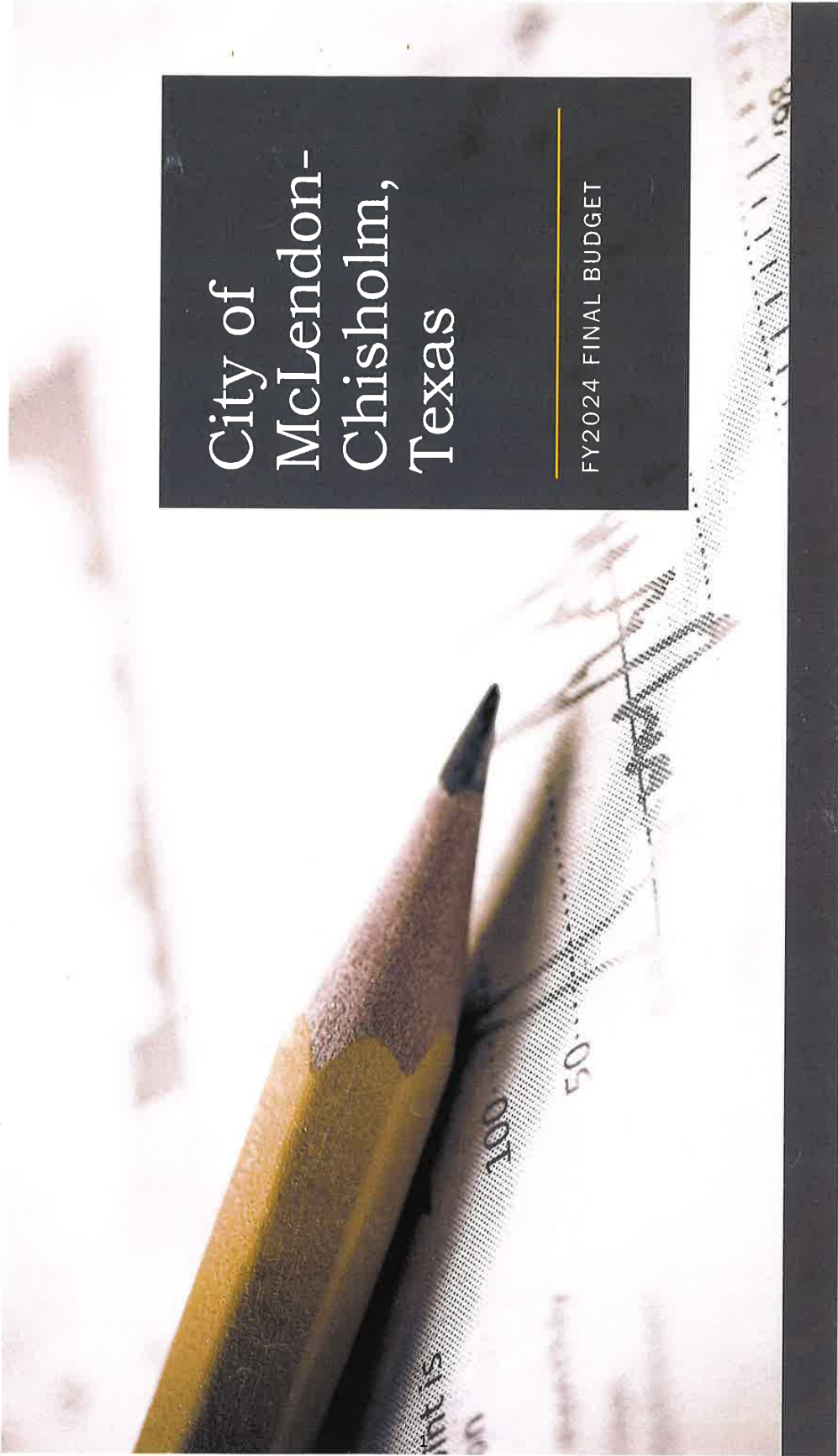
ENGINEERING FIRM #001145 - SURVEYING FIRM #10194792

1600 N. COLLINS BLVD
SUITE 3300
RICHARDSON, TX 75080
214.221.9955
DATE: MAY 2023

JOB NO. 08829-00

201 WINDCO CIRCLE
SUITE 100
WYLIE, TX 75098
972.941.8400
SCALE: NA

F:\00 PECOLP Projects\08829-00\PRELIM\0882900 Prelim Plat.dwg
May 24, 2023 - 9:39am

The background of the slide features a close-up photograph of a yellow pencil with a sharpened lead tip, resting diagonally across a white ruler. The ruler has black markings and numbers, including '50' and '100'. The entire scene is set against a light, slightly blurred background.

City of McLendon- Chisholm, Texas

FY2024 FINAL BUDGET

MCLENDON-CHISHOLM

Fiscal Year 2023-2024 Budget



- A Policy Document: Provides a consistent place that the community can go to where they know what information they are viewing is true, comprehensive, and current.
- A Financial Plan: Helps connect your data to community initiatives and priorities.
- An Operations Guide: Has a clear, clickable table of contents that can instantly take the reader to where they want to go to learn more.
- A Communications Device: Puts information online, where residents expect to get it
- **PLUS:** how can you start preparing an interactive budget document for the next budget cycle.

**CITY OF MCLENDON-CHISHOLM
ORDINANCE NO. 2023-08**

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024, has been duly created by the budget officer of the City of McLendon-Chisholm, Texas, in accordance with Chapter 102 of the Texas Local Government Code; and

WHEREAS, the budget officer for the City has filed the proposed budget in the office of the City Secretary and the proposed budget was made available for public inspection and posted to the City's internet website in accordance with Chapter 102 of the Local Government Code; and

WHEREAS, a public hearing was held by the City in accordance with Chapter 102 of the Local Government Code, following due publication of notice thereof, at which time all citizens and parties interested were given the opportunity to be heard regarding the proposed budget; and

WHEREAS, after full and final consideration, it is the opinion of the City Council that the 2023-2024 fiscal year budget as hereinafter set forth should be approved and adopted;

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

SECTION 1. The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

SECTION 2. That the budget of the revenue and expenditures necessary for conducting the affairs of the City of McLendon-Chisholm, Texas for the fiscal year beginning October 1, 2023, and ending September 30, 2024, a true and correct copy of which is attached hereto as Exhibit "A", be and the same is hereby adopted and approved as the budget of the City of McLendon-Chisholm, Texas for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

SECTION 3. That the expenditures during the fiscal year beginning October 1, 2023, and ending September 30, 2024, shall be made in accordance with the budget by departmental allocation approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City of McLendon-Chisholm, Texas.

SECTION 4. That all budget amendments and transfers of appropriations budget from one account or activity to another within any individual activity for the fiscal year 2022-2023 are hereby ratified, and the budget Ordinance for fiscal year 2021-2022, heretofore enacted by the City Council, be and the same is hereby amended to the extent of such transfers and amendments for all purposes.

SECTION 5. Upon approval of the budget, the budget officer shall file the budget with the City Secretary, take action to ensure that a copy of the budget is posted to the City's internet website and file a true and certified copy thereof with the County Clerk of Rockwall County, Texas.

SECTION 6. That all provisions of the Ordinances of the City of McLendon-Chisholm, Texas, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage as the law in such cases provides.

Ordinance No. 2023-08 -Budget
Approved 09/12/2023

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, on the 12th day of
September 2023.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

“The bedrock of effective city management comes from an understanding that nothing significant can be accomplished unless it is both politically acceptable and administratively sustainable.”

City of McLendon Chisholm, Texas

Elected Officials

2023



Mayor Keith Short (Middle)

Mayor Pro Temp Adrienne Balkum, Place 4

City Council member Brian McNeal, Place 2

City Council member Daniel Tucker, Place 5

City Council member Jennifer Hoffman, Place 1

City Council member – Floyd McLendon Jr., Place 3

OUR HISTORY

The City of McLendon Chisholm recently celebrated 50 years of incorporation.

However, the city has a rich history which dates back almost 170 years, involving two prominent families and two separate towns.

The family names of the early settlers can still be seen today at the historic Chisholm Chapel Cemetery and some of their ancestors continue to reside in our community.

A RICH PAST & A BRIGHT FUTURE

McLendon-Chisholm was formed by the union of two separate communities, each of which was named after a prominent landowning family in the early 1850s. Residents who were seeking zoning protection for their rural type communities voted to incorporate and the two communities were incorporated as McLendon-Chisholm on October 18, 1969.

McLendon derived its name from P. A. McLendon. Around 1870 P. A. McLendon, a large landowner built a store, gin, and blacksmith shop, starting the beginning of the community. This was a thriving neighborhood in the midst of an area where there was rich Blackland soil that produced an abundance of cotton. In the beginning, there was a church and school.

The land, which was the townsite of Chisholm, was given to a veteran of the Mexican War, King Latham in 1847. Enoch Parson Chisholm purchased 200 acres from Latham in 1856 and a few years later, 600 acres for \$2.00 per acre. In 1886, the town of Chisholm was platted.

Chisholm derived its name from Enoch Parson Chisholm and from his brother, B. Frank Chisholm, a colonel in the Civil War.

Enoch Chisholm was not only a farmer and landowner, but a licensed preacher in the Methodist Episcopal Church, South. Enoch organized the Chisholm Methodist Church in his home in 1871 and by 1875 had constructed a small chapel, called Chisholm Chapel by the congregation, which was still standing in the 1980s. The community had two small school buildings, which were combined to form Berry Creek Academy in 1886. In 1898 this school had four rooms, four teachers, and 301 students; it was the second-largest school in Rockwall County.

The city's first store was built in 1890. The population was 102 in 1904, 200 in 1940, and 167 in 1968–69. Until the mid-1960s Chisholm supported a few businesses. On October 18, 1969, the two communities incorporated as McLendon-Chisholm. Afterward the town grew steadily, probably because of the overflow of nearby metropolitan areas. Its population increased from 150 in 1972–73 to 480 in the 1980s, and it supported several small businesses. In 1990 the population was 646 and by 2000 the population had grown to 914.

Today, with a population over 5,000 (5,388), McLendon Chisholm is experiencing a strong, well-managed growth period. Upscale residential communities are becoming established and new businesses are discovering the convenience and benefits of being part of the DFW Metroplex area, without the congestion and limitations of a big city.

REMEMBERING THE PAST, AS WE PREPARE FOR THE FUTURE.

**CITY OF MCLENDON-CHISHOLM
ORDINANCE NO. 2023-09**

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS LEVYING AD VALOREM TAXES FOR THE TAX YEAR 2023 AT A RATE OF \$0.096578 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MCLENDON-CHISHOLM AS OF JANUARY 1, 2024, THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 26 of the Texas Tax Code, the Tax Assessor-Collector for the City of McLendon-Chisholm, Texas calculated the tax rate for the fiscal year 2023-2024 which cannot be exceeded without requisite publications and public hearing;

WHEREAS, the tax rate for the fiscal year 2023-2024 as initially proposed by the City Council did not, and as adopted herein, does not exceed the voter-approval tax rate calculated by the Tax Assessor-Collector; and

WHEREAS, Section 26.05(a) of the Texas Tax Code provides that the tax rate consists of two components (one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year), and each of such components must be approved separately; and

WHEREAS, The City Council, upon full review and consideration of the matter, is of the opinion that the tax rate for the year 2023 hereinafter set forth is proper and should be approved and adopted.

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

SECTION 1. The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

SECTION 2. That there is hereby levied and shall be assessed and collected for the tax year 2023 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of McLendon-Chisholm, Texas on the 1st day of January 2024, and not exempt from taxation by the Constitution and laws of the State of Texas, a tax of \$.096578 on each One Hundred Dollars (\$100) assessed valuation of all taxable property, to provide for the expenses of the City of McLendon-Chisholm, Texas for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024. That said tax is made up of two components, as set forth in Section 3 and Section 4 of this Ordinance.

SECTION 3. That \$786,186 of said taxes shall be for the maintenance and operations of the City of McLendon-Chisholm, Texas.

SECTION 4. That \$145,544 of said taxes shall be for the purpose of paying interest and principal on the Certificates of Obligation debt for the City of McLendon-Chisholm, Texas.

SECTION 5. That the Tax Assess-Collector or his/her designee is hereby authorized to assess and collect the tax rates and amounts herein levied.

SECTION 6. That all ad valorem taxes shall become due and payable on October 1, 2023, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2024. There shall be no discount for payment of taxes prior to February 1, 2024. A delinquent tax shall incur all penalties, interest and costs authorized by law. Taxes that remain delinquent on July 1, 2024, incur an additional penalty not to exceed twenty percent (20%) of the amount of delinquent taxes, penalty and interest collected; such additional penalty is to defray the costs of collection due to any contract with an attorney authorized by Section 6.30 of the Texas Tax Code, as amended.

SECTION 7. That the City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 8. That the tax roll as presented to the City Council, together with any supplements thereto, be and the same are hereby approved.

SECTION 9. That all provisions of the Ordinances of the City of McLendon-Chisholm, Texas in conflict with the provisions of this Ordinance be and the same are hereby repealed, and all other provisions of the Ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 10. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional.

Ordinance No. 2023-09
Adopted 09.12.2023

SECTION 11. That this Ordinance shall take effect immediately from and after its passage as the laws in such cases provide.

DULY ADOPTED by the City Council of the City of McLendon-Chisholm, Texas on the 12th day of September 2023.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

City of McLendon-Chisholm
FY 2023-2024 Proposed Budget
Proposed Budget

This budget will raise more revenue from property taxes than last year's budget by an amount of \$22,103, which is a 2.7% percent increase from last year's budget and of that amount, 100% is tax revenue to be raised from new property added to the tax roll this year.

The members of the City Council voted on the budget as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

Property Tax Rate Comparisons

	Fiscal Year 2022-23	Fiscal Year 2023-24
Proposed Property Tax Rate	0.10702/\$100	0.09658/\$100
No-New Revenue Rate	0.10702/\$100	0.09115/\$100
Voter-Approval Rate-adjusted for sales tax	0.11050/\$100	0.09658/\$100
No-New Revenue Maintenance & Operations Rate	0.09136/\$100	0.075408/\$100
Debt Rate I & J	0.01983/\$100	0.01282/\$100

The total debt obligation secured by property taxes for the City of McLendon-Chisholm, inclusive of Principal and Interest and net of Early Redemption Escrow, is \$ 1,530,098.

Notice About 2023 Tax Rates

(current year)

Property Tax Rates in The City of McLendon-Chisholm, Texas

(taxing unit's name)

This notice concerns the 2023 property tax rates for The City of McLendon-Chisholm

(current year)

(taxing unit's name)

This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

Taxing units preferring to list the rates can expand this section to include an explanation of how these tax rates were calculated.

This year's no-new-revenue tax rate \$.091153 /\$100

This year's voter-approval tax rate \$.096578 /\$100

To see the full calculations, please visit <https://mclendon-chisholm.com> for a copy of the Tax Rate Calculation Worksheet

(website address)

Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	Balance
General Fund	\$ 4,364,058
Public Safety Fund	\$ 363,081
American Rescue Plan Act Fund	\$ 817,669
Utilities Fund	\$ 1,043,474
Debt Service Fund	\$ 9,056

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid From Property Taxes	Interest to be Paid From Property Taxes	Other Amounts to be Paid	Total Payment
2015 Certificate of Obligation Bonds	\$ 95,000	\$50,544	\$0	\$ 145,544

(expand as needed)

Form developed by: Texas Comptroller of Public Accounts, Property Tax Assistance Division

For additional copies, visit:
comptroller.texas.gov/taxes/property-tax
 50-212 • 05-22/19

Notice of Tax Rates

Form 50-212

Total required for 2023 debt service \$ 140,843
(current year)

- Amount (if any) paid from funds listed in unencumbered funds \$ 9,056

- Amount (if any) paid from other resources \$ 1,612

- Excess collections last year \$ 18,944

= Total to be paid from taxes in 2023 \$ 111.231
(current year)

+ Amount added in anticipation that the taxing unit will collect
only % of its taxes in \$ 0
(collection rate) (current year)

= Total Debt Levy \$ 111.231

Voter-Approval Tax Rate Adjustments Not Applicable

State Criminal Justice Mandate

The County Auditor certifies that County has spent \$ (minus any amount
(county name) (county name) (amount)
received from state revenue for such costs) in the previous 12 months for the maintenance and operations cost of keeping inmates sentenced to the Texas
Department of Criminal Justice County Sheriff has provided information on these costs.
(county name) (county name)
minus the state revenues received for the reimbursement of such costs. This increased the voter-approval tax rate by \$ /\$100
(amount of increase)

Indigent Health Care Compensation Expenditures

The spent \$ from July 1 to June 30
(county name) (amount) (prior year) (current year)
on indigent health care compensation procedures at the increased minimum eligibility standards, less the amount of state assistance. For the current tax
year, the amount of increase above last year's enhanced indigent health care expenditures is \$. This increased the voter-approval tax
rate by \$ /\$100.

Indigent Defense Compensation Expenditures

The spent \$ from July 1 to June 30
(county name) (amount) (prior year) (current year)
to provide appointed counsel for indigent individuals, less the amount of state grants received by the county. In the preceding year, the county spent
\$ for indigent defense compensation expenditures. The amount of increase above last year's indigent defense expenditures is
(amount)
\$. This increased the voter-approval rate by \$ /\$100 to recoup
(amount of increase) (amount of increase)
(use one phrase to complete sentence: the increased expenditures, or 5% more than the preceding year's expenditures)

For additional copies, visit: comptroller.texas.gov/taxes/property-tax

Page 2
30 212-rs-2/17

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by the City of McLendon-Chisholm last year
(name of taxing unit)
to the taxes proposed to be imposed on the average residence homestead by the City of McLendon-Chisholm this year.
(name of taxing unit)

	2022	2023	Change
Total tax rate (per \$100 of value)	.107020	.096578	9.76% Decrease
Average homestead taxable value	\$521,030	\$530,370	1.79% Increase
Tax on average homestead	\$557.61	\$512.22	8.14% Decrease
Total tax levy on all properties	\$741,193	\$931,730	25.58 % Increase

City of McLendon Chisholm, Texas		Median Household Value - \$631,393		
Property Tax Rates				
<u>Activity</u>	<u>FY2023</u>	<u>FY2024</u>	<u>County</u>	<u>ISD</u>
Total Tax Rate (per \$100 of value)	0.10702	0.096578	0.2925	1.0192
MC Average				
Homestead taxable value	\$ 521,030	\$ 530,370	\$ 530,370	\$ 530,370
Tax on Average				
Household - Annual	\$ 557.61	\$ 512.22	\$ 1,551.33	\$ 5,405.53
Tax on Average				
Household - monthly	\$ 46.47	\$ 42.69	\$ 129.28	\$ 450.46
Tax on Average				
Household - Daily	\$ 1.53	\$ 1.40	\$ 4.25	\$ 14.81
			\$ 7,469.08	



Page 12 of 13

City of McLendon-Chisholm, Texas
FY 24 – City Budget

MAYOR'S BUDGET MESSAGE

I am pleased to submit for your consideration the City of McLendon-Chisholm's Fiscal Year 2023-2024 Proposed Budget. Each year, we endeavor to reflect in the budget the city's core values and the stated goals and priorities of the City Council. I want to promote accountability and transparency, increase engagement, and chart a clear path to success.

This budget combines the efforts and input from the City Council, city staff and a few residents to develop a positive and forward-thinking approach to continue the plan for the future, set objectives for the coming year and define the purposes and resources to achieve those objectives.

This document holds information that I believe is relevant to guide staff and the City Council throughout this upcoming year and communicate the Council's priorities to our residents.

My goal is to make this budget document and ones in the future into the City's most comprehensive annual document concerning planned programs, operations, and budgetary policies that influence the city's fiscal state. Due to these factors, the budget is an essential working and planning tool used by the City Council and staff to determine and communicate the desired levels of service, maintenance and infrastructure established by the City Council to be necessary for our community and residents.

This year's balanced budget includes an ongoing push toward improvement and maintenance to our city street structure; completing our full-time fire/paramedic department; attempts to maintain, upgrade, and identify liability exposure; and identify and start encompassing the concurrent development of a market-based pay and benefits plan to better meet the City Council's stated goals

with respect to the continued development of our staff and community.

Although not directly included in our budget, yet, WATER remains our biggest and most high priority item and upon completion of our water system transfer from the Rockwall/Chisholm/Heath (RCH) system to our City of MC system, we will incorporate the activities in our budget.

Finally, I wanted to let our resident know that the city completed a bond rating process with Standard and Poor's Global Rating and due to a variety of factors including fiscal security, credit worthiness indicated by increasing tax growth/base, strong reserves with conservative budget (even with a tremendously low property tax rate (.1344 per \$100 with an availability of \$1.50 per \$100)). A limited economy and growth pressures and additional capital needs constrain the rating. Nonetheless, the city received an 'upgraded' rating to AA Stable with only AA+ and AAA ratings higher.

I look forward to tremendous, continued growth and development within myself and all staff in making the City of McLendon-Chisholm a great city that is enviable to all who have the opportunity to live, work or play here.

Respectfully,

Keith Short,
Mayor

CITY OF MCLENDON-CHISHOLM, TEXAS

BUDGET PROCESS

Probably the most important and certainly the single most extensive effort of each year is the development of the city Budget. The budget represents the financial plan of the city and establishes and communicates the goals and objectives of the city to the community.

Our goal, as a result of this process, is to provide the city with a budget document that:

- Communicates to the citizens what the City Council has interpreted from citizen input to be the community's desires and goals for future direction.
- Defines our departmental objectives and allocates the resources to assure that they are met.
- Develops a financial plan, which balances expenditure levels with available funds.
- Provides City Management with an accounting and fiscal control mechanism.
- Outlines performance and monitoring mechanism for the policy makers and the City's management staff.

The FY24 operating budget for the City of McLendon/Chisholm is submitted in accordance with the General Law city requirements and all applicable State of Texas laws. The budget for the City of McLendon/Chisholm is based on separate funds and sets forth the anticipated appropriations for the upcoming fiscal year.

BUDGET ROLES

The budgeting process is a team effort requiring coordination between our Fire Chief, City Secretary, all of our Contracted Department Heads and the City Administrator, culminating with the mayor's approval and the approval of the budget by the City Council.

The budget staff provides initial projections for the costs of personnel, employee benefits, supplies, equipment, insurance, and contractual services necessary to deliver City services. The staff is responsible for verifying these projections as well as projecting capital needs and requests for enhancements or new services. Staff provide their budget requests based on the calendar set forth.

The city administrator works to combine the personnel, employee benefits and revenue projections that are required to support the overall budget. The city administrator compiles all budget requests and reviews the requests and constraints of the budget based on City Council priorities and the established strategic goals of the city.

The City Administrator and Finance Director (contract) discuss accounting matters and financing strategies related to the budget.

Texas State law requires the City Administrator to prepare and recommend a 'Balanced Operating Budget' for City Council consideration. The City Administrator reviews and evaluates all budget requests to determine whether they help fulfill City Council strategic goals, improve management effectiveness and/or increase productivity. The proposed budget submitted to the City Council includes recommendations for the program of services which the city should provide and which can be financed by the City's projected available resources for the budget year.

The Operating Budget and the Capital Improvement Program (CIP) are developed simultaneously so that a more comprehensive look can be taken at all funding sources, which are then matched with the expenditures/expenses required. The CIP is adopted annually along with the adoption of the annual operating budget.

City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024

This budget will raise more revenue from property taxes than last year's budget by an amount of \$116,242, which is a 14.3% percent increase and of that amount, \$2,374 (7%) is tax revenue to be raised from new property added to the tax roll this year.

The members of the City Council voted on the budget as follows:
FOR:
AGAINST:
PRESENT and not voting:
ABSENT:

	Property Tax Rate Comparisons	
	Fiscal Year 2022-23	Fiscal Year 2023-24
Proposed Property Tax Rate	0.10702/\$100	0.09659/\$100
No-New Revenue Rate	0.10702/\$100	0.09115/\$100
Voter-Approval Rate-adjusted for sales tax	0.11050/\$100	0.09659/\$100
No-New Revenue Maintenance & Operations Rate	0.09136/\$100	0.075408/\$100
Debt Rate	0.01983/\$100	0.01282/\$100

The total debt obligation secured by property taxes for the City of McLendon-Chisholm, inclusive of Principal and Interest and net of Early Redemption Escrow, is \$ 1,530,098.

City of McLeodon-Chisholm
Proposed Budget for the year to end September 30, 2024
Combined Revenue & Expenditure Summary

	General Fund	Public Safety Fund	Debt Service Fund	ARPA Fund	Capital Projects Fund	Total Governmental Funds	Utility Fund
Estimated Beginning Cash Reserves	\$ 4,582,085	\$ 378,981	\$ 31,170	\$ 787,669	\$ -	\$ 5,779,904	\$ 854,134
Revenue							
302 - Franchise Income	\$ 275,000					\$ 275,000	
303 - Development Income	160,000					160,000	
304 - Building Permit Income	607,500					607,500	
305 - Municipal Court Income	2,500					2,500	
306 - Interest Income	199,500	19,970	14,050	30,000		263,520	40,000
308 - Septic Fees	18,800					18,800	
309 - Food Enforcement	1,000					1,000	
310 - Sales Tax Revenue	668,300					668,300	
313 - Donations	100	500				600	
315 - Miscellaneous Income	5,450					5,450	
316 - County Contract		127,800				127,800	
317 - Ad Valorem Tax			111,230			931,730	
319.1 - ARPA Grant	820,500			12,320		12,320	
322 - Sewer Utility Revenue							725,150
Total Revenue	\$ 2,758,650	\$ 148,270	\$ 125,280	\$ 42,320	\$ -	\$ 3,074,520	\$ 765,150
Expenditures							
Operating Expenditures	\$ 362,000	\$ 1,439,797		\$ 12,320		\$ 1,814,117	\$ 559,110
Occupancy Expenditures	82,190	14,300				96,490	
General & Administrative Expenditures	901,710	19,950	1,850			923,510	16,700
Debt Service			145,544			145,544	
Capital Expenditures	305,000	15,900				320,900	
Total Expenditures	\$ 1,650,900	\$ 1,489,947	\$ 147,394	\$ 12,320	\$ -	\$ 3,300,561	\$ 575,810
Transfers In / (Out)	\$ (1,325,777)	\$ 1,325,777				\$ -	\$ -
Net Change	\$ (218,027)	\$ (15,900)	\$ (22,114)	\$ 30,000	\$ -	\$ (226,041)	\$ 189,340
Estimated Ending Cash Reserves	\$ 4,364,058	\$ 363,081	\$ 9,056	\$ 817,669	\$ -	\$ 5,553,863	\$ 1,043,474

City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024
Fund Types

Governmental Funds

General Fund

The General Fund is the main operating fund for the administration of City activities. It accounts for sources and uses of resources that (primarily) are discretionary to the City Council in the provision of activities, programs and services deemed necessary and desirable by the community. It accounts for all general revenues of the City not specifically levied or collected for other City funds, and the related expenditures.

Public Safety Fund

The Public Safety Fund is the operating fund for the administration of the Fire Department. Funding for this fund comes primarily from transfers from the General Fund

Debt Service Fund

The Debt Service Fund is a special revenue fund used to account for a portion of the ad valorem property tax revenue exclusively reserved for principal and interest payments on debt issued for General Fund Purposes.

ARPA Fund

The ARPA Fund is a special revenue fund used to account for the use of monies received from the American Rescue Plan Act. This Act was signed into law on March 11, 2021 for the purpose of providing economic relief to cities caused by the Covid Pandemic.

Capital Projects Fund

The Capital Projects Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets.

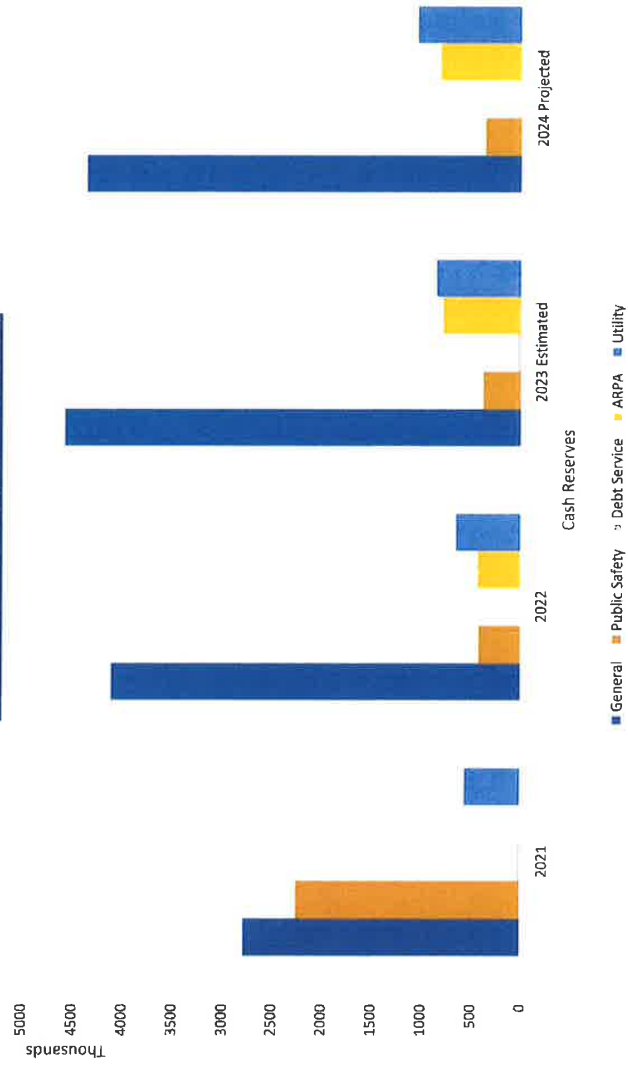
Proprietary Funds

Utilities Fund

Proprietary Funds account for business-like activities of the government. The City's only Proprietary Fund is the Utilities Fund.

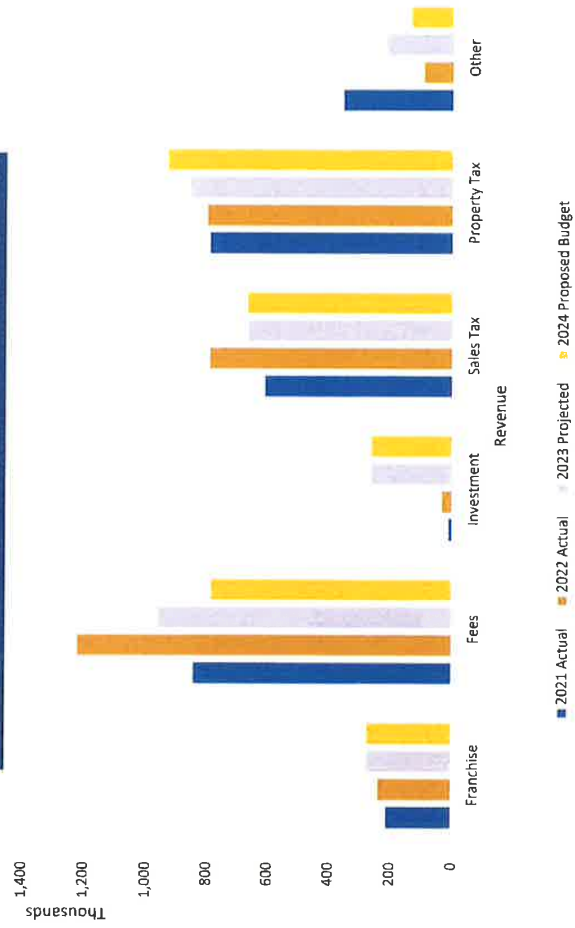
**City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024**

HISTORICAL CASH RESERVES - ALL FUNDS



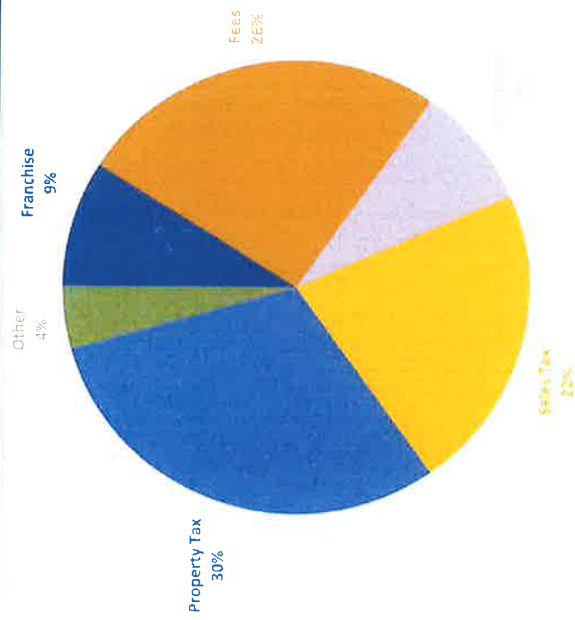
City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024

HISTORICAL REVENUE BY CATEGORY - GOVERNMENTAL FUNDS



City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024

2024 BUDGETED REVENUE FOR GOVERNMENTAL FUNDS BY CATEGORY



City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024
Major Revenue Categories - Governmental Funds

Franchise Fees

Franchise fees are charged to utility companies for use of City rights-of-way to provide their services. These fees vary by company service and are established by the City Council when the use of the right-of-way is requested by the service provider.

Development Fees

Development Revenue is derived from building activity in the City. Permits issued by the City for new construction of residential and business property, electrical, fences, plumbing, installation of sprinkler systems, pools and septic systems.

Investment Income

Investment Income is derived from the interest earned on city cash deposits. Interest earnings have been positively impacted by rising interest rates. Deposits are held at Alliance Bank, Texpool and the Local Governmental Investment Cooperative (LOGIC).

Sales Tax

Sales tax is collected on taxable goods and services purchased within the City limits and by remote sellers. In recent years sales tax revenue has been positively impacted by the following factors:

*The continual rise of online purchasing.

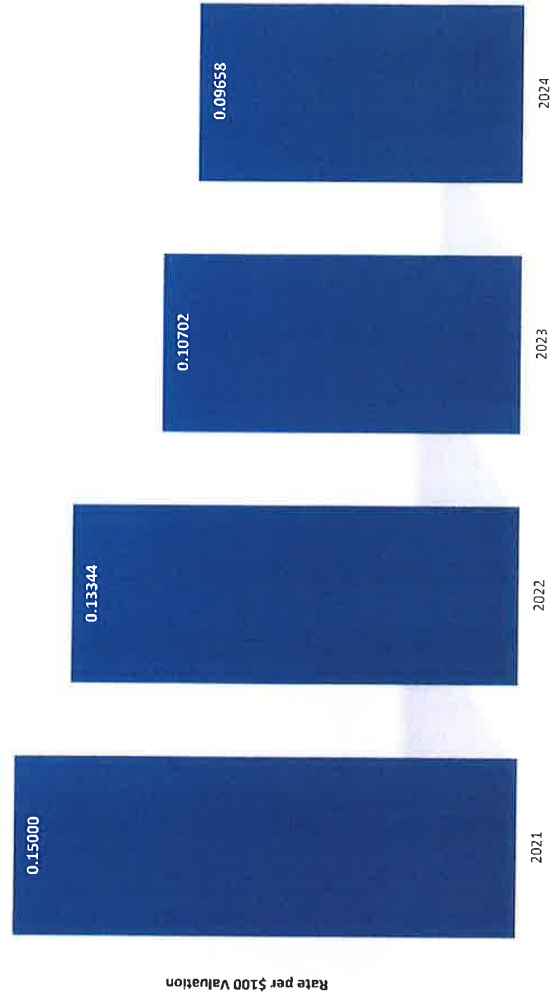
*Economic Development Agreements with home builders that allow for sales tax paid on construction supplies and materials to be allocated to the City.

Property Tax

The Rockwall County Appraisal District (RCAD) establishes the value of each property within the City. The City then budgets tax revenue based on this value.

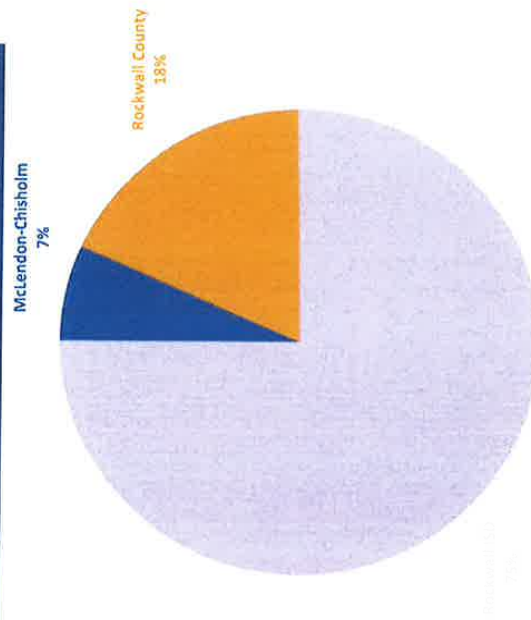
City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024

HISTORICAL ADOPTED PROPERTY TAX RATES



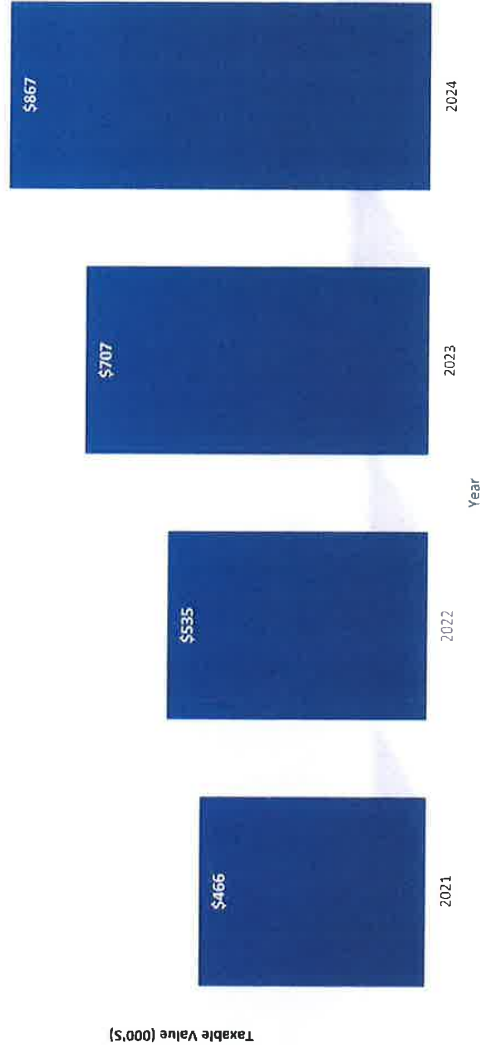
**City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024**

2023 PERCENTAGES OF PROPERTY TAX BY TAXING DISTRICT



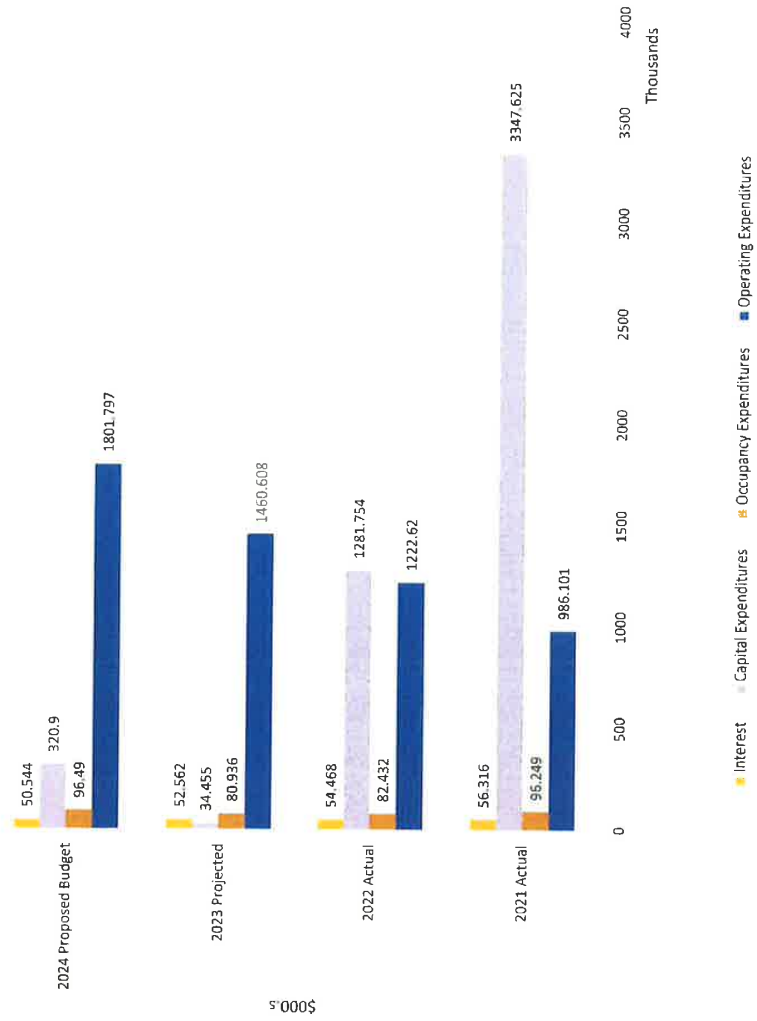
City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024

HISTORICAL TOTAL TAXABLE VALUES



**City of McLendon-Chisholm
Proposed Budget for the year to end September 30, 2024**

HISTORICAL EXPENSES BY MAJOR CATEGORY - GOVERNMENTAL FUNDS



2021 & 2022 Capital Expenditures are primarily the Construction of the new Firestation for which funding was received from TXDOT in FY2020

City of McLendon-Chisholm
General Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current FY 2022-2023 Projected Actuals	FY 2023-2024 Proposed Budget
Revenue				
302 - Franchise Income	\$ 237,973	\$ 232,000	\$ 276,613	\$ 275,000
303 - Development Income	98,224	160,000	334,565	160,000
304 - Building Permit Income	1,108,292	975,000	607,465	607,500
305 - Municipal Court Income	11,000	-	2,300	2,500
306 - Interest Income	28,033	8,800	199,520	199,500
308 - Septic Fees	14,675	12,000	18,775	18,800
309 - Food Enforcement	1,400	1,200	1,000	1,000
310 - Sales Tax Revenue	1,054,024	975,000	912,000	915,000
415 - Chr 380 Sales Tax Rebate	(260,759)	(285,000)	(244,740)	(246,700)
313 - Donations	289		110	100
314 - Copies Public Inf. Income	-		50	50
315 - Miscellaneous Income	845		7,171	-
317 - Ad Valorem Tax	679,867	680,000	704,525	820,500
321 - Credit Card Fee Revenue	1,266	1,500	2,580	2,600
325 - Hotel Occupancy Tax	943		2,770	2,800
Transfer from Unassigned Surplus		500,000		
Total Revenue	\$ 2,976,071	\$ 3,260,500	\$ 2,824,704	\$ 2,758,650

City of McLondon-Chisholm
General Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current FY 2022-2023 Projected Actuals	FY 2023-2024 Proposed Budget
Expenditures				
Operating Expenditures				
401 - Municipal Court	\$ -	\$ 1,000	\$ 795	\$ 800
402 - Election Expense	6,543	10,000	6,535	6,750
410 - Contracted Services				
41003 - Building Inspections	223,575	195,000	207,080	207,100
41004 - Engineering Services - Development	1,500	32,000	31,050	31,100
41005 - City Planner Services - Development	-	33,500	26,615	26,700
41006 - Other Consultants - Development	-	29,500	20,180	20,200
41007 - Environmental & Health Inspect. Services	9,555	15,000	11,745	11,800
41008 - Animal Control	19,085	19,000	19,080	19,100
411 - Vehicle Expenses	126	500	440	450
412 - Supplies	4,060	4,000	3,720	3,750
418 - Membership Fees	1,921	2,000	3,090	3,100
422 - Public Notice Expense	5,724	7,500	8,080	8,100
423 - Community Functions	2,506	5,000	6,570	6,000
426 - Appraisal District Collection	12,743	12,800	12,115	12,200
429 - Street Lights	2,799	3,400	2,845	2,850
Total 400 Operating Expenditures	\$ 290,136	\$ 370,200	\$ 359,941	\$ 362,000
Occupancy Expenditures				
502 - Electricity	\$ 3,441	\$ 4,000	\$ 3,375	\$ 3,750
506 - Water	4,603	3,700	3,235	3,500
510 - Propane Gas	-	-	-	-
514 - Building Maint./Improvements	24,513	25,000	24,520	29,600
516 - Lawn Maintenance	12,305	12,500	8,630	15,340
520 - Telephone & Internet	10,820	10,500	14,685	15,000
522 - Website Expense	12,480	13,000	12,360	15,000
Total 500 Occupancy Expenditures	\$ 68,163	\$ 68,700	\$ 66,805	\$ 82,190
General & Administrative Expenditures				
603 - Citizen Recognition	\$ -	\$ 2,000	\$ -	\$ -
604 - Municipal Manuals, Books & Maps	-	500	270	500
606 - Employee Costs	335,497	540,000	361,910	561,175
618 - Liability and Property Insurance	6,012	8,900	8,900	11,235
619 - Software Subscriptions	39,483	27,000	19,960	20,000
621 - IT Support	12,890	12,700	21,390	51,900
622 - Office Supplies - City Hall	6,383	6,500	6,370	6,400

City of McLendon-Chisholm
General Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current FY 2022-2023 Projected Actuals	FY 2023-2024 Proposed Budget
623 - Office Equipment	2,733	19,500	10,900	11,000
624 - Office Equip Maintenance	7,255	4,700	4,190	4,200
625 - Printed Materials	4,636	2,000	2,160	2,200
626 - Postage-City Hall	1,232	2,200	2,045	2,100
628 - Bank Fees	2,970	2,900	3,490	3,500
630 - Legal & Professional	-	-	-	-
63001-Accounting & Payroll services	60,000	75,900	75,900	75,900
63002 - Financial Audit	12,500	15,000	12,950	15,000
63003 - Legal	35,872	45,000	44,398	45,000
63005 - City Planner	68,250	70,100	45,630	46,000
63005.1 - Comprehensive Plan	6,229	-	-	-
63008 - Consultants	33,700	85,000	22,460	22,500
63009 - Engineering	3,250	-	6,700	7,000
646 - Mileage Expense	74	100	90	100
647 - Council Meetings	2,307	2,500	615	650
64801 - Administrative Training	1,717	7,000	870	900
64802 - City Council Training	-	4,000	3,960	10,000
649 - Expense Account - City Administrator	203	2,000	1,020	1,100
650 - Expense Account - Mayor	88	1,000	360	500
652 - Staff Appreciation	207	2,000	1,890	1,350
655 - Code of Ordinance	-	500	-	500
699 - Miscellaneous Expense	428	22,960	700	-
Total G & A Expenditures	\$ 643,919	\$ 961,960	\$ 659,131	\$ 901,710
31300 - Gain on Sale of Asset	\$ -	\$ -	\$ (51,337)	\$ -
700 - Capital Expenditures	100,500	300,000	34,455	305,000
Net Capital Expenditures	100,500	300,000	(16,882)	305,000
Total Expenditures	\$ 1,102,717	\$ 1,700,860	\$ 1,068,995	\$ 1,650,900
Transfer from Prior Year Surplus	-	-	-	218,027
Transfer to Public Safety Fund	(932,785)	(1,559,640)	(982,188)	(1,325,777)
Transfer to Debt Service Fund	-	-	-	-
Transfer to Capital Projects Fund	(1,130,583)	-	-	-
Net Transfer In / Out	\$ (2,063,368)	\$ (1,559,640)	\$ (982,188)	\$ (1,107,750)
Surplus (Deficit)	\$ (190,014)	\$ -	\$ 773,520	\$ -

— Roads
— Roads
— Fire

City of McLendon-Chisholm
Debt Service Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	FY 2022- 2023 Projected Actuals	FY 2023- 2024 Proposed Budget
Revenue				
Ad Valorem Tax				
317 - Ad Valorem Tax	\$ 122,041	\$ 135,579	\$ 154,027	\$ 111,230
306 - Investment Income	(257)	-	4,659	4,650
Contribution from Bond Escrow Account	-	-	9,400	9,400
Transfer from Fund Balance	-	8,586	-	-
Transfer from General Fund	-	-	-	-
Total Revenue and Transfers In	\$ 121,784	\$ 144,165	\$ 168,086	\$ 125,280
Expenditures				
628 - Bank Fees Expense	\$ 2,600	\$ 1,100	\$ 1,850	\$ 1,850
660 - Bond Interest Expense	54,468	48,065	52,562	50,544
Transfer To General Fund	-	-	-	-
Transfer To Bond Principal	95,000	95,000	95,000	95,000
Total Expenditures and Transfers Out	\$ 143,257	\$ 144,165	\$ 149,412	\$ 147,394
Surplus (Deficit)	\$ (21,473)	\$ -	\$ 18,674	\$ (22,114)

City of McLendon-Chisholm
Public Safety Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current FY 2022-2023 Projected Actuals	FY 2023-2024 Proposed Budget
Revenue				
30600 - Alliance Interest Income	\$ 1,611	\$ 760	\$ 1,870	\$ 1,870
30602 - Logic Interest Income			\$ 18,130	\$ 18,100
313 - Donations	1,250	1,100	500	500
316 - County Contract	77,500	127,500	127,813	127,800
319 - Grants	0			0
Transfer from General Fund	932,785	1,566,640	982,188	1,325,777
Total Revenue	\$ 1,013,146	\$ 1,696,000	\$ 1,130,501	\$ 1,474,047
Expenditures				
Operating Expenditures				
416 - Bad Debt				
43001 - Liability Insurance	\$ 10,134	\$ 13,600	\$ 13,284	\$ 14,700
43002 - Fuel	20,897	21,900	16,000	16,000
43003 - Maintenance & Repair - Vehicles	57,485	50,000	40,570	40,500
43004 - Maintenance & Repair - Station	9,114	9,500	9,565	9,600
43005 - Gear and Supplies	55,411	35,000	47,582	47,500
43006 - Compliance	7,750	6,000	7,640	7,650
43007 - Communications	17,539	17,500	515	
43008 - Dispatch	10,000	10,000	10,000	10,000
43009 - Training	11,811	10,000	6,323	6,500
43030 - EMS	6,311	6,500	10,200	10,500
606 - Employee Costs	726,032	985,000	938,989	1,276,847
Total Operating Expenditures	\$ 932,484	\$ 1,165,000	\$ 1,100,667	\$ 1,439,797
Public Safety - Law Enforcement				
Occupancy Expenditures		500,000		0
502 - Electricity	\$ 7,936	\$ 8,000	\$ 9,800	\$ 9,900
506 - Water	3,749	3,000	2,470	2,500
520 - Telephone & Internet	2,584	2,600	1,860	1,900
Total Occupancy Expenditures	\$ 14,269	\$ 13,600	\$ 14,130	\$ 14,300

City of McLendon-Chisholm
Public Safety Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current FY 2022-2023 Projected Actuals	FY 2023-2024 Proposed Budget
General & Administrative Exp				
61802 - Property Insurance	11,592	13,600	\$ 12,994	14,800
619 - Software Subscriptions	2,377	2,300	\$ 2,430	2,500
652 - Staff Appreciation	285	1,500	\$ 281	2,650
699 - Miscellaneous Expenses	16,947		\$ -	
Total General & Administrative Exp	\$ 31,201	\$ 17,400	\$ 15,705	\$ 19,950
700 - Capital Expenditures	50,670	0	\$ -	15,900
Total Expenditures	\$ 1,028,624	\$ 1,696,000	\$ 1,130,501	\$ 1,489,947
Surplus/(Deficit)	\$ (15,479)	\$ -	\$ -	\$ (15,900)

City of McLendon-Chisholm
 ARPA Expenditures Fund
 FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current Projected YTD Actuals	FY 2023-2024 Proposed Budget
Revenue				
30602 - Interest Income	\$ -	\$ -	\$ 39,197	\$ 30,000
319.1 - ARPA Grant	-	-	72,483	12,320
Total Revenue	\$ -	\$ -	\$ 111,680	\$ 42,320
41014 - Impact Fee Study	-	-	111,680	42,320
Total Expenditures	\$ -	\$ -	\$ 111,680	\$ 42,320
Transfer to General Fund				\$ (218,027)
Surplus/(Deficit)	\$ -	\$ -	\$ -	\$ (218,027)

City of McLendon-Chisholm
Utility Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current FY 2022-2023 Projected Actuals	FY 2023-2024 Proposed Budget
Revenue				
306 - Interest Income	\$ 5,669	\$ 2,500	\$ 41,235	\$ 40,000
Sewer Utility Revenue				
32200 - Sewer Usage Fees	556,605	623,832	659,515	659,550
32204 - Sewer Deposit Refunds	(6,768)	(3,800)	(3,864)	(4,000)
Total Revenue	\$ 555,507	\$ 622,532	\$ 696,885	\$ 695,550
Expenditures				
Operation & Maintenance Expenditures				
Sewer Operation & Maintenance				
41304 - O&M Agreement	\$ 50,595	\$ 54,000	\$ 53,360	\$ 54,000
41305 - O&M Maintenance	\$ 42,018	\$ 50,100	54,434	55,000
41308 - Electricity	108	110	104	110
41310 - Sewer Treatment	336,511	463,160	444,098	450,000
41311 - Infiltration Contingency	3,175	-	-	-
Total Operations Expenditures	\$ 432,406	\$ 567,370	\$ 551,996	\$ 559,110
600 - General & Administrative Exp	\$ 15,562	\$ 16,700	\$ 16,740	\$ 16,700
Total Expenditures	\$ 447,968	\$ 584,070	\$ 568,736	\$ 575,810
Income From Operations	\$ 107,539	\$ 38,462	\$ 128,150	\$ 119,740

City of McLendon-Chisholm
Utility Fund
FY 2024 Proposed Budget

	FY 2021-2022 Actuals	FY 2022-2023 Adopted Budget	Current FY 2022-2023 Projected Actuals	FY 2023-2024 Proposed Budget
32201 - Sewer Tap Fees	510,000	486,000	174,000	\$ 174,000
41312 - Tap Fee Developer Rebate	306,000	291,600	104,400	\$ 104,400
Net Sewer Tap Fee Revenue	\$ 204,000	\$ 194,400	\$ 69,600	\$ 69,600
Surplus (Deficit)	\$ 311,539	\$ 232,862	\$ 197,750	\$ 189,340



1915 FEB 15

CITY OF MCLENDON CHISHOLM, TEXAS

TEAM MC

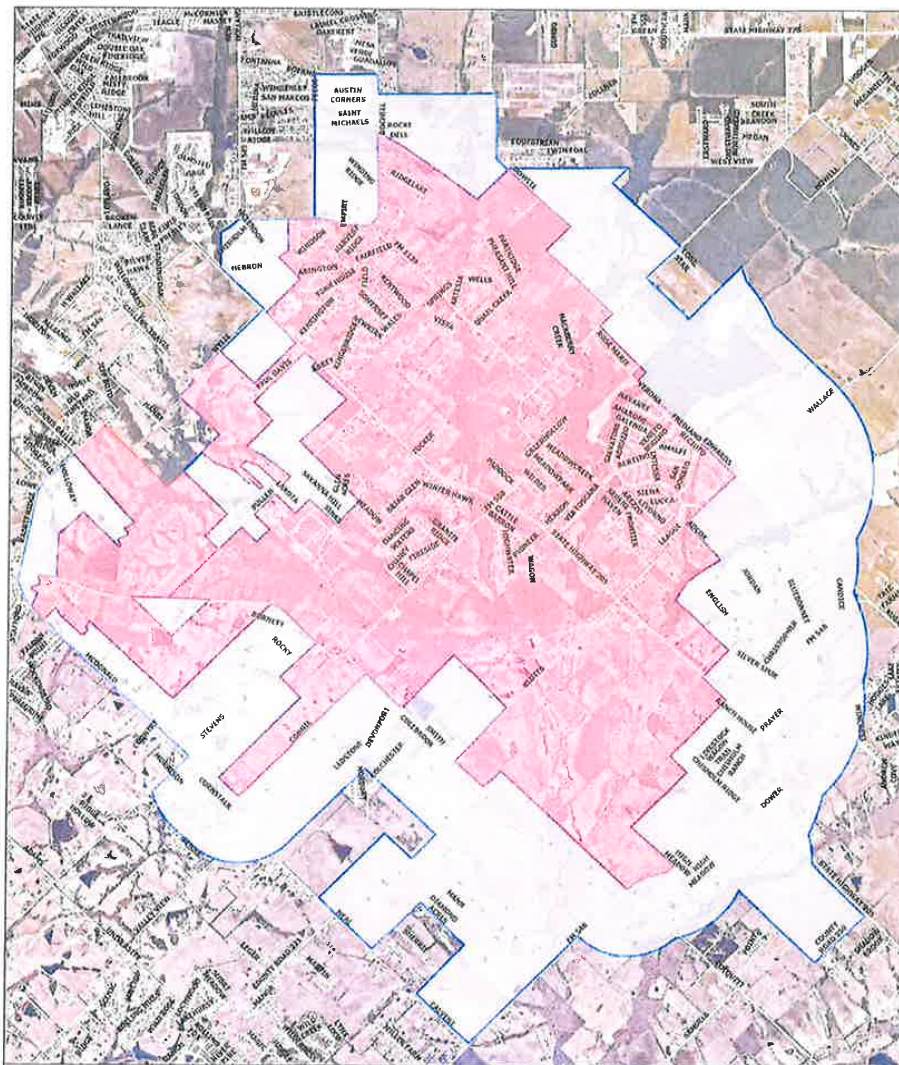
RESIDENTS Population 5,388 – (1796 HH – persons per HH – 3 (US 2020 Census)
(ETJ – 691 HH – 2073 persons) **as of February 06, 2023**

MAYOR KEITH SHORT - CITY COUNCIL Floyd McLendon, Daniel Tucker, Bryan McNeal, Jennifer Hoffman, Adrienne Balkum

CITY ADMINISTRATOR Konrad Hildebrandt

INTERNAL FULL TIME STAFF **FIRE CHIEF** – Jim Simmons; **FIRE CAPTAINS** – Shaun Clements, Tony Boroughs, Daniel Lewis; **FIRE FIGHTERS/DRIVERS** – Jim Bloom, Colton Barber, Eddie Stough, Scott Martinez, Collin Robinson, Anthony Bennett. **PART TIME FIRE** (15), **FIRE VOLUNTEERS** (3); **CITY SECRETARY** – Rochelle Green; **CODE ENFORCEMENT** – Mark Woodruff; **ADMINISTRATIVE ASSISTANT** – Judy Rhodes (Part Time) **13 Full Time, 16 Part Time, 3 Volunteers (Total 32 – (28 Fire))**

CONTRACT STAFF	CITY PLANNER	Mike Coker +
	CITY ENGINEER	Dub Douphrate
	FINANCE DIRECTOR	Ray Smith +
	CITY ATTORNEY	Michael Halla
	UTILITY BILLING	Cameron Robinson Inframark+
	INFORMATION TECH	Bill/Sheil Hair (Computer Guy)+
	WEBSITE DEVELOP.	Mark Brooke
	SOLID WASTE/RECYCLE	Jason Roemer (CWD) +
	LAW ENFORCEMENT	Rockwall County Sheriff +
	BUILDING/PLANS	Buddy Markham (TCS) +
	ANIMAL CONTROL	Lisa (All American Dog)+
	HEALTH/SEPTIC	Kelly Stockburger
	Contract 12 persons and multiple additional companies	



McLendon-Chisholm 1-Mile Extraterritorial Jurisdiction



0 0.75 1.5 Miles

Kimley » Horn



Legend

City Limits with
Annexations
1-Mile ETJ
Streets

City of MC, TX
Tax Rate Deadlines
FY 2024

1. Monday, August 7, 2023 - City budget Officer files proposed budget with the City Municipal Clerk (City Secretary) – Budget Cover Page must contain a special cover sheet if the budget will raise more revenue from property taxes than the previous year. More data is required – including a special cover page – to post the proposed budget on the city website. (15 days prior to the public hearing – August 22)
2. Tuesday, August 8, 2023 – submit the voter approval tax rates to the City Council. Post the calculated voter-approval tax rate, along with debt information on the home page of our city website. **Council shall hold a record vote on a Proposed Tax Rate.**
3. Friday, August 11, 2023 – publish notice of budget hearing (public hearing on August 22, 2023 (To paper by August 7) (at least 10 days prior to PH) **The Proposed Budget should be filed with the city clerk on this date as well.(Deadline is Aug 13.)**
4. Friday, August 18, 2023 – The city must publish notice of tax rate hearing (to paper August 14, 2023). A public hearing shall be held Tuesday, September 12, 2023.
5. Tuesday, August 22, 2023 – City Council shall hold a public hearing on the proposed budget. (CC vote to postpone final vote to September 12, 2023.)
6. Tuesday, September 5, 2023 – Last day to publish online (homepage) notice of the tax rate public hearing. (Hearing shall be held on Tuesday, September 12, 2023) (posted continuously for 7 days)
7. Tuesday, September 12, 2023 – The City Council shall hold a public hearing on the proposed tax rate.
8. Tuesday, September 12, 2023 - City Council shall hold a record voter adopting the FY24 budget This action must happen PRIOR TO the tax rate approval. Must be a record vote.
9. Tuesday, September 12, 2023 - City Council shall hold a record vote **adopting** the tax rate. The City Council must SEPARATELY approve the maintenance and operations component and the debt service component the tax rate.

THE ADOPTED BUDGET INCLUDING THE SPECIAL COVER PAGE MUST BE POSTED ON THE CITY'S WEBSITE. TAX RATE CALCULATION FORMS MUST BE INCLUDED.

City of McLendon-Chisholm, Texas
Budget and Tax Development Timeline
FY 2023/2024

<u><i>Date</i></u>	<u><i>Activity</i></u>
21-Jul-23	Receive Certification of tax and No-New-Revenue (previously Effective Tax Rate) and Voter-Approval (previously Rollback) tax rates - RCAD
25-Jul-23	FY 23 - FINAL Budget and Tax Timeline established
28-Jul-23	FY 23 - Revenue Projections Completed
2-Aug-23	NEW employee requests reviewed
8-Aug-23	City Council Tentative Budget Review - timeline, proposed new positions, tax rate and process, NEW budget proposals; City Council provides feedback Set Public Hearing - FY 24 Budget and Tax Rate August 22, 2023) Publish Public Hearing
11-Aug-23	Mayor Short review of overall budget materials and approval
11-Aug-23	Publication of 'tax rate & voter approved tax rates' City Website - Newspaper of General Circulation 72 Hour Notice - August 22 and September 12, 2023 City Council meetings
22-Aug-23	City Council Budget Review - Tentative Budget numbers - General Fund Utility Fund, Public Safety Fund, Debt Fund, Fee Ordinance First Reading Budget and Tax Rate Ordinance Public Hearing - FY 24 Proposed Budget Public Hearing - FY 24 Proposed Tax Rate Amendments to FY23 Budget
12-Sep-23	Second Reading Budget and Tax Rate Ordinance Adopt Budget and Vote on Tax Rate
26-Sep-23	Distribute FY24 Final Budget
1-Oct-23	FY24 Budget becomes effective

**CITY OF MCLENDON-CHISHOLM
BUDGET TIMELINE**

MONTH	DATE	ACTIVITY
October	Early	Fiscal Year Begins
October	Late	Distribute PAFR
October	Late	Distribute Budget Book and PAFR to CC and DD
October thru December	all of Quarter 1	Send budget to GFOA for Distinguished Budget Process
October thru December	all of Quarter 1	Remind staff to accumulate FY24 budget requests
January	Mid	Update budget calendar with dates specific Creation of McLendon-Chisholm Public Safety District (MCPSD)
January	Mid	
January	Late	Market Survey sent to benchmarking cities
		Memo to Departments requesting all personnel- related requests - new positions, reclassification, etc.
February	Mid	Target numbers for review - Finalize Budget Preparation Manual
February	Late	Hold Special CC worksession/visioning to receive CC budget requests/visions
March	Late	Budget Kickoff Meeting
	Early	Start putting together FY24 budget book
	Early	Departments review and update proposed department budgets
	Mid	Deadline to submit personnel-related requests
	Mid	Oral back up to all department personnel requests
	Mid	City Administrator reviews all new position and reclassification requests
	Late	All Department budget submittals due
April	Early	Budget submittal reviews
		All Departments meet with CA to verbally request budget changes - demonstrate consistency to CC strategic priorities
	Mid	Complete Department Summary Sheets
	Late	Go through State Law with City Secretary and identify specific dates to meet
May	Early	

May	Mid	Preliminary Appraisal Roll Due from Rockwall County Central Appraisal District
	Mid-Late	All supplemental budget documents are updated and included for FY24 budget
	Late	Review of all Fees and Charges - citywide
June	Early	Finalize personnel rankings and overall budget numbers jointly with Finance Director
	Mid	Finalize all Graphs, Charts, Pictures, Budget Format
July	Mid	Chief Appraiser certifies appraisal tax value roll
	Mid	Proposed Tentative Budget placed on website, city secretary's office
August	Mid	Publish notice of Public Hearings - budget, tax rate
	Early	Hold Public Hearings and formally present to CC proposed budget and proposed tax rate
	Late	CC finalized Budget and Tax Rate; updates fees and charges; Final Budget Amendment FY23
September	Early	Available for additional items
October	Early	New FY24 begins

FY 2024 Budget Visioning and Goal Workshop

Documents to review:

- Fund Overview Sheets
- Monthly Financials
- City-wide Salary Survey
- Development of Salary Schedules
- Vision on new employees v. contract
- Current Employee/Contract position

Documents to review cont:

- Ongoing v. One time Costs discussion
- Revenue Projections

FY2024 – Budget Visioning and Goals Worksession

Saturday, June 3, 2023 8:30 a.m. – 2:00 p.m.

- 8:30 a.m. – 9:00 a.m. - Light Breakfast
- 9:00 a.m. – 9:15 a.m. - Introduction/Welcome – Mayor Short
- 9:15 a.m. – 11:00 a.m. - Mayor and City Council visions and goals as they relate to FY24 Budget and beyond (15-20 minutes each)
- 11:00 a.m. – 11:10 a.m. - Break
- 11:10 a.m. – 12:00 noon - Fire Department, City Attorney, Finance Director, IT – Cyber security, Website/Social Media
- 12:00 noon – 12:30 p.m. - Lunch and break
- 12:30 p.m. – 1:30 p.m. - City Planner, City Engineer, Utility Billing/ Sewer Billing Department, Code Enforcement/Street, Health Inspector/Septic Systems
- 1:30 p.m. – 2:00 p.m. - Summation – Overview – Budget Schedule

CITY OF MCLENDON CHISHOLM, TEXAS
FUND BALANCE STRATEGY

The Fund Balance policy is a key element of financial stability. Therefore, the maintenance is essential to the preservation of the financial integrity of the City. Having adequate levels of unassigned or unrestricted fund balance is an important measure of economic stability and provides savings for capital purchases and replacements and avoids potential future debt.

Unrestricted fund balance also offers mitigation from financial risk from unforeseen revenue fluctuations, unanticipated expenditures, and similar type circumstances.

In May 2021, the City Council established a FUND BALANCE POLICY and desires to annually review it to keep fiscally sound and to be in compliance with the Governmental Accounting Standards Board (GASB) Statement 54 Fund Balance Reporting.

The City has established the appropriate level of reserves balances as follows:

Restricted Fund Balance – All funds collected for Debt service for debt principal and interest payments.

Assigned Fund Balance

Utility Fund Balance - \$300,000 to \$500,000 Utility Fund Balance – this Fund is to be used for repair and replacement of water, sewer, and storm drain infrastructure.

Sonoma Verde Road Fund - \$100,000 to \$500,000 – for maintenance of public roads in Sonoma Verde subdivision.

Public Safety Capital Fund Balance – This fund is more of a fleet and equipment replacement fund. The attempt is to not go into debt into the future for equipment, fleet, and apparatus purchases.

\$1M Police
\$1M Fire
Roads/Streets

Capital Projects Fund Balance – obtaining the financial resources to be used for the acquisition, construction, or improvement of major capital assets other than those acquired through proprietary or fiduciary funds. Used for the acquisition or construction of capital assets and capital improvements.

Unassigned (Unrestricted) General Fund Balance (GF-UFB) – The city's goal is to achieve and maintain UFB equal to 40-60% of annual budget expenditures. The city considers 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 to restore the balance.

60% of projected annual budget expenditures (\$3,000,000) is
\$1,800,000

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

	Sep 30, 19	Sep 30, 20	Sep 30, 21	Projected 22
Unrestricted General Fund Balance	963,354	1,789,792	3,170,277	3,430,888
Increase Over Prior Yr		826,438 86%	1,380,485 77%	260,611 8%
General Fund Revenue	1,340,699	2,253,133	2,509,210	2,724,640
% of Revenue to Prior Yr Fund Balance		133%	141%	137%

Unrestricted Fund Balance



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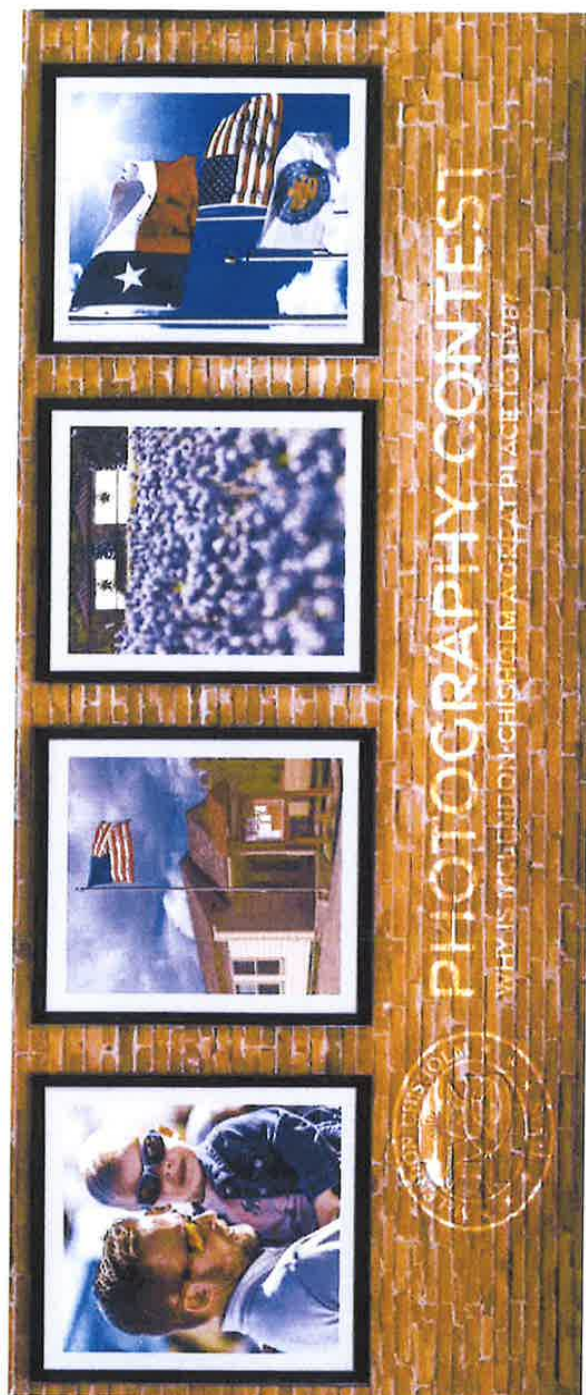
CITY OF MCLENDON CHISHOLM, TEXAS
FY 2024 BUDGET WORKSHEET

DEPARTMENT City-wide requests

ONE TIME REQUESTS	AMOUNT	DEPT.	ONGOING REQUESTS	DEPT.	AMOUNT	APPROVED REQUESTS	AMOUNT	
IPAd PLUS Case	\$ 1,400	FIRE	CYBER SECURITY UPGRAD	CITY-WIDE	\$ 34,339	CYBER SECURITY	\$ 34,339	Ongoing
Viking PPE New Hires	\$ 10,500	FIRE	3 new firefighters	FIRE	\$ 226,200	UPGRADE - New computers	\$ 226,200	Ongoing
PP Vent Fan Super Vac Smoke						3 New Firefighters		
Ejector	\$ 5,409	FIRE	22 hour /week On Call/PT	ADMIN	\$ 19,800	City Hall Deep Clean -		
Storm Surge Combination Tool			Salary Plan	CITY-WIDE	\$ 172,475	Carpets	\$ 5,000	One Time
Kit	\$ 12,000	FIRE				PP Vent Fan Super Vac	\$ 5,409	One Time
Zero Turn Riding Mower	\$ 7,500	FIRE				22 hour /week On Call/PT	\$ 19,800	Ongoing
Speed Trailer - Counter	\$ 8,000	POLICE				Salary Plan	\$ 172,475	X
Fire Station Copy Machine	\$ 1,500	FIRE				Viking PPE New Hires	\$ 10,500	X
City Hall Deep Clean (carpets)	\$ 5,000	City-wide				UNFREEZE Plan and Mgmt		
						Analyst		
Total requests	\$ 504,123					Total	\$ 473,723	
Total approved	\$ 473,723							Already included in budget X
Fire only	\$ 242,109							

City of McLendon Chisholm, Texas
COVID Funding Uses - Proposed
Nov-22

COVID Fund Availability	\$	861,293		
Activity	Estimated Cost		Strategic Priority	ROI (Qualitative v. Quantitative \$\$\$)
SH 205 Beautification - Entry Signs	\$ 500,000		1A(3); 3A(1-3);3E(1-2)	ROI - Qualitative - Beautification
Roadway, Water, Wastewater- Impact Fee Capital Facility Plans-- Kimley-Horn	\$ 154,000		1A(3);3B(5-6);4A(3); 4B(2);	ROI - Quantitative - \$\$\$
Street Maintenance	\$ 55,000		1A(3);3B(5);	ROI - Qualitative - Safety
Sewer - New Main/Main	\$ 152,293		4A(3)	ROI - Quantitative - \$\$\$
Total	\$ 861,293			
Approved and Uses				
Impact Fee - Water,Sewer, Roads	\$ 154,000			
Remaining Funds	\$	*		



Page 1 of 2

City of McLendon Chisholm, Texas
Salary Plan
FY2024

**FIRE DEPARTMENT
STEP PLAN**

All Steps and ranges were taken from our Pick 6
FY2021 compensation amounts

POSITION TITLE	# of Employees	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	
Fire Chief		\$ 95,303.00	\$ 98,162.09	\$ 101,106.95	\$ 104,140.16	\$ 107,264.37	\$ 110,482.30	\$ 113,796.77	COLA - Increases the step amounts
Fire Captains		\$ 66,530.00	\$ 68,525.90	\$ 70,581.68	\$ 72,699.13	\$ 74,880.10	\$ 77,126.50	\$ 79,440.30	Step increases based on Performance
Firefighter /Driver		\$ 61,500.00	\$ 63,345.00	\$ 65,245.35	\$ 67,202.71	\$ 69,218.79	\$ 71,295.36	\$ 73,434.22	CP - OCTOBER 2023 - JUNE 2023
Firefighter/Paramedic		\$ 59,500.00	\$ 61,285.00	\$ 63,123.55	\$ 65,017.04	\$ 66,967.77	\$ 68,976.81	\$ 71,046.11	AVG 6.6% TOTAL 7.3% MINUS FOOD/ENERGY
Firefighter /EMT		\$ 54,500.00	\$ 56,135.00	\$ 57,819.03	\$ 59,553.62	\$ 61,340.23	\$ 63,180.44	\$ 65,075.65	
Total	13								

(3 PROPOSED)

**ADMINISTRATION PAY PLAN
RANGES**

	Minimum	Median	Maximum	
City Administrator	\$ 135,000	\$ 162,000	\$ 194,400	5% COLA
City Secretary	\$ 61,256.00	\$ 73,507.20	\$ 88,208.64	Median
Administrative Assistant	\$ 21.20	\$ 25.44	\$ 30.53	5% COLA
Code Enforcement/Streets Management Analyst -	\$ 21.20	\$ 25.44	\$ 30.53	Median
General Management Analyst -	\$ 29.00	\$ 34.80	\$ 41.76	Minimum
Planning	\$ 29.00	\$ 34.80	\$ 41.76	Minimum
Part time - On Call	\$ 18.00	\$ 21.60	\$ 25.92	
Total	6 (2 PROZEN)			

5 PROPOSED

Total Employees 19

18-JUL-23

New Employees generally start at the Minimum Range
Median is generally considered fully functioning
Market Adjustment is based on performance - TBD
COLA moves the Range forward

Market Adjustments move within the Range

Overall change in salary +/- \$312K



City Limits

Comprehensive
Plan

Sanitary Sewer

Sanitary sewer service is available and installed in the Sonoma Verde subdivision through negotiated capacity on the Buffalo Creek Interceptor Line and there is a sewer line in the retail area, but the rest of the city is served by on-site septic systems—there are no Certificates of Convenience and Necessity (CCN) for wastewater within the

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McLendon-Chisholm ultimate municipal boundary (i.e. within the limits of the ETJ). On-site septic permits through the County require a minimum of one acre of land.

Storm Sewer

Stormwater infrastructure is designed to move stormwater runoff (i.e. rain water) away from residential and paved areas to detention or retention ponds, lakes, creeks, or rivers. Stormwater infrastructure can include curbs, gutters, drains, pipes, or collection systems. Data for existing infrastructure in McLendon-Chisholm is limited, but there is no documented stormwater infrastructure outside of visible bar ditches in the city.

Internet cyber training - hard & software

Internet is considered a key part of infrastructure, especially in the adapting virtual environment. Residents and stakeholders noted throughout the planning process the need to improve broadband and internet services and provider options in McLendon-Chisholm.

Services

Police

The City does not have a police department, and police services are currently provided at no direct charge to the City or the residents from the Rockwall County Sheriff's Department. Response times can be long and have been noted as a potential challenge to overcome in the future. There are also questions of long term viability of County police services without contract or payment and associated responsibilities of the County vs. the City. The City does not have routine police patrols or traffic control.

Fire & EMS

Fire and Emergency Medical Services (EMS) are provided to the City of McLendon-Chisholm residents and properties within the ETJ through partnership with the Rockwall County Sheriff's Department, Rockwall County Emergency Medical Services, and the McLendon-Chisholm Fire Rescue. The City Fire Department currently operates as a combination career/volunteer department. A Chief plus six firefighter positions are full-time. Fulltime staff is supplemented with part-time and a couple of volunteer staff to meet required standards. Response times and service delivery can be impacted at times by staffing, equipment, facilities, road deterioration, connectivity within the city limits and fire district, and limited funding for serving the unincorporated areas of the fire district. The Fire Station upgrade and service improvement in progress in 2021 has been well received.

Parks & Recreation (including Library Services)



The City does not currently have a parks and recreation department to construct or maintain parks or establish recreational programming. McLendon-Chisholm also does not have a public library, but there is a Rockwall County Library. There are some trails and sidewalks throughout the community, but more trails are of interest, in addition to parks, recreation, and gathering spaces.

Code Enforcement *& Streets*

Code enforcement helps maintain aesthetics and maintenance of neighborhoods and properties, as well as contributes to safety and sanitation/cleanliness. The Homeowners Associations (HOA's) provide oversight in various areas of aesthetics and property maintenance, and the City also has a Code Enforcement Officer on Staff.

Analysis

The City does not have centralized sewer and it does not own/operate its own water supply and service. Purchasing the Certificate of Convenience and Necessity and providing the associated infrastructure assets to own the water supply and service would cost significant money and would necessitate capital construction and growth in City Staff numbers to manage the various components of the system, billing, construction, and maintenance. Similar constraints are present relating to providing centralized sewer in terms of cost, construction, growth in City Staff numbers, etc. Aside from the cost, it is becoming increasingly apparent that the City owning and maintaining its water could be on the horizon to maintain safe and adequate service to residents and businesses.

In terms of Police, Fire, and EMS, there is further study and evaluation required to determine existing levels of service, desired levels of service, County responsibilities, and options to implement what the community identifies as necessary for its safety and financial viability. Future actions can tackle a detailed analysis of what is currently being provided and the County's long-term statutory responsibility for law enforcement services (or potential lack thereof) will lay the foundation for the future actions. Next will come the identification of what the community feels is necessary from a services standpoint and associated funding, staffing, and/or contracting options are available to achieve that desired level of service, which will be a multi-faceted analysis to include the City's services currently being provided outside the city limits.

McLendon-Chisholm has rolling hillsides to large open expanses of farm and ranch land to residential subdivisions designed to provide the residents with recreational opportunities. Most developed recreational facilities in the City are privately owned and operated by property/homeowners associations or private property owners.

At least four major floodways cross the city essentially from the northeast draining to the southwest ultimately ending up in Lake Ray Hubbard. These floodways and floodplains make up about 2.78 square miles of the 12.41 square miles of the City or 22 percent of the land surface in the City. These floodways and floodplains provide an opportunity to incorporate these mostly undevelopable areas into an open space environment and/or



recreational assets that can positively contribute to quality of life and priorities within the Vision Framework. Floodplain areas should be preserved as open space and natural habitat moving forward but can continue to be held in private ownership.

City parks and recreation is considered desirable by many in McLendon-Chisholm, and several stakeholders, survey respondents, and Community Forum participants expressed a desire for community gathering spaces that cater to the friendly, hometown spirit present in McLendon-Chisholm. Parkland Dedication and Development Fees can offset costs and ensure growth pays for itself, and the associated study required can make McLendon-Chisholm eligible for Texas Parks and Wildlife Department (TPWD) Grant funding. Unless or until appropriate funding mechanisms for the continued construction, operation, and maintenance of parks and trails is allocated or secured, the City will continue to rely on property owners and developers to provide recreational opportunities for the community.

Vision

As of 2021, the City is exploring options and logistics to fully understand what taking and having control of water and sewer would mean (monetarily and operationally). If a city controls their own water and sewer systems, they are better able to control the placement and incentives of future development. They also will be able to charge fees and permitting rights for water, which would help build revenue for the city. Because the City does not control its water or sewer infrastructure or services, McLendon-Chisholm also cannot prohibit or influence the creation of new CCNs or special districts forming within the ETJ. Therefore, although McLendon-Chisholm has not completed analysis on what it would take to purchase water or sewer systems supply/control/maintenance, the implications to future development could be significant if the ownership/supply is adjusted.

An objective of the City has been to minimize the cost of government while ensuring that necessary and desired services are provided. In that vein, increasing public facilities necessarily become a financial liability that the City views with a very keen eye toward, not only the cost of acquisition and construction, but the cost of operations, maintenance, and replacement equipment. Although construction costs and maintenance are concerns of some community members as it relates to potential parks and trails, the community voiced strong support for parks and recreation. Exploring standard fees on new development, standard amenity requirements on new development, and public-private partnerships can help ensure that recreation, enjoyment of McLendon's natural areas, and a gathering place for community events can be possibilities.

McLendon-Chisholm consistently reinforces the maintenance of a high quality of life in the city. Further, the community places a high priority on the maintenance of property values and the desire to maintain a rural atmosphere that restricts urbanization. To that end, continued Code Enforcement and significant HOA accountability for maintenance and enforcement of community standards should be in place.



Actions

- With the assistance of a planning and engineering consultant, create a five-year Capital Improvements Plan (CIP) and prioritization matrix that includes any infrastructure, facilities, and large equipment.
- **Water** ◦ Establish bi-annual standing meetings with Highpoint SUD, Blackland WSC, and RCH WSC (separate meetings), in addition to any other utility providers serving McLendon-Chisholm, to discuss anticipated construction, extensions, upgrades, maintenance issues, and economic development priorities.
 - With the assistance of legal counsel, determine the legal authority the City has to get location data for water lines and other water assets owned and maintained by the utility districts and service corporations within the City's limits and ETJ.
 - Research the American Rescue Plan Act and apply for funding for the City. Use funds and partner with Rockwall and Kaufman Counties for water, wastewater, and broadband improvements.
- **Sanitary Sewer** ◦ Evaluate the authority the City has over the sanitary sewer collection and treatment within the city limits and within the ETJ with an attorney.
 - Map existing sanitary sewer lines in McLendon-Chisholm.
- **Storm Sewer and Drainage** ◦ Establish an impervious surface ordinance amendment to reduce excessive stormwater runoff and system constraints.
 - Map existing stormwater infrastructure in McLendon-Chisholm.
- **Internet** ◦ Evaluate options for Fiber to the Premises/Home (FTTP/FTTH) and Fiber to the Cabinet (FTTC), micro trenching, and pushable fiber and determine the best option for budgetary constraints.
 - Explore options for public-private partnerships with developers, corporations, and providers to expand broadband access across the city.
- **Public Safety** ◦ Utilize the Rockwall County Emergency Services Corporation Board to discuss needed improvements for potential partnership and unified resources to support the City's growing public safety needs.
 - Evaluate County responsibilities for provision of public safety and associated options to provide adequate response times and patrols. Determine appropriate public safety option (ex. contract with the County, City personnel, etc.) accordingly.
 - Evaluate provision of Fire and EMS services outside of the City Limits to analyze financial and service viability. Determine appropriate Fire and EMS level of service, staffing, and funding options and implications accordingly.



- Review Fire Safety ISO Ranking criteria and determine any improvements that can be made with available resources to improve the City's ISO Ranking. Repeat this action annually with the budget and future CIP process.
- Parks and Recreation
 - Complete a Parks and Recreation Study to identify existing and desired future levels of service for parks and recreation consistent with Texas Parks and Wildlife Department (TPWD) standards for grant eligibility.
 - Adopt Parkland Dedication and Parkland Development Fees, in association with a future completed Parks and Recreation Study, through a prepared fee methodology and relevant Code of Ordinances updates.
 - Revise the Subdivision Ordinance to require developers to include dedication language in the associated plat for school sites that would require public access to open spaces and athletic fields within the city limits or ETJ.
 - Revise the Subdivision Ordinance to require developers of Master Planned Communities to provide recreational facilities that include parks, open space, and other amenities to serve the communities that they develop.
- HOA Maintenance and Accountability
 - Develop a list of roadways, drainage facilities, and other infrastructure in need of HOA maintenance and rehabilitation and send letters to the HOA and associated residents of the deficiencies and responsibilities of the HOA. Residents should lead this effort through the aforementioned volunteer Road Planning and Maintenance Working Group.



Chapter 6: Implementation & Monitoring

Key Partners

A Comprehensive Plan cannot be implemented without collaboration between key partners. While there are many different individuals, groups, and organizations that contribute to McLendon-Chisholm's success, the following provides a snapshot of those key partners who play vital roles in their area of influence. A list of key partners and collaboration efforts is provided below:

- **Rockwall & Kaufman County:** Rockwall and Kaufman Counties are key partnering agencies when it comes to the Comprehensive Plan's implementation, especially when planning areas in McLendon-Chisholm's extraterritorial jurisdiction (ETJ). The city also relies on police and emergency services from Rockwall County, so continued conversations are essential in the long-term success of planning for public safety and city services.
- **TxDOT:** As SH 205, McLendon-Chisholm's main corridor, is expanded in the upcoming years, continued partnership with TxDOT must occur to negotiate future roadway amenities, such as sidepaths, trails, and driveway connections. When developing along this corridor, coordination is required for continued access and safety.
- **NCTCOG/TML:** Communication with the North Central Texas Council of Governments (NCTCOG) and the Texas Municipal League (TML) will allow the community to understand the region's vision for growth so the City can accurately plan for and respond to it accordingly.
- **Water Companies (High Point WSC, RCH WSC, and Blackland WSC):** The water CCN holders should be acknowledged as key partners in the community due to their control of McLendon-Chisholm's water and wastewater infrastructure and the potential to transition that control in the future.
- **McLendon-Chisholm Homeowner Associations (HOAs):** Partnerships with McLendon-Chisholm HOAs should be established as neighborhoods continue to build out and provide further phases to the master planned areas. HOAs play a critical role in the provision of the aesthetic and functional maintenance of the community, enforcement, and the education of new residents.

Financing

As seen through the community feedback, many members of the community believe strongly in fiscal conservatism. Financing is crucial to the implementation of the Comprehensive Plan and could pose limitations and delays if not appropriately planned out. Funding can originate from partnerships with private companies and developers, as well as traditional sources such as sales tax and property tax. Below are some specific strategies the City can use to create funding for implementation of the Comprehensive Plan:

- **Impact Fees:** Impact fees can generate revenue from new development in the city. These fees can be used to fund capital costs, such as roadways or city facilities. This is a useful tool that can help offset or reduce the amount of financial impact to the city as it relates to infrastructure improvements.

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- Public Grants and Programs: Grant funding can be a valuable asset to McLendon-Chisholm as it seeks to encourage development projects and continued growth. Several opportunities exist to obtain funding, such as the American Rescue Plan Act, that can assist the implementation of community-wide projects.
- **Capital Improvement Plan (CIP):** Many of the public realm initiatives will require capital financing through a bond program (for the purchase of parkland and commercial sites), certificates of obligation (for big spends), or other capital financing. McLendon-Chisholm should create a CIP to provide the opportunity to plan for future infrastructure and facility needs. The CIP should consider appropriate funding mechanisms that provide sustainable spending and are appropriately prioritized to meet the goals of the community. It is essential, from a growth management perspective, to ensure the repair, reconstruction, and expansion of infrastructure to that the community is continually positioned to meet its goals.

Action Prioritization

The Action Prioritization Matrix compiles all actions in the McLendon-Chisholm Comprehensive Plan for the City to use as a checklist over the coming years to monitor progress and implement the Vision. The specified years of priority for each timeframe are listed below, however actions can be completed sooner than the specified timeframes:

- **Short-Term:** represents an action that can be completed within 3 years
- **Mid-Term:** an action that is estimated to be completed over the next 4 to 6 years
- **Long-Term:** an action that is estimated to be completed between 7 to 19 years

Fiscal & Economic Vitality			
Category	Action	Timeframe	Conceptual Cost
Planned and Controlled Development	Develop a set of standards that are typical for developments proposed partially or completely within the ETJ, including parkland dedication and development requirements, internet fiber, walkability and connectivity, water supply/service, sewer treatment/service, and illustration of compliance with the Vision Framework.	Short-term	\$\$
	Create a Heritage Park using the City land around City Hall for a communal gathering space.	Long-term	\$\$\$/Private



(3)	With each year's annual budget process, include an evaluation of the desired set of City services and improvements for the next five years as part of a long-range budget outlook. The five-year evaluation should include a Capital Improvements Program (CIP) for any large/expensive City construction or equipment. Assistance from a consulting planner and engineer may be required for associated technical components and cost estimates.	Short-term	\$\$
(4)	Create an economic development policy and strategies to bring in at least 10 new businesses consistent with the Vision Framework by 2031 (" 10 in 10 ").	Short-term	\$
(5)	Establish a set of tools, in consultation with the City Attorney, that the City can utilize in negotiations with developments partially or completely within the ETJ.	Short-term	\$
(B) Peaceful and Quiet Retreat from Urban Life (1)	Develop a City slogan compatible with "quiet rural living" in McLendon-Chisholm (or something similar to reflect the essence of McLendon-Chisholm) for use in City-wide brand and identity efforts.	Short-term	\$
(2)	Revise the zoning and subdivision ordinances to promote the sustained preservation of peaceful quality of life and rural elements, such as: ▪ Ecological diversity through green infrastructure and restoration of environmentally sensitive areas regulations; ▪ Tree preservation and native plant list for residents to use and developers to follow; ▪ Dark sky lighting standards consistent with pursuing the associated Dark Sky Community Designation; ▪ Flexibility in administrative approval for emerging lowintensity agricultural industry uses, such as limited scale aquaponics, clean/light industrial, and agricultural research uses; and ▪ Regulations consistent with pursuing Scenic City Certification.	Mid-term	\$\$
(3)	Apply for Dark Sky Community Designation upon completion of associated ordinance updates.	Long-term	\$
(4)	Apply for Scenic City Certification upon completion of associated ordinance updates.	Long-term	\$



C	Grassroots Community Events (1)	Establish a Community Events Committee to lead planning and implementation efforts for four community-led events per year.	Mid-term	\$
	(2)	Re-establish at least one signature community event celebrating the city's rural heritage or relating to an agritourism experience (ex. pumpkin patch or Christmas on the Farm, etc.).	Mid-term	\$\$
D	Transparency and Community Engagement (1)	Formalize a tradition to hold two Town Hall meetings per year to discuss community happenings and answer questions, to include streaming online.	Short-term	\$
	(2)	Upgrade the audio/visual equipment and associated software in City Hall to improve sound and video quality for streaming public meetings live and on-demand online.	Mid-term	\$\$
	(3)	Create a list of homeowner's association and neighborhood group leaders to be registered with the City and contacted directly, concurrent with public notice, when significant public hearing items are on the agenda for any board or commission.	Short-term	\$
	(4)	Establish an online suggestion form on the City website and respond to and discuss comments regularly with City Leadership.	Short-term	\$

2

Land Use & Design			
Category	Action	Timeframe	Conceptual Cost
A Land Use & Design Actions	(1) Rezone areas of the city with standards to be developed and detailed to be consistent with the Future Land Use Plan and Vision Framework.	Short-term	\$\$
	(2) Approach property owners within the ETJ to request them to annex or to sign non-annexation agreements to protect additional areas from higher density development.	Mid-term	\$
	(3) <i>Cross reference:</i> Establish a set of tools, in consultation with the City Attorney, that the City can utilize in negotiations with developments partially or completely within the ETJ.	Short-term	\$



③

Mobility & Connectivity

Ⓐ

Category	Action	Timeframe	Conceptual Cost
SH 205-Related	(1) Represent to the Rockwall County Road Consortium McLendon-Chisholm design considerations for ensuring State Highway 205 expansion supports the City's vision, goals, and objectives.	Short-term	\$
	(2) Coordinate, schedule, and hold a Town Hall Meeting to discuss specific State Highway 205 design features under consideration with the schematic design process.	Short-term	\$
	(3) With the assistance of a consultant, prepare a list of design and technical modification requests for TxDOT's expansion of State Highway 205 to reflect the look, feel, and brand consistent with the community's Vision of McLendonChisholm.	Short-term	\$
Reduce Commuter Delay	(1) Revise the Subdivision Ordinance to reduce maximum block length from 1,600 feet to 1,000 feet to promote additional connections and more walkability.	Mid-term	\$
	(2) Review previously prepared cross sections for relevance and technical applicability in an associated Subdivision Ordinance	Short-term	\$

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	update. Until that is completed, the cross sections in the 2016 Comprehensive Plan apply.		
(3)	Revise the Subdivision Ordinance to require associated cross section design for the Functional Classifications included in the Master Thoroughfare Plan.	Mid-term	\$
(4)	With the assistance of a planning and engineering consultant, create a five-year Capital Improvements Plan (CIP) and prioritization matrix that includes any infrastructure, facilities, and large equipment.	Short-term	\$\$
(5)	Establish a Roadway Maintenance Strategy with funding allocated for the entire lifespan of anticipated construction, maintenance, expansion, and replacement of all new City roads as they are constructed, and update the project list every five years, to coincide with the update of the future CIP, to account for inflation, labor, or supply chain cost increases.	Mid-term	\$\$



C	(6)	Prepare a Roadway Impact Fee Study to adopt an associated Roadway Impact Fee.	Short-term	\$\$
	(7)	Create a Roadway Ownership and Maintenance layer in GIS to assist with contact information and the Road Planning and Maintenance Working Group and City Capital Improvements Planning.	Short-term	\$
	(1)	Coordinate with developers, homeowner associations, and neighborhood associations to eliminate any overgrown landscaping or neighborhood treatment elements from the sight triangle along all major roadways.	Short-term	\$
	(2)	Revise the Subdivision Ordinance to require a licensed structural and geotechnical engineer review and seal/approve all proposed bridges and culverts for adherence to the most recent Manual for Assessing Safety Hardware (MASH) Standards prior to and after construction.	Short-term	\$
	(3)	Create a citywide policy to actively reduce the number of 90 degree turns or sharp bends on existing roads that are classified as minor arterials or higher. The policy should also prohibit the construction of sharp turns on new MTP streets.	Short-term	\$
	(4)	Create a volunteer "Road Planning and Maintenance Working Group" as part of the Roadway Maintenance Strategy to collaborate and assist individual HOA's with guidance for road design and maintenance standards to promote safe community standards across the city.	Mid-term	\$
	(1)	Revised the Zoning Ordinance and Subdivision Ordinance to require sidewalks on both sides of the street with new development and redevelopment, and a minimum 10-foot wide sidepath with adequate shading and tree foliage on the sides any system roadway on the Master Thoroughfare Plan.	Short-term	\$
	(1)	Design locations and features to brand the two City gateways on State Highway 205 at its north and south ends, in conjunction with applicable Manual for Assessing Safety Hardware (MASH) Standards.	Mid-term	\$\$
	(2)	Construct two City gateways on State Highway 205 at its north and south ends.	Long-term	\$\$\$



④

Public Utilities & Services

①

Category	Action	Timeframe	Conceptual Cost
Water	(1) Establish bi-annual standing meetings with Highpoint SUD, Blackland WSC, and RCH WSC (separate meetings), in addition to any other utility providers serving McLendonChisholm, to discuss anticipated construction, extensions, upgrades, maintenance issues, and economic development priorities.	Short-term	\$
	(2) With the assistance of legal counsel, determine the legal authority the City has to get location data for water lines and other water assets owned and maintained by the utility districts and service corporations within the City's limits and ETJ.	Short-term	\$\$
	(3) Research the American Rescue Plan Act and apply for funding for the City. Use funds and partner with Rockwall/Kaufman counties for water/wastewater/broadband improvements.	Short-term	\$
Sanitary Sewer	(1) Evaluate the authority the City has over the sanitary sewer collection and treatment within the city limits and within the ETJ with an attorney.	Mid-term	\$\$
	(2) Map existing sanitary sewer lines in McLendon-Chisholm.	Long-term	\$\$
Storm Sewer and Drainage	(1) Establish an impervious surface ordinance amendment to reduce excessive stormwater runoff and system constraints.	Short-term	\$
	(2) Map existing stormwater infrastructure in McLendonChisholm.	Long-term	\$\$
Internet	(1) Evaluate options for Fiber to the Premises/Home (FTTP/FTTH) and Fiber to the Cabinet (FTTC), micro trenching, and pushable fiber and determine the best option for budgetary constraints.	Mid-term	\$
	(2) Explore options for public-private partnerships with developers, corporations, and providers to expand broadband access across the city.	Mid-term	\$



E	Public Safety			
	(1)	Utilize the Rockwall County Emergency Services Corporation Board to discuss needed improvements for potential partnership and unified resources to support the City's growing public safety needs.	Short-term	\$
	(2)	Evaluate County responsibilities for provision of public safety and associated options to provide adequate response times and patrols. Determine appropriate public safety option (ex. contract with the County, City personnel, etc.) accordingly.	Short-term	\$
	(3)	Evaluate provision of Fire and EMS services outside of the City Limits to analyze financial and service viability. Determine appropriate Fire and EMS level of service, staffing, and funding options and implications accordingly.	Short-term	\$
	(4)	Review Fire Safety ISO Ranking criteria and determine any improvements that can be made with available resources to improve the City's ISO Ranking. Repeat this action annually with the budget and future CIP process.	Short-term	\$
F	Parks and Recreation			
	(1)	Complete a Parks and Recreation Study to identify existing and desired future levels of service for parks and recreation consistent with Texas Parks and Wildlife Department (TPWD) standards for grant eligibility.	Short-term	\$\$
	(2)	Adopt Parkland Dedication and Parkland Development Fees, in association with a future completed Parks and Recreation Study, through a prepared fee methodology and relevant Code of Ordinances updates.	Short-term	\$
	(3)	Revise the Subdivision Ordinance to require developers to include dedication language in the associated plat for school sites that would require public access to open spaces and athletic fields within the city limits or ETJ.	Short-term	\$
	(4)	Revise the Subdivision Ordinance to require developers of Master Planned Communities to provide recreational facilities that include parks, open space, and other amenities to serve the communities that they develop.	Short-term	\$



HOA Maintenance and Accountability (1)	Develop a list of roadways, drainage facilities, and other infrastructure in need of HOA maintenance and rehabilitation and send letters to the HOA and associated residents of the deficiencies and responsibilities of the HOA. Residents should lead this effort through the aforementioned volunteer Road Planning and Maintenance Working Group.	Mid-term	\$
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**CITY OF MCLENDON-CHISHOLM
ORDINANCE NO. 2023-08**

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS APPROVING AND ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; PROVIDING THAT EXPENDITURES FOR SAID FISCAL YEAR SHALL BE MADE IN ACCORDANCE WITH SAID BUDGET; APPROPRIATING AND SETTING ASIDE THE NECESSARY FUNDS OUT OF THE GENERAL AND OTHER REVENUES FOR SAID FISCAL YEAR FOR THE MAINTENANCE AND OPERATION OF THE VARIOUS DEPARTMENTS AND FOR VARIOUS ACTIVITIES AND IMPROVEMENTS OF THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, an annual budget for the fiscal year beginning October 1, 2023, and ending September 30, 2024, has been duly created by the budget officer of the City of McLendon-Chisholm, Texas, in accordance with Chapter 102 of the Texas Local Government Code; and

WHEREAS, the budget officer for the City has filed the proposed budget in the office of the City Secretary and the proposed budget was made available for public inspection and posted to the City's internet website in accordance with Chapter 102 of the Local Government Code; and

WHEREAS, a public hearing was held by the City in accordance with Chapter 102 of the Local Government Code, following due publication of notice thereof, at which time all citizens and parties interested were given the opportunity to be heard regarding the proposed budget; and

WHEREAS, after full and final consideration, it is the opinion of the City Council that the 2023-2024 fiscal year budget as hereinafter set forth should be approved and adopted;

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

SECTION 1. The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

SECTION 2. That the budget of the revenue and expenditures necessary for conducting the affairs of the City of McLendon-Chisholm, Texas for the fiscal year beginning October 1, 2023, and ending September 30, 2024, a true and correct copy of which is attached hereto as Exhibit "A", be and the same is hereby adopted and approved as the budget of the City of

McLendon-Chisholm, Texas for the fiscal year beginning October 1, 2023, and ending September 30, 2024.

SECTION 3. That the expenditures during the fiscal year beginning October 1, 2023, and ending September 30, 2024, shall be made in accordance with the budget by departmental allocation approved by this Ordinance unless otherwise authorized by a duly enacted ordinance of the City of McLendon-Chisholm, Texas.

SECTION 4. That all budget amendments and transfers of appropriations budget from one account or activity to another within any individual activity for the fiscal year 2022-2023 are hereby ratified, and the budget Ordinance for fiscal year 2021-2022, heretofore enacted by the City Council, be and the same is hereby amended to the extent of such transfers and amendments for all purposes.

SECTION 5. Upon approval of the budget, the budget officer shall file the budget with the City Secretary, take action to ensure that a copy of the budget is posted to the City's internet website and file a true and certified copy thereof with the County Clerk of Rockwall County, Texas.

SECTION 6. That all provisions of the Ordinances of the City of McLendon-Chisholm, Texas, in conflict with the provisions of this Ordinance are hereby repealed, and all other provisions of the Ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 7. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage as the

Ordinance No. 2023-08 -Budget
Approved 09/12/2023

law in such cases provides.

Ordinance No. 2023-08 -Budget
Approved 09/12/2023

DULY PASSED by the City Council of the City of McLendon-Chisholm, Texas, on the 12th day
of September 2023.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

**CITY OF MCLENDON-CHISHOLM
ORDINANCE NO. 2023-09**

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS LEVYING AD VALOREM TAXES FOR THE TAX YEAR 2023 AT A RATE OF \$0.096578 PER ONE HUNDRED DOLLARS (\$100) ASSESSED VALUATION ON ALL TAXABLE PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF MCLENDON-CHISHOLM AS OF JANUARY 1, 2024, THE SAID TAX RATE HAVING A MAINTENANCE AND OPERATIONS COMPONENT AND A DEBT SERVICE COMPONENT; PROVIDING FOR DUE AND DELINQUENT DATES TOGETHER WITH PENALTIES AND INTEREST; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 26 of the Texas Tax Code, the Tax Assessor-Collector for the City of McLendon-Chisholm, Texas calculated the tax rate for the fiscal year 2023-2024 which cannot be exceeded without requisite publications and public hearing;

WHEREAS, the tax rate for the fiscal year 2023-2024 as initially proposed by the City Council did not, and as adopted herein, does not exceed the voter-approval tax rate calculated by the Tax Assessor-Collector; and

WHEREAS, Section 26.05(a) of the Texas Tax Code provides that the tax rate consists of two components (one of which will impose the amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year), and each of such components must be approved separately; and

WHEREAS, The City Council, upon full review and consideration of the matter, is of the opinion that the tax rate for the year 2023 hereinafter set forth is proper and should be approved and adopted.

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

SECTION 1. The above and foregoing recitals are true and correct and are incorporated into this Ordinance and made a part hereof for all purposes.

SECTION 2. That there is hereby levied and shall be assessed and collected for the tax year 2023 on all taxable property, real, personal and mixed, situated within the corporate limits of the City of McLendon-Chisholm, Texas on the 1st day of January 2024, and not exempt from taxation by the Constitution and laws of the State of Texas, a tax of \$.096578 on each One Hundred Dollars (\$100) assessed valuation of all taxable property, to provide for the expenses of the City of McLendon-Chisholm, Texas for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024. That said tax is made up of two components, as set forth in Section 3 and Section 4 of this Ordinance.

SECTION 3. That \$786,186 of said taxes shall be for the maintenance and operations of the City of McLendon-Chisholm, Texas.

SECTION 4. That \$145,544 of said taxes shall be for the purpose of paying interest and principal on the Certificates of Obligation debt for the City of McLendon-Chisholm, Texas.

SECTION 5. That the Tax Assess-Collector or his/her designee is hereby authorized to assess and collect the tax rates and amounts herein levied.

SECTION 6. That all ad valorem taxes shall become due and payable on October 1, 2023, and all ad valorem taxes for the year shall become delinquent if not paid prior to February 1, 2024. There shall be no discount for payment of taxes prior to February 1, 2024. A delinquent tax shall incur all penalties, interest and costs authorized by law. Taxes that remain delinquent on July 1, 2024, incur an additional penalty not to exceed twenty percent (20%) of the amount of delinquent taxes, penalty and interest collected; such additional penalty is to defray the costs of collection due to any contract with an attorney authorized by Section 6.30 of the Texas Tax Code, as amended.

SECTION 7. That the City shall have available all the rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

SECTION 8. That the tax roll as presented to the City Council, together with any supplements thereto, be and the same are hereby approved.

SECTION 9. That all provisions of the Ordinances of the City of McLendon-Chisholm, Texas in conflict with the provisions of this Ordinance be and the same are hereby repealed, and all other provisions of the Ordinances of the City of McLendon-Chisholm, Texas not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 10. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional.

Ordinance No. 2023-09
Adopted 09.12.2023

Ordinance No. 2023-09
Adopted 09.12.2023

SECTION 11. That this Ordinance shall take effect immediately from and after its passage as the laws in such cases provide.

DULY ADOPTED by the City Council of the City of McLendon-Chisholm, Texas on the 12th day of September 2023.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary

PETITION FOR CONSENT TO ADDITION OF LAND
TO A MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §

COUNTY OF ROCKWALL §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MCLENDON-
CHISHOLM, TEXAS:

The undersigned, DMDS Land Company, LLC, a Texas limited liability company (the "Owner"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.0425 of the Texas Local Government Code, respectfully petitions the City of McLendon-Chisholm, Texas for its consent to the addition of land to River Rock Trails Municipal Utility District No. 2 (the "District"), and in support of this Petition would respectfully show the following:

I.

The approximately 641.873 acres sought to be added to the District (the "Tract") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

The Tract lies within Rockwall County, and not within the boundaries of any incorporated city or town. The Tract lies partly within the exclusive extraterritorial jurisdiction of the City of McLendon-Chisholm, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

The Owner is the holder of title to the Tract as shown by the Rockwall County Tax Rolls and conveyances of record. There are no lienholders on the Tract.

IV.

Rockwall County Water Control and Improvement District No. 2 (the "Original District") was organized, created and established pursuant to an Order of the Texas Commission on Environmental Quality (the "Commission"), dated August 14, 2012, pursuant to the terms and provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 51 of the Texas Water Code, as amended. By Order dated January 14, 2021, the Commission approved a request by the Original District to change its name and convert into a municipal utility district operating pursuant to Chapters 49 and 54, Texas Water Code, as amended, and the Commission approved the Original District's request to change its name to River Rock Trails Municipal Utility District No. 2 and convert into a municipal utility district operating pursuant to Chapters

49 and 54, Texas Water Code, as amended. The District generally is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the Tract at the present time is the construction, maintenance and operation of a waterworks system for residential and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the lands to be included within the District; and the construction of roads and of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Tract is located within an area that is experiencing substantial and sustained residential growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Tract requires the acquisition and installation of an adequate waterworks, sanitary sewer and storm drainage system and roads. The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Tract within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Tract is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be rapidly developed for residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Tract, and it is now estimated by the Owner, from such information as it has at this time, that the ultimate cost of the development contemplated will be approximately \$89,100,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of McLendon-Chisholm, Texas, adopt a resolution giving its written consent to the addition of the Tract to the District.

RESPECTFULLY SUBMITTED, this 22 day of August, 2023.

OWNER:

DMDS LAND COMPANY, LLC,
a Texas limited liability company

By: [Signature]
Name: Ryan Horton
Title: manager

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on this 22 day of August, 2023, by Ryan Horton, manager of DMDS Land Company, LLC, a Texas limited liability company, on behalf of said limited liability company.



Judith Howell
Notary Public in and for the State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION

(ANNEXATION INTO RIVER ROCK TRAILS MUD 2)

PORTION WITHIN THE LIMITS OF THE MCLENDON-CHISHOLM ETJ

ROCKWALL COUNTY, TEXAS

(TRACT 1-297.247 acres)

BEING a parcel of land located in the McLendon-Chisholm ETJ, Rockwall County, Texas, being a part of the Franklin Banguss Survey, Abstract Number 7, and being a part of that called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC. as recorded in Document Number 2020-30685, Official Public Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at the west corner of said 641.6711 acre tract, said point being in the approximate centerline of Edwards Road;

THENCE along the northwest line of said 641.6711 acre tract as follows;

North 31 degrees 46 minutes 55 seconds East, 662.30 feet to a point for corner;

North 47 degrees 43 minutes 13 seconds East, 385.15 feet to a point for corner;

North 48 degrees 01 minutes 46 seconds East, 401.63 feet to a point for corner;

South 58 degrees 25 minutes 25 seconds East, 282.59 feet to a point for corner;

North 69 degrees 46 minutes 25 seconds East, 686.17 feet to a point for corner;

North 69 degrees 41 minutes 44 seconds East, 582.63 feet to a point for corner, said point being in the northeast line of the McLendon-Chisholm ETJ;

THENCE along the northeast line of said McLendon-Chisholm ETJ as follows;

South 45 degrees 48 minutes 39 seconds East, 2,249.27 feet to a point for corner;

Southeasterly, 4,144.43 feet following a curve turning to the right, having a central angle of 89 degrees 56 minutes 47 seconds, having a radius of 2,640.00 feet, and whose long chord bears South 00 degrees 50 minutes 16 seconds East, 3,731.77 feet to a point for corner, said point being in the southwest line of said 641.6711 acre tract, said point also being in the approximate centerline of Edwards Road;

THENCE along the southwest line of said 641.6711 acre tract and the approximate centerline of Edwards Road as follows;

North 45 degrees 51 minutes 52 seconds West, 2,640.00 feet to a point for corner;

North 45 degrees 46 minutes 39 seconds West, 1,818.97 feet to a point for corner;

North 45 degrees 47 minutes 06 seconds West, 1,161.60 feet to the POINT OF BEGINNING and containing 12,948,065 square feet or 297.247 acres of land.

BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83)

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.23, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY

OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

(TRACT 2-344.626 acres)

BEING a parcel of land located in Rockwall County, Texas, being a part of the Franklin Banguss Survey, Abstract Number 7, and being a part of that called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC. as recorded in Document Number 2020-30685, Official Public Records of Rockwall County, Texas, and being further described as follows:

COMMENCING at the west corner of said 641.6711 acre tract, said point being in the approximate centerline of Edwards Road;

THENCE along the northwest line of said 641.6711 acre tract as follows;

North 31 degrees 46 minutes 55 seconds East, 662.30 feet to a point for corner;

North 47 degrees 43 minutes 13 seconds East, 385.15 feet to a point for corner;

North 48 degrees 01 minutes 46 seconds East, 401.63 feet to a point for corner;

South 58 degrees 25 minutes 25 seconds East, 282.59 feet to a point for corner;

North 69 degrees 46 minutes 25 seconds East, 686.17 feet to a point for corner;

North 69 degrees 41 minutes 44 seconds East, 582.63 feet to a point for corner, said point being in the northeast line of the McLendon-Chisholm ETJ, said point also being the POINT OF BEGINNING of this tract of land;

North 69 degrees 41 minutes 44 seconds East, 377.00 feet to a point for corner;

North 55 degrees 58 minutes 45 seconds East, 470.07 feet to a point for corner;

North 72 degrees 47 minutes 39 seconds East, 993.58 feet to a point for corner, said point being the north corner of said 641.6711 acre tract;

THENCE along the northeast line of said 641.6711 acre tract as follows;

South 46 degrees 01 minutes 37 seconds East, 1,957.31 feet to a point for corner;

South 45 degrees 36 minutes 46 seconds East, 4,622.66 feet to a point for corner, said point being the east corner of said 641.6711 acre tract;

THENCE along the southeast line of said 641.6711 acre tract as follows;

South 82 degrees 29 minutes 25 seconds West, 760.34 feet to a point for corner;

South 65 degrees 44 minutes 23 seconds West, 295.81 feet to a point for corner;

South 60 degrees 13 minutes 05 seconds West, 544.12 feet to a point for corner;

South 59 degrees 30 minutes 58 seconds West, 228.90 feet to a point for corner;

South 68 degrees 38 minutes 55 seconds West, 2,950.50 feet to a point for corner, said point being the south corner of said 641.6711 acre tract, said point also being in the approximate centerline of Edwards Road;

THENCE North 45 degrees 51 minutes 52 seconds West, 412.43 feet along the southwest line of said 641.6711 acre tract and the approximate centerline of Edwards Road to a point for corner, said point being in the northeast line of the McLendon-Chisholm ETJ;

THENCE along the northeast line of said McLendon-Chisholm ETJ as follows;

Northwesterly, 4,144.43 feet following a curve turning to the left, having a central angle of 89 degrees 56 minutes 47 seconds, having a radius of 2,640.00 feet, and whose long chord bears North 00 degrees 50 minutes 16 seconds West, 3,731.77 feet to a point for corner;

North 45 degrees 48 minutes 39 seconds West, 2,249.27 feet to the POINT OF BEGINNING and containing 15,011,901 square feet or 344.626 acres of land.

BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83)

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.23, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCLENDON-CHISHOLM, TEXAS CONSENTING TO THE ADDITION OF CERTAIN LAND INTO RIVER ROCK TRAILS MUNICIPAL UTILITY DISTRICT NO. 2; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on _____, 2023, the City of McLendon-Chisholm, Texas (the “City”) received a Petition for Consent to Addition of Land to a Municipal Utility District (the “Petition”) executed by DMDS Land Company, LLC, a Texas limited liability company (the “Petitioner”), attached hereto as Exhibit “A”; and

WHEREAS, the Petition seeks to add that certain 641.873-acre tract of land described therein (the “Property”) to River Rock Trails Municipal Utility District No. 2 (the “District”), the Property being wholly located in the extraterritorial jurisdiction of the City; and

WHEREAS, Texas Local Government Code, Section 42.0425, provides that land within the extraterritorial jurisdiction of a city, town or village may not be added to the District without the written consent of such city, town, or village; and

WHEREAS, the City Council of the City desires to adopt a Resolution for the purpose of consenting to the inclusion of the Property in the District.

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

Section 1. That the facts set out in the preamble are true and correct and are incorporated herein for all purposes.

Section 2. That the City Council hereby gives written consent, pursuant to Section 42.0425, Texas Local Government Code, to the addition of the Property to the District.

Section 3. The City Council of the City officially finds, determines, recites, and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall and on the official website of the City in the manner and for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, and that this meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof was discussed, considered, and formally acted upon. The City Council further ratifies, approves, and confirms such written notice and the contents and posting thereof.

Section 4. This Resolution shall take effect immediately from and after its passage, and it is, accordingly, so resolved.

PASSED AND APPROVED by the City Council of the City of MCLENDON-CHISHOLM,
Texas on the ____ day of _____, 2023.

Mayor

ATTEST:

City Secretary

(CITY SEAL)

Approved as to Form:

City Attorney

Exhibit "A"

PETITION FOR CONSENT TO ADDITION OF LAND
TO A MUNICIPAL UTILITY DISTRICT

THE STATE OF TEXAS §

COUNTY OF ROCKWALL §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MCLENDON-
CHISHOLM, TEXAS:

The undersigned, DMDS Land Company, LLC, a Texas limited liability company (the "Owner"), acting pursuant to the provisions of Chapters 49 and 54 of the Texas Water Code, and Section 42.0425 of the Texas Local Government Code, respectfully petitions the City of McLendon-Chisholm, Texas for its consent to the addition of land to River Rock Trails Municipal Utility District No. 2 (the "District"), and in support of this Petition would respectfully show the following:

I.

The approximately 641.873 acres sought to be added to the District (the "Tract") is described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes.

II.

The Tract lies within Rockwall County, and not within the boundaries of any incorporated city or town. The Tract lies partly within the exclusive extraterritorial jurisdiction of the City of McLendon-Chisholm, Texas, as such term is determined pursuant to Chapter 42 V.T.C.A. Local Government Code.

III.

The Owner is the holder of title to the Tract as shown by the Rockwall County Tax Rolls and conveyances of record. There are no lienholders on the Tract.

IV.

Rockwall County Water Control and Improvement District No. 2 (the "Original District") was organized, created and established pursuant to an Order of the Texas Commission on Environmental Quality (the "Commission"), dated August 14, 2012, pursuant to the terms and provisions of Article XVI, Section 59 of the Texas Constitution and Chapters 49 and 51 of the Texas Water Code, as amended. By Order dated January 14, 2021, the Commission approved a request by the Original District to change its name and convert into a municipal utility district operating pursuant to Chapters 49 and 54, Texas Water Code, as amended, and the Commission

approved the Original District's request to change its name to River Rock Trails Municipal Utility District No. 2 and convert into a municipal utility district operating pursuant to Chapters 49 and 54, Texas Water Code, as amended. The District generally is empowered and authorized to purchase, construct, acquire, own, operate, maintain, repair, improve, or extend inside and outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.

V.

The general nature of the work to be done by and within the Tract at the present time is the construction, maintenance and operation of a waterworks system for residential and commercial purposes; the construction, maintenance and operation of a sanitary sewer collection system and sewage disposal plant; the control, abatement and amendment of the harmful excess of waters and the reclamation and drainage of overflowed lands within the lands to be included within the District; and the construction of roads and of such additional facilities, systems, plants and enterprises as shall be consonant with the purposes for which the District is organized.

VI.

There is a necessity for the improvements above described because the Tract is located within an area that is experiencing substantial and sustained residential growth, is urban in nature and is not supplied with adequate water, sanitary sewer and drainage facilities and roads. The health and welfare of the future inhabitants of the Tract requires the acquisition and installation of an adequate waterworks, sanitary sewer and storm drainage system and roads. The purchase, construction, extension, improvement, maintenance and operation of such waterworks system and storm and sanitary sewer collection and disposal systems and roads will conserve and preserve the natural resources of this State by promoting and protecting the purity and sanitary condition of the State's waters and will promote and protect the public health and welfare of the community; therefore, a public necessity exists for the inclusion of the Tract within the District.

VII.

Said proposed improvements are practicable and feasible, in that the terrain of the Tract is of such a nature that a waterworks system and sanitary and storm sewer systems and roads can be constructed at a reasonable cost; and said land will be rapidly developed for residential purposes.

VIII.

A preliminary investigation has been instituted to determine the cost of the project attributable to the Tract, and it is now estimated by the Owner, from such information as it has at this time, that the ultimate cost of the development contemplated will be approximately \$89,100,000.

WHEREFORE, the undersigned respectfully pray that this Petition be granted in all respects and that the City Council of the City of McLendon-Chisholm, Texas, adopt a resolution giving its written consent to the addition of the Tract to the District.

RESPECTFULLY SUBMITTED, this 22 day of August, 2023.

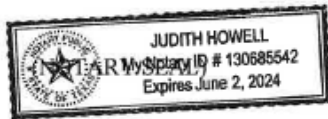
OWNER:

DMDS LAND COMPANY, LLC,
a Texas limited liability company

By: [Signature]
Name: Ryan Horton
Title: Manager

THE STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on this 22 day of August, 2023, by Ryan Horton manager of DMDS Land Company, LLC, a Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public in and for the State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION

(ANNEXATION INTO RIVER ROCK TRAILS MUD 2)

PORTION WITHIN THE LIMITS OF THE MCLENDON-CHISHOLM ETJ

ROCKWALL COUNTY, TEXAS

(TRACT 1-297.247 acres)

BEING a parcel of land located in the McLendon-Chisholm ETJ, Rockwall County, Texas, being a part of the Franklin Banguss Survey, Abstract Number 7, and being a part of that called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC. as recorded in Document Number 2020-30685, Official Public Records of Rockwall County, Texas, and being further described as follows:

BEGINNING at the west corner of said 641.6711 acre tract, said point being in the approximate centerline of Edwards Road;

THENCE along the northwest line of said 641.6711 acre tract as follows;

North 31 degrees 46 minutes 55 seconds East, 662.30 feet to a point for corner;

North 47 degrees 43 minutes 13 seconds East, 385.15 feet to a point for corner;

North 48 degrees 01 minutes 46 seconds East, 401.63 feet to a point for corner;

South 58 degrees 25 minutes 25 seconds East, 282.59 feet to a point for corner;

North 69 degrees 46 minutes 25 seconds East, 686.17 feet to a point for corner;

North 69 degrees 41 minutes 44 seconds East, 582.63 feet to a point for corner, said point being in the northeast line of the McLendon-Chisholm ETJ;

THENCE along the northeast line of said McLendon-Chisholm ETJ as follows;

South 45 degrees 48 minutes 39 seconds East, 2,249.27 feet to a point for corner;

Southeasterly, 4,144.43 feet following a curve turning to the right, having a central angle of 89 degrees 56 minutes 47 seconds, having a radius of 2,640.00 feet, and whose long chord bears South 00 degrees 50 minutes 16 seconds East, 3,731.77 feet to a point for corner, said point being in the southwest line of said 641.6711 acre tract, said point also being in the approximate centerline of Edwards Road;

THENCE along the southwest line of said 641.6711 acre tract and the approximate centerline of Edwards Road as follows;

North 45 degrees 51 minutes 52 seconds West, 2,640.00 feet to a point for corner;

North 45 degrees 46 minutes 39 seconds West, 1,818.97 feet to a point for corner;

North 45 degrees 47 minutes 06 seconds West, 1,161.60 feet to the POINT OF BEGINNING and containing 12,948,065 square feet or 297.247 acres of land.

BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83)

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.23, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY

OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

(TRACT 2-344.626 acres)

BEING a parcel of land located in Rockwall County, Texas, being a part of the Franklin Banguss Survey, Abstract Number 7, and being a part of that called 641.6711 acre tract of land described in deed to DMDS Land Company, LLC. as recorded in Document Number 2020-30685, Official Public Records of Rockwall County, Texas, and being further described as follows:

COMMENCING at the west corner of said 641.6711 acre tract, said point being in the approximate centerline of Edwards Road;

THENCE along the northwest line of said 641.6711 acre tract as follows;

North 31 degrees 46 minutes 55 seconds East, 662.30 feet to a point for corner;

North 47 degrees 43 minutes 13 seconds East, 385.15 feet to a point for corner;

North 48 degrees 01 minutes 46 seconds East, 401.63 feet to a point for corner;

South 58 degrees 25 minutes 25 seconds East, 282.59 feet to a point for corner;

North 69 degrees 46 minutes 25 seconds East, 686.17 feet to a point for corner;

North 69 degrees 41 minutes 44 seconds East, 582.63 feet to a point for corner, said point being in the northeast line of the McLendon-Chisholm ETJ, said point also being the POINT OF BEGINNING of this tract of land;

North 69 degrees 41 minutes 44 seconds East, 377.00 feet to a point for corner;

North 55 degrees 58 minutes 45 seconds East, 470.07 feet to a point for corner;

North 72 degrees 47 minutes 39 seconds East, 993.58 feet to a point for corner, said point being the north corner of said 641.6711 acre tract;

THENCE along the northeast line of said 641.6711 acre tract as follows;

South 46 degrees 01 minutes 37 seconds East, 1,957.31 feet to a point for corner;

South 45 degrees 36 minutes 46 seconds East, 4,622.66 feet to a point for corner, said point being the east corner of said 641.6711 acre tract;

THENCE along the southeast line of said 641.6711 acre tract as follows;

South 82 degrees 29 minutes 25 seconds West, 760.34 feet to a point for corner;

South 65 degrees 44 minutes 23 seconds West, 295.81 feet to a point for corner;

South 60 degrees 13 minutes 05 seconds West, 544.12 feet to a point for corner;

South 59 degrees 30 minutes 58 seconds West, 228.90 feet to a point for corner;

South 68 degrees 38 minutes 55 seconds West, 2,950.50 feet to a point for corner, said point being the south corner of said 641.6711 acre tract, said point also being in the approximate centerline of Edwards Road;

THENCE North 45 degrees 51 minutes 52 seconds West, 412.43 feet along the southwest line of said 641.6711 acre tract and the approximate centerline of Edwards Road to a point for corner, said point being in the northeast line of the McLendon-Chisholm ETJ;

THENCE along the northeast line of said McLendon-Chisholm ETJ as follows;

Northwesterly, 4,144.43 feet following a curve turning to the left, having a central angle of 89 degrees 56 minutes 47 seconds, having a radius of 2,640.00 feet, and whose long chord bears North 00 degrees 50 minutes 16 seconds West, 3,731.77 feet to a point for corner;

North 45 degrees 48 minutes 39 seconds West, 2,249.27 feet to the POINT OF BEGINNING and containing 15,011,901 square feet or 344.626 acres of land.

BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83)

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.23, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



City of McLendon-Chisholm
Staff Report

Date:

September 12, 2023

Agenda Item:

Petition for acceptance by resolution for property annexation into River Rocks Trails MUD #2 (all petition property is included in the McLendon Chisholm Extra Territorial Jurisdiction (ETJ)).

Background:

Enclosed please find a new petition for the whole tract that River Rock Trails Development (DR Horton) needs the City Council's consent to annex into River Rock Trails MUD No. 2. Recall that the consent resolution previously passed by the City Council did not include all the property that is in the City's ETJ, since River Rock Trails Development (DR Horton) was not aware of the ETJ expansion until after the fact.

Presenter:

Mr. Konrad Hildebrandt, City Administrator – Josh Bethke, Attorney, Coats/Rose (Dr. Horton); Jeff Miles, Miles Development (Dr. Horton)

Motion:

Motion for approval, by resolution for acceptance of the petition and approval of the resolution for annexation by River Rocks Trails Development (Dr. Horton) into RRT MUD No. 2.