



**AGENDA
CITY COUNCIL MEETING
TUESDAY, OCTOBER 25, 2022
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. PROCLAMATIONS	
4.1. Domestic Violence Awareness Month Proclamation	4
5. CITIZEN COMMENTS	
6. CONSENT AGENDA	
6.1. Consider approval of the minutes of the October 11, 2022 City Council Meeting City Council Minutes 10.11.22	5 - 13
6.2. Budget Report September 2022 Financial Report	14 - 30
6.3. Animal Control Report September 2022 All American Dogs	31
6.4. Fire Rescue Report September 2022 Calls by District Calls by Incident Type	32 - 34
6.5. CWD Report September 2022 CWD Report	35 - 39
6.6. Code Compliance Report September 2022 Code Enforcement Report	40 - 41
6.7. Sheriff's Report September 2022	

7. ITEMS FOR DISCUSSION

- 7.1. Amendment to City Policy for Procurement and Purchasing 42 - 56
[Staff Report](#)
[Amended Purchasing and Procurement Policy](#)
- 7.2. Consider approval of a preliminary plat for 13 residential lots on 24.56 acres of land specifically named Prairie Hills, LLC. The applicant recently rezoned the subject property from Agriculture to SF 1.5 zoning district which requires a minimum residential lot size of one and one-half acres of land. The 13 lots all comply with the requirement of the zoning district. 57 - 63
[P&Z Recommendation](#)
[Application](#)
[Preliminary Plat](#)
- 7.3. Consider approval of a preliminary plat for the creation of one lot in the Lakeshore Church Addition, Rockwall County, Texas, subject to the condition that TxDOT confirm in writing to the McLendon-Chisholm City Administrator whether or not the State needs additional right of way prior to submittal of a final plat. In addition, the Church is seeking approval of a site plan for the expansion of the church facilities. 64 - 75
[P&Z Recommendation](#)
[Plat Application](#)
[Preliminary Plat](#)
[Site Plan](#)
- 7.4. Consider approval of a final plat for a 10 lot subdivision on a 27.11 acre tract of land in the Easterwood Survey, Abstract 79, Rockwall County, Texas, specifically named the Watson Addition. Location of property is FM 550 and FM 1139, Rockwall Property ID #10783, #10782, and #45847. 76 - 87
[PZ recommendation Watson Final Plat CC 10252022](#)
[Plat Application](#)
[Final Plat Sheet 1 of 3](#)
[Final Plat Sheet 2 of 3](#)
[Final Plat Sheet 3 of 3](#)

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

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

involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

- 9.1. Mayor Short
- 9.2. Mayor Pro Tem Woessner
- 9.3. Council Member Kipphut
- 9.4. Council Member Tucker
- 9.5. Council Member McNeal
- 9.6. Council Member Purdy

10. ADJOURN

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.

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., October 21, 2022, on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



Proclamation

Domestic Violence Awareness Month

In the City of McLendon-Chisholm in recognition of the important work done by survivors, domestic violence programs and victim service providers, I urge all citizens to be an active part toward the elimination of intimate partner violence.

WHEREAS, in just one day, across the U.S. and its territories, nearly 75,000 victims of domestic violence sought services from domestic violence programs and shelters. That same day, more than 9,000 requests for services, including emergency shelter, housing, transportation, childcare, and legal representation, could not be provided because programs lacked the resources to meet victims' needs;

WHEREAS, the impact of domestic violence is wide ranging, directly affecting individuals, and society as a whole, here in this community, throughout the United States and the world, and

WHEREAS, racism, homophobia, transphobia, ageism, and discrimination based on physical ability, nationality or other factors help to perpetuate domestic violence and make finding safety even more difficult for some victims; and

WHEREAS, the need for safe house continues to be rated as survivors' most urgent need; and

WHEREAS, McLendon-Chisholm joins with others across Texas and the nation in supporting victims of domestic violence, as well as local programs, state coalitions, national organizations, and other agencies nationwide who are committed to increasing public awareness of domestic violence and sending a clear message to abusers that domestic violence is not tolerated in McLendon-Chisholm; and

WHEREAS, domestic violence impacts millions of people each year, but it can be prevented. Preventing domestic violence requires the collective voice and power of individuals, families, institutions, and systems – each whose “#1 Thing” adds a valuable and power component to transforming our communities.

NOW, THEREFORE, I, Keith Short, Mayor of the City of McLendon-Chisholm, Texas, do hereby proclaim October as

***DOMESTIC VIOLENCE AWARENESS MONTH
IN
McLENDON- CHISHOLM, TEXAS***

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of McLendon-Chisholm, Texas, to be affixed this 25th day of October 2022.

Keith Short, Mayor



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
October 11, 2022

The City Council of the City of McLendon-Chisholm convened in Regular Session on Tuesday, October 11, 2022, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kipphut	Council Member
	Daniel Tucker	Council Member
	Dyon Purdy	Council Member
	Bryan McNeal	Council Member
ABSENT:	Trudy Woessner	Mayor Pro Tem
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 Tucker delivered the invocation and Council Member Kipphut led the pledge of allegiance to the U.S. and Texas Flags.

3. RULES OF DECORUM

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

4. CITIZEN COMMENTS

Mike Olscher, 14893 S FM 548 Addressed the gas station at 205/548.

Mayor Short closed Citizen Comments at 6:37 p.m.

5. CONSENT AGENDA

- 5.1. Consider approval of minutes of the September 27, 2022, City Council Meeting
- 5.2. Consider Resolution 2022-14 amending the Personnel Policies of the City of McLendon-Chisholm, Texas, amending the holidays granted to city employees and providing an effective date.

RESOLUTION NO. 2022-14

(PERSONNEL POLICY)

A RESOLUTION AMENDING THE PERSONNEL POLICIES OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE HOLIDAYS GRANTED TO CITY EMPLOYEES AND PROVIDING AN EFFECTIVE DATE.

MOTION: APPROVE CONSENT AGENDA ITEMS AS PRESENTED

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Purdy
APPROVAL: Item 5.1 passed with one abstention (Council Member McNeal)
Item 5.2. passed unanimously

6. ITEMS FOR CONSIDERATION

- 6.1. Discuss and consider adopting a City policy for procurement and purchasing in accordance with Chapter 252 of the Texas Local Government Code.

City Administrator Hildebrandt presented this item:

Background:

As a General Law City, McLendon-Chisholm is required to follow all of the State of Texas Local Government Code.

The development of a procurement and purchasing policy basically prepares the City as it becomes a home rule city.

The policy also enumerates requirements in a single city document on what is required of all staff in the procurement and purchasing realm. Helps all of our city employees become more and better aware of specific requirements attached to the expenditure of public funds.

City Administrator Hildebrandt, as well as City Attorney Halla, gave a brief overview of the policy.

**MOTION: ADOPT THE CITY POLICY FOR PROCUREMENT AND PURCHASING
IN ACCORDANCE WITH CHAPTER 252 OF THE TEXAS LOCAL
GOVERNMENT CODE.**

MADE BY: Council Member Kipphut
SECONDED BY: Councilmember Purdy

Council Member Tucker asked a question regarding No. 7 on page 9 – Purchase Approval. He asked if there is any capacity for modifying the amount

City Administrator Hildebrandt responded yes to this question. He explained that the \$50,000 is set by statute. You can't raise it, but you can go under it.

Council Member Tucker stated he thinks this should be an item for discussion, he doesn't like the fifty-thousand-dollar threshold. We are a small city, and this is a substantial amount of money.

Mayor Short asked if we adopt this today, can we still come back with a discussion of bringing down that number.

City Administrator Hildebrandt stated that the Council is always able to bring that in to change those numbers.

Council Member Tucker asked about the bonding item on page eleven. He asked what a performance bond is and how is that applicable to a contract in excess of \$100,000 and what's a payment bond that is in excess of \$50,000.

City Administrator Hildebrandt explained that a performance or payment bond is requiring an insurance policy and you go back and make sure they did the project right.

APPROVAL: Unanimous

6.2. Consider approval of Sanitary Sewer Easement for the proposed Brookshires project.

City Administrator Hildebrandt explained that this has been before you in May of 2021, but it was never approved. The developer approved it and now they are ready to go. This gives us a twenty-foot easement for the placement of a sewer line and for us to maintain it.

**MOTION: APPROVE THE SANITARY SEWER EASEMENT FOR THE PROPOSED
BROOKSHIRE'S PROJECT.**

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

- 6.3. Consider approval of an Agreement for Sanitary Sewer Improvements for the proposed Brookshires project.

MOTION: APPROVE THE AGREEMENT FOR SANITARY SEWER IMPROVEMENTS FOR THE PROPOSED BROOKSHIRE'S PROJECT.

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

- 6.4. Consider approval of Ordinance 2022-10 amending the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, as heretofore amended, by granting a change in zoning district from SF 2.5 to a PD Planned Development Zoning District providing for ten (10) single-family lots on a 27.12 acre tract of land located generally southeast of the intersection of FM 550 and FM 1139, more particularly described herein, in the City of McLendon-Chisholm, Rockwall County, Texas; providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty or fine not to exceed the sum of two thousand (\$2,000) dollars for each offense; and providing for an effective date.

ORDINANCE 2022-10
[WATSON ZONING]

AN ORDINANCE OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF MCLENDON-CHISHOLM, TEXAS, AS HERETOFORE AMENDED, BY GRANTING A CHANGE IN ZONING DISTRICT FROM SF 2.5 TO A PD PLANNED DEVELOPMENT ZONING DISTRICT PROVIDING FOR TEN [10] SINGLE-FAMILY LOTS ON A 27.12 ACRE TRACT OF LAND LOCATED GENERALLY SOUTHEAST OF THE INTERSECTION OF FM 550 AND FM 1139, MORE PARTICULARLY DESCRIBED HEREIN, IN THE CITY OF MCLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS, PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000) DOLLARS FOR EACH OFFENSE; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION: APPROVE ORDINANCE 2022-10 AS STATED.

MADE BY: Council Member Kipphut
SECONDED BY: Council member Tucker
APPROVAL: Unanimous

- 6.5. Consider approval of an Ordinance 2022-11 amending the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, as heretofore amended, by granting a change in zoning district from SF 2.5 Single Family 2.5 and GB General Business to a PD Planned Development Zoning District providing for a mixed-use development to include retail, commercial, restaurant and residential uses on an 8.364 acre tract of land located generally at the northeast corner of the intersection of FM 550 and SH 205, more particularly described herein, in the City of McLendon-Chisholm, Rockwall County, Texas, providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty or fine not to exceed the sum of two thousand (\$2,000) dollars for each offense; and providing for an effective date.

ORDINANCE 2022-11
[PELTON ZONING]

An Ordinance of the City of McLendon-Chisholm, Texas, amending the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, as heretofore amended, by granting a change in Zoning District from Single Family 2.5 and GB General Business to a PD Planned Development Zoning District providing for a mixed-use development to include retail, commercial, restaurant and residential uses on an 8.364 acre tract of land located generally at the northeast corner of the intersection of FM 550 and SH 205, more particularly described herein, in the City of McLendon-Chisholm, Rockwall County, Texas, providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty or fine not to exceed the sum of two thousand (\$2,000) dollars for each offense; and providing for an effective date.

MOTION: APPROVE ORDINANCE 2022-11 AS STATED.

MADE BY: Council Member Kipphut
SECONDED BY: Council Member Purdy
APPROVAL: Unanimous

- 6.6. Consider approving Ordinance No. 2022-12 of the City of McLendon-Chisholm, Texas, amending the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, as heretofore amended, by granting a change in zoning district from a combination of AG Agriculture Zoning District and GB General Business Zoning District to a GB General Business Zoning District containing 10.205 acres of land located generally at the southeast corner of SH 205 and FM 550, more particularly described herein, in the City of McLendon-Chisholm, Rockwall County, Texas, providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty or fine not to exceed the sum of two thousand (\$2,000) dollars for each offense; and providing for an effective date.

ORDINANCE NO. 2022-12

[BROOKSHIRES ZONING]

An ordinance of the City of McLendon-Chisholm, Texas, amending the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, as heretofore amended, by granting a change in zoning district from a combination of AG Agriculture Zoning District and GB General Business Zoning District to a GB General Business Zoning District containing 10.205 acres of land located generally at the southeast corner of SH 205 and FM 550, more particularly described herein, in the City of McLendon-Chisholm, Rockwall County, Texas, providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty or fine not to exceed the sum of two thousand (\$2,000) dollars for each offense; and providing for an effective date.

MOTION: APPROVE ORDINANCE 2022-12 AS STATED.

MADE BY: Council Member Kipphut

SECONDED BY: Council Member Tucker

APPROVAL: Unanimous

- 6.7. Consider approval of Ordinance No. 2022-13 amending the Comprehensive Zoning Ordinance of the City of McLendon-Chisholm, Texas, Amending the comprehensive zoning ordinance and zoning map of the City of McLendon-Chisholm, Texas, as heretofore emended, by granting a change in zoning district from AG Agriculture Zoning District to an SF-1.5 Single Family Residential Zoning District requiring a minimum lot size of one and one-half acres of land on a 24.617 acre tract of land located generally at the south end of Savannah Hill Lane, more particularly described herein, in the City of McLendon-Chisholm, Rockwall County, Texas, providing a repealing clause; providing a savings clause; providing a severability clause; providing for a penalty or fine not to exceed the sum of two thousand (\$2,000) dollars for each offense; and providing for an effective date.

ORDINANCE NO. 2022-13

[PRAIRIE HILLS ZONING]

An ordinance of the City of McLendon-Chisholm, Texas, amending the Comprehensive Zoning Ordinance of the City of McLendon-Chisholm, Texas, amending the Comprehensive Zoning Ordinance and Zoning Map of the City of McLendon-Chisholm, Texas, as heretofore amended, by granting a change in zoning district from AG Agriculture Zoning District to an SF-1.5 Single Family Residential Zoning District requiring a minimum lot size of one and one-half acres of land on a 24.617 acre tract of land located generally at the south end of Savannah Hill Lane, more particularly described herein, in the City of McLendon-Chisholm, Rockwall County, Texas, providing a repealing clause; providing a

savings clause; providing a severability clause; providing for a penalty or fine not to exceed the sum of two thousand (\$2,000) dollars for each offense; and providing for an effective date.

MOTION: APPROVE ORDINANCE 2022-13 AS STATED.

MADE BY: Council Member Tucker
SECONDED BY: Council Member Kipphut

Council Member Kipphut asked if perhaps they can get the zoning ordinance right when we have it up for discussion.

APPROVAL: Unanimous

- 6.8. Consider approval of Ordinance 2022-14 amending Section 3.01.001 of Article 3.01 of Chapter 3, "Building Regulations," of the Code of Ordinances by amending the Fee Schedule; providing a repealing clause; providing a savings clause; providing a severability clause; and providing for an effective date.

ORDINANCE 2022-14
[MASTER FEE SCHEDULE]

An ordinance of the City of McLendon-Chisholm, Texas, amending Section 3.01.001 of Article 3.01 of Chapter 3, "Building Regulations," of the Code of Ordinances by amending the Fee Schedule; providing a repealing clause; providing a savings clause; providing a severability clause; and providing for an effective date.

MOTION: ADOPT ORDINANCE 2022-14 AMENDING THE BUILDING REGULATIONS OF THE CODE OF ORDINANCES BY AMENDING THE FEE SCHEDULE; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

7. Updates, Discussion and Direction to Staff - None

8. Council Member Reports and Announcement

- 8.1 Mayor Short - Stated there has been a lot of traffic issues at the entrance to Sonoma Verde. He also reminded everyone of the Extreme Green Event on Saturday. Several events are coming up including the Veterans Day ceremony, the Halloween event with drive-thru trick-or-treating at the fire station.

8.2 Mayor Pro Tem Woessner - Absent

8.3. Council Member Kipphut - Shared that at 6:00 p.m. she had asked Daniel Lewis, one of our firemen, if he could install the bricks for the brick campaign. She had just received a text that he's already finished. She commended him for his work and thanked him.

8.4. Council Member Tucker - None

8.5. Council Member Purdy - None

8.6. Council Member McNeal - None

9. Adjourn

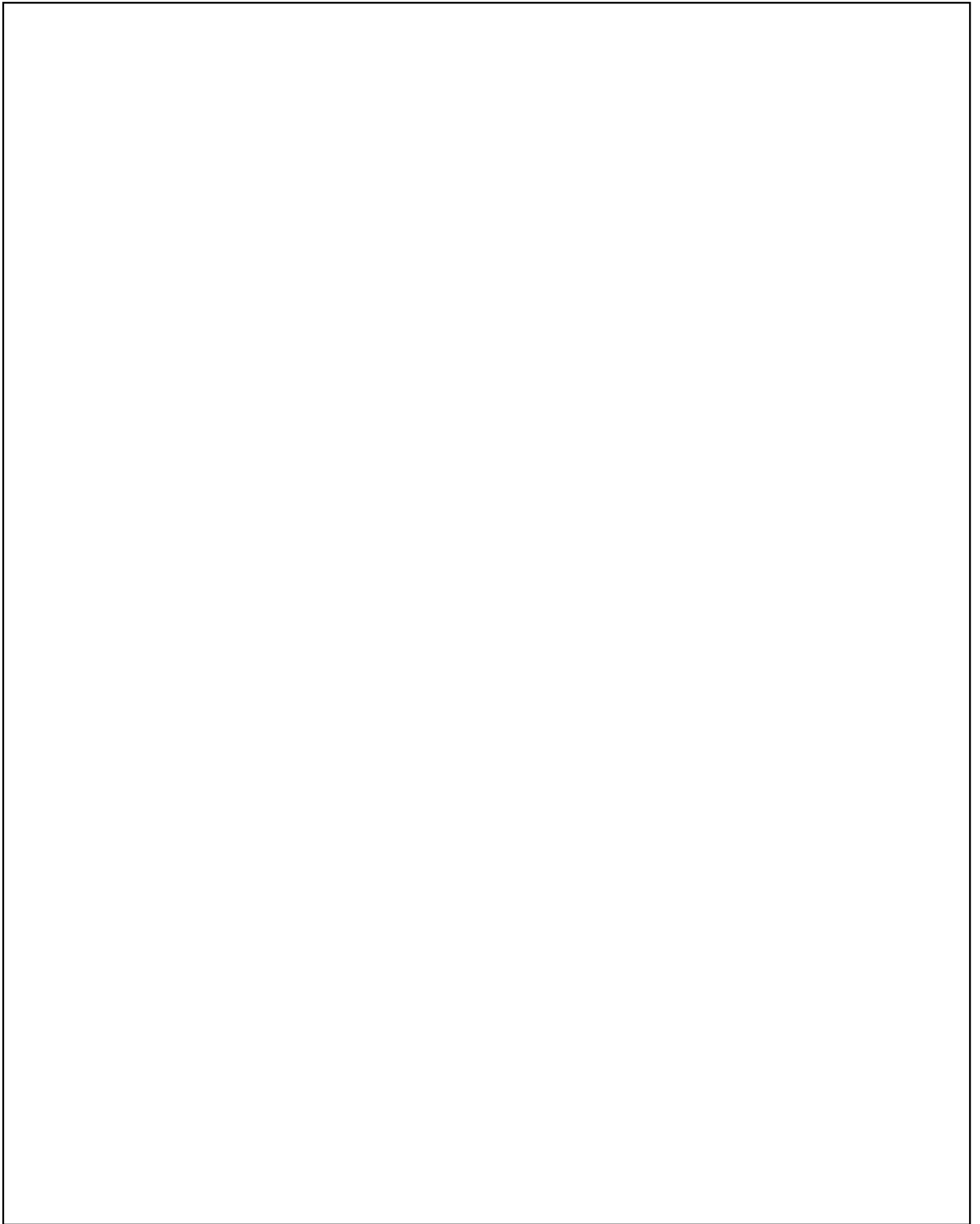
There being no further business to discuss, Mayor Short adjourned the meeting at 7:09 p.m.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary



City of McLendon Chisholm
General Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
302 · Franchise Income	\$ 20,978	\$ 237,973	103%	\$ 232,000	\$ 9,248	\$ 211,819	109%	\$ 195,000
303 · Development Income	600	98,224	144%	68,000	(425)	107,775	719%	15,000
304 · Building Permit Income	18,635	1,108,292	109%	1,015,375	14,059	725,900	104%	696,127
305 · Municipal Court Income	1,000	11,000	122%	9,000	1,000	5,206	1041%	500
306 · Interest Income	8,027	28,033	121%	23,110	76	5,620	22%	25,000
307 · Sign Permit Income		-	- %	-		-	0%	-
308 · Septic Fees	550	14,675	113%	13,000	650	11,550	105%	11,000
309 · Food Enforcement	350	1,400	117%	1,200	50	1,250	104%	1,200
310 · Sales Tax Revenue	82,477	1,126,594	115%	977,930	301,434	813,959	238%	341,608
311 · PID Admin Expense Reimbursement		-	- %	-		-	- %	-
313 · Donations		389	- %	-	(170)	(300)	-60%	500
314 · Copies Public Inf. Income		-	- %	-	7	27	27%	100
315 · Miscellaneous Income		845	- %	-		119,004	101%	118,000
317 · Ad Valorem Tax	63	679,867	100%	679,195	923	625,626	114%	551,083
318 · Tax Certifications		-	- %	-		-	- %	-
321 · Credit Card Fee Revenue	58	1,266	96%	1,315	186	2,219	281%	790
325 · Hotel Occupancy Tax		943	- %	-		4,173	- %	-
Transfer from Fire Capital Fund		1,130,583	98%	1,152,550	384,836	395,191	96%	410,465
Transfer from Unassigned Surplus			- %	-			0%	50,835
Total Revenue	\$ 132,738	\$ 4,440,084	106%	\$ 4,172,675	\$ 711,874	\$ 3,029,019	125%	\$ 2,417,208
Expenditures								
Operating Expenditures								
401 · Municipal Court		\$ -	- %	\$ -		\$ 230	- %	\$ 1,000
402 · Election Expense		6,543	100%	6,550		8,157	- %	25,000
410 · Contracted Services								
41003 · Building Inspections	5,400	225,075	104%	216,755	4,325	129,500	77%	167,264
41004 · Engineering Services - Development								
41005 · City Planner Services - Development								

City of McLendon Chisholm
General Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
41006 · Other Consultants - Development								
41007 · Environmental & Health Inspect. Services	810	9,555	101%	9,495	1,015	14,156	263%	5,375
41008 · Animal Control	1,590	19,080	100%	19,080	1,590	19,080	- %	19,196
411 · Vehicle Expenses	9	126	24%	525		1,953		-
412 · Supplies	12	4,060	102%	4,000	211	1,269		-
41202 · CE Salary	3,888	35,100	104%	33,660	1,800	21,405		30,000
41203 · CE Fuel		-	- %	-		42		-
41301 · City Planner Salary & Benefits				-				
41302 · City Planner Supplies & Other Expenses				-				
415 · Section 380 Grant Program	55,209	332,506	117%	284,630	125,593	201,983	- %	7,800
416 · Bad Debt		-	- %	-	1,382	1,382	- %	-
418 · Membership Fees	100	1,921	96%	2,000		2,079	104%	2,000
422 · Public Notice Expense	535	5,724	88%	6,510	391	8,475	72%	11,750
423 · Community Functions	1,000	2,506	166%	1,510		550	55%	1,000
426 · Appraisal District Collection		12,743	100%	12,745		9,676	129%	7,500
429 · Street Lights	234	2,799	82%	3,400	251	2,959	102%	2,900
Total 400 Operating Expenditures	\$ 68,787	\$ 657,738	109%	\$ 600,860	\$ 136,556	\$ 422,893	151%	\$ 280,785
Occupancy Expenditures								
502 · Electricity	\$ 330	\$ 3,441	82%	\$ 4,200	\$ 482	3,971	137%	\$ 2,900
506 · Water	268	4,603	132%	3,500	268	3,297	32%	10,239
510 · Propane Gas		-	- %	-		-	0%	870
512 · Trash Pick up		-	- %	-		-	- %	-
514 · Building Maint/Improvements	73	24,213	110%	22,000	573	11,969	100%	12,000
516 · Lawn Maintenance	1,069	12,305	99%	12,371	1,135	8,670	108%	8,000
518 · Janitorial		-	- %	-		-	- %	-
520 · Telephone & Internet	1,082	10,820	103%	10,520	748	9,121	110%	8,300
522 · Website Expense	2,000	12,480	100%	12,480		300	12%	2,500
522.1 · Website Design/Redesign		-	- %	-	2,000	9,000		10,000
522.2 · Audio/Video Chamber Updates		-	- %	-		42,480		42,280
Total 500 Occupancy Expenditures	\$ 4,822	\$ 67,863	104%	\$ 65,071	\$ 5,205	\$ 88,808	91%	\$ 97,089

City of McLendon Chisholm
General Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
General & Administrative Expenditures								
603 · Citizen Recognition	-	\$ -	- %	-	-	\$ -	- %	\$ -
604 · Municipal Manuals, Books & Maps		-	- %	-		158	32%	500
606 · Employee Costs	31,739	302,616	107%	281,843	25,740	239,618	108%	222,187
618 · Liability Insurance		6,012	100%	6,012		5,563	96%	5,821
619 · Software Subscriptions	855	39,481	147%	26,904	752	24,930	67%	37,100
621 · IT Support	1,480	12,890	102%	12,610	900	10,175	145%	7,000
622 · Office Supplies - City Hall	919	6,387	106%	6,000	355	5,668	162%	3,500
623 · Office Equipment	151	2,733	127%	2,150	149	2,301	26%	8,900
624 · Office Equip Maintenance		3,822	91%	4,200		4,113	91%	4,500
625 · Printed Materials	2,160	4,638	232%	2,000		958	48%	2,000
626 · Postage-City Hall	100	1,232	86%	1,428	180	2,888	193%	1,500
628 · Bank Fees	192	2,969	98%	3,020	149	2,009	100%	2,000
630 · Legal & Professional								
63001-Accounting & Payroll services	5,000	60,000	100%	60,000	5,000	60,000	100%	60,000
63002 - Financial Audit		12,500	74%	17,000	12,500	12,500	78%	16,000
63003 - Legal	2,500	35,692	94%	38,000	3,098	34,105	85%	40,000
63005 - City Planner	3,000	65,340	105%	62,525	4,335	57,120	228%	25,000
63005.1 - Comprehensive Plan		5,979	100%	5,979	1,090	77,671	108%	71,950
63008 - Consultants	1,816	33,700	114%	29,500	309	22,496	87%	26,000
63009 - Engineering	1,000	3,250	- %	-	750	2,550	10%	25,000
632 · Emergency Management		-	- %	-		1,231	- %	-
645 · Transcription Services		-	- %	-		-	- %	-
646 · Mileage Expense		74	100%	74		515	69%	750
647 · Council Meetings & Development	112	2,307	110%	2,098	113	480	60%	800
648 · Training								
64801 · Administrative Training	325	2,006	123%	1,637	517	5,142	73%	7,000
64802 · City Council Training								
649 · Expense Account - City Administrator	151	203	405%	50		-	- %	-
650 · Expense Account - Mayor		88	175%	50		(149)	- %	-
652 · Staff Appreciation		207	110%	189		-	0%	800

City of McLendon Chisholm
General Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
655 · Code of Ordinance		-	- %	-		-	0%	4,000
699 · Miscellaneous Expense		428	141%	304		298	- %	-
		-				-		
Total G & A Expenditures	\$ 51,500	\$ 604,555	107%	\$ 563,573	\$ 55,936	572,341	100%	\$ 572,308
700 · Capital Expenditures - Public Safety		\$ -	- %	\$ -	\$ 384,836	\$ 395,191	96%	\$ 410,465
700 · Capital Expenditures - Operating		103,036	56%	185,000		54,565	99%	55,000
Transfer to Public Safety Fund	77,457	930,017	103%	905,274	(361,820)	164,884	28%	581,318
Transfer to Capital Projects Fund		1,130,583	98%	1,152,507		420,768	100%	420,243
Total Capital Expenditures & Transfers	\$ 77,457	\$ 2,163,636	96%	\$ 2,242,781	\$ 23,016	\$ 1,035,408	71%	\$ 1,467,026
Total Expenditures	\$ 202,565	\$ 3,493,791	101%	\$ 3,472,285	\$ 220,714	\$ 2,119,451	88%	\$ 2,417,208
Surplus (Deficit)	\$ (69,826)	\$ 946,293	135%	\$ 700,390	\$ 491,160	\$ 909,568		\$ -

City of McLendon Chisholm
Utility Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	Sep 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
306 · Interest Income	\$ 1,581	\$ 5,669	169%	\$ 3,358	\$ 15	\$ 597	10%	\$ 6,000
Sewer Utility Revenue								
32200 · Sewer Usage Fees	45,891	\$ 556,605	99%	560,820	45,887	387,511	126%	306,625
32201 · Sewer Tap Fees	9,000	510,000	95%	537,000	3,000	300,000	92%	327,000
32204 · Sewer Deposit Refunds	(255)	(6,768)	166%	(4,088)	(77)	(1,961)	232%	(845)
Total Revenue	\$ 56,217	\$ 1,065,507	97%	\$ 1,097,090	\$ 48,825	\$ 686,147	107%	\$ 638,780
Expenditures								
Operation & Maintenance Expenditures								
Sewer Operation & Maintenance								
41304 · O&M Agreement	4,403	\$ 50,595	101%	\$ 50,125	3,971	\$ 45,154	98%	\$ 46,000
41305 · O&M Maintenance	1,944	42,018	85%	49,275	10,605	44,804	113%	39,500
41308 · Electricity	9	108	100%	108	9	108	0%	150
41310 · Sewer Treatment	35,000	357,047	89%	399,275	25,704	308,338	101%	304,000
41311 · Infiltration Contingency		3,175	0%	-				
41312 · Tap Fee Developer Rebate	5,400	306,000	95%	322,200	1,800	180,000	92%	196,200
Total Operations Expenditures	\$ 46,756	\$ 758,943	92%	\$ 820,983	\$ 42,088	\$ 578,404	99%	\$ 585,850
600 · General & Administrative Exp	\$ 1,274	\$ 15,562	100%	\$ 15,563	\$ 1,274	\$ 15,319	100%	\$ 15,293
Total Expenditures	48,030	\$ 774,505	93%	\$ 836,546	43,362	\$ 593,723	99%	\$ 601,143
Surplus (Deficit)	\$ 8,187	\$ 291,002	112%	\$ 260,544	\$ 5,462	\$ 92,425	246%	\$ 37,637

City of McLendon Chisholm
Interest Sinking Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Adopted Budget
Revenue								
Ad Valorem Tax								
317 - Ad Valorem Tax	\$ 39	122,041	100%	\$ 121,800	\$ 247	\$ 168,284	114%	\$ 147,552
306 - Interest Income	(529)	(257)	-43%	600	129	\$ 3,845	- %	6,900
Transfer from Excess Bond Proceeds		-	- %	-		\$ -	- %	-
Transfer From Interest & Sinking Surplus		-	- %	28,163		-	- %	-
Total Revenue and Transfers In	\$ (490)	\$ 121,784	81%	\$ 150,563	\$ 376	\$ 172,129	111%	\$ 154,452
Expenditures								
628 - Bank Fees Expense		\$ 2,600	236%	\$ 1,100		\$ 1,850		\$ 5,850
660 - Bond Interest Expense	4,539	54,468	100%	54,463	4,693	\$ 56,316	100%	56,312
802 - Bond Cost Amortization		-	- %			\$ -	- %	-
803 - Bond Premium Amortization		-	- %		(757)	\$ (9,086)	- %	-
Transfer To Bond Principal		95,000	- %	95,000		\$ 90,000	100%	90,000
Transfer to Early Redemption Sinking Fund			- %	-			- %	-
Total Expenditures and Transfers Out	\$ 4,539	\$ 152,068	101%	\$ 150,563	\$ 3,936	\$ 139,080	91%	\$ 152,162
Surplus (Deficit)	\$ (5,029)	\$ (30,284)	- %	\$ -	\$ (3,560)	\$ 33,049	1443%	\$ 2,290

City of McLendon Chisholm
Public Safety Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
Interest Income								
30600 · Alliance Interest Income	\$ 408	\$ 1,611	161%	\$ 1,000	\$ 33	\$ 111	%	\$ -
313 · Donations	150	1,250	114%	1,100		3,500	%	0
316 · County Contract		77,500	100%	77,500		77,500	100%	77,500
319 · Grants		0	%		4,952	125,567	107%	117,600
Transfer from General Fund	77,457	930,014	102%	910,456	445,892	973,090	167%	581,318
Total Revenue	\$ 78,014	\$ 1,010,375	102%	\$ 990,056	\$ 450,877	\$ 1,179,768	152%	\$ 776,418
Expenditures								
Public Safety								
43001 · Liability Insurance		\$ 10,134	100%	\$ 10,140	0	\$ 7,749	97%	\$ 7,962
43002 · Fuel	1,479	20,897	95%	21,900	1,422	13,631	136%	10,000
43003 · Maintenance & Repair - Vehicles	543	55,115	132%	41,800	646	48,897	140%	35,000
43004 · Maintenance & Repair - Station	222	9,114	61%	15,000	461	7,280	61%	12,000
43005 · Gear and Supplies	1,685	43,381	103%	42,050	2,961	19,212	84%	23,000
43006 · Compliance	1,625	7,750	129%	6,000	0	6,304	105%	6,000
43007 · Communications		17,539	102%	17,250	-300	17,249	100%	17,249
43008 · Dispatch		10,000	100%	10,000	0	10,000	100%	10,000
43009 · Training	64	11,811	118%	10,000	54	4,255	43%	10,000
43010 · Software		19	95%	20	0	93	80%	115
43030 · EMS		6,311	87%	7,248	0	5,454	100%	5,454
Total Public Safety	\$ 5,618	\$ 192,072	106%	\$181,408	5,244	\$140,123	102%	\$136,780
Occupancy Expenditures								
502 · Electricity	\$ 953	\$ 7,936	99%	\$ 8,000	263	\$ 4,090	117%	\$ 3,500
506 · Water	241	3,749	128%	2,930	174	1,049	210%	500
516 · Lawn Maintenance		0	0%		0	60	0%	0
520 · Telephone & Internet	155	2,585	103%	2,500	0	2,244	90%	2,500
Total 500 · Occupancy Expenditures	\$ 1,349	\$ 14,270	106%	\$ 13,430	437	\$ 7,442	114%	\$ 6,500
General & Administrative Exp								
606 · Employee Costs	71,047	725,634	101%	717,526		632,788	101%	628,586
60621 · Unemployment Benefits		0	%			22	0%	0
61802 · Property Insurance		11,592	100%	11,592		0		

City of McLendon Chisholm
Public Safety Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue and Expenses				Prior Period Revenue and Expenses			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
619 · Software Subscriptions		2,358	103%	2,300	0	2,289	155%	1,476
60826 · Interest Expense		0	%			1,693	74%	2,276
62801 · Service Charges		25	%					
652 · Staff Appreciation		285	36%	800		39	5%	800
699 · Miscellaneous Expenses		1,441	%			180	0%	0
Total 600 · General & Administrative Exp	\$ 71,047	\$ 741,334	101%	\$ 732,218	60,360	\$ 637,011	101%	\$ 633,138
700 · Capital Expenditures		62,700		63,000	384,837	395,192		
Total Expenditures	\$ 78,014	\$ 1,010,375		\$ 990,056	450,877	\$ 1,179,768		\$ 776,418
Surplus/(Deficit)	\$ -	\$ -		\$ -	\$ -	\$ -		\$ -

City of McLendon Chisholm
Capital Projects Fund Financial Summary
For the twelve months ended September 30, 2022
(Preliminary)

	Current Period Revenue & Expenditures				Prior Period Revenue & Expenditures			
	September 2022 Actuals	Current YTD Actuals	% of Budget Current YTD	FY 2021-2022 Amended Budget	September 2021 Actuals	Prior YTD Actuals	% of Budget Current YTD	FY 2020-2021 Amended Budget
Revenue								
315 - Miscellaneous Income						\$ 18,201.00		
Transfer from General Fund	\$ -	\$ 1,130,583		\$ 1,152,507	3,302,135	\$ 3,302,135.00		\$ -
Total Revenue	<u>\$ -</u>	<u>\$ 1,130,583</u>		<u>\$ 1,152,507</u>	<u>3,302,135</u>	<u>\$ 3,320,336</u>		
						\$ -		
700 - Capital Expenditures - Public Safety	\$ -	1,130,583	- %	\$ 1,152,507	\$ 271,698	\$ 2,897,868	71%	\$ 4,054,935
700 - Capital Expenditures - Utility Fund		-	- %	-	1,700	\$ 422,468	101%	420,243
Total Expenditures	<u>\$ -</u>	<u>\$ 1,130,583</u>	<u>- %</u>	<u>\$ 1,152,507</u>	<u>\$ 273,398</u>	<u>\$ 3,320,336</u>	<u>74%</u>	<u>\$ 4,475,178</u>
Surplus/(Deficit)	<u>\$ -</u>	<u>\$ -</u>	<u>- %</u>	<u>\$ -</u>	<u>\$ 3,028,737</u>	<u>\$ 0</u>	<u>0%</u>	<u>\$ (4,475,178)</u>

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of September, 2022
(Preliminary)

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Revenue				
302 · Franchise Income				
30213-1 · Community Waste Disposal	10,767.42	0.00	0.00	0.00
30220 · Oncor Electric Delivery	10,175.98	0.00	0.00	0.00
30222 · Peoples	34.50	0.00	0.00	0.00
Total 302 · Franchise Income	0.00	0.00	0.00	0.00
303 · Development Income				
30302 · Zoning Change	100.00	0.00	0.00	0.00
30304 · Plat Income	500.00	0.00	0.00	0.00
Total 303 · Development Income	600.00	0.00	0.00	0.00
304 · Building Permit Income				
30401 · Contractor Registration Fee Inc	100.00	0.00	0.00	0.00
30404 · Inspection Income	3,675.00	0.00	0.00	0.00
30405 · Building Permit & Plan Review	14,460.37	0.00	0.00	0.00
30408 · Swimming Pool Permits	400.00	0.00	0.00	0.00
Total 304 · Building Permit Income	18,635.37	0.00	0.00	0.00
305 · Municipal Court Income	1,000.00	0.00	0.00	0.00
306 · Interest Income				
30600 · Alliance Interest Income	2,893.46	0.00	407.50	699.98
30602 · Logic Interest Income	5,095.00	60.60	0.00	880.87
30603 · Tex Pool Interest Income	38.13	0.00	0.00	0.00
30607 · Wilmington Accrued Int Income	0.00	-589.40	0.00	0.00
Total 306 · Interest Income	8,026.59	-528.80	407.50	1,580.85
308 · Septic Fees				
30801 · OSSF Fee Income	550.00	0.00	0.00	0.00
Total 308 · Septic Fees	550.00	0.00	0.00	0.00
309 · Food Enforcement	350.00	0.00	0.00	0.00
310 · Sales Tax Revenue	82,477.43	0.00	0.00	0.00
313 · Donations	0.00	0.00	150.00	0.00
317 · Ad Valorem Tax				
31701 · Ad Valorem Tax - M&O	0.00	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of September, 2022
(Preliminary)

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
31702 · Ad Valorem Tax - City Hall	0.00	0.00	0.00	0.00
31703 · Ad Valorem Refunds - M&O	0.00	0.00	0.00	0.00
31705 · Ad Valorem Tax - Prior Years	40.66	23.81	0.00	0.00
31706 · Ad Valorem Tax - Penalty	4.81	2.66	0.00	0.00
31708 · Ad Valorem Refunds - City Hall	0.00	0.00	0.00	0.00
31709 · Ad Valorem Tax - Interest	17.73	12.41	0.00	0.00
31710 · Ad Valorem Tax - Misc Adj	0.00	0.00	0.00	0.00
37112 · Ad Valorem Business Property	0.00	0.00	0.00	0.00
Total 317 · Ad Valorem Tax	63.20	38.88	0.00	0.00
321 · Credit Card Fee Revenue	57.50	0.00	0.00	0.00
322 · Sewer Utility Revenue				
32200 · Sewer Usage Fees	0.00	0.00	0.00	45,891.14
32201 · Sewer Tap Fees	0.00	0.00	0.00	9,000.00
32204 · Sewer Deposit Refunds	0.00	0.00	0.00	-255.32
Total 322 · Sewer Utility Revenue	0.00	0.00	0.00	54,635.82
Total Income	111,760.09	-489.92	557.50	56,216.67
Gross Profit	111,760.09	-489.92	557.50	56,216.67
Expense				
400 · Operating Expenditures				
410 · Building Inspections				
41003 · Building Inspections	5,400.00	0.00	0.00	0.00
Total 410 · Building Inspections	5,400.00	0.00	0.00	0.00
411 · Environment Regulation Expense				
41101 · Septic Inspection Fee	800.00	0.00	0.00	0.00
41102 · TCEQ	10.00	0.00	0.00	0.00
Total 411 · Environment Regulation Expense	810.00	0.00	0.00	0.00
412 · Code Enforcement Administration				
41202 · CE Salary	3,888.00	0.00	0.00	0.00
41204 · CE Vehicle Repairs & Maint	8.95	0.00	0.00	0.00
41205 · CE Supplies & Other Expenses	12.45	0.00	0.00	0.00
Total 412 · Code Enforcement Administration	3,909.40	0.00	0.00	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of September, 2022
(Preliminary)

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
414 · Animal Control	1,590.42	0.00	0.00	0.00
415 · Chapter 380 Grant Program	25,209.00	0.00	0.00	0.00
418 · Membership Fees	100.00	0.00	0.00	0.00
422 · Public Notice Expense	534.50	0.00	0.00	0.00
423 · Community Functions				
42301 · SpringFest / SummerFest	1,000.00	0.00	0.00	0.00
Total 423 · Community Functions	1,000.00	0.00	0.00	0.00
429 · Street Lights	233.63	0.00	0.00	0.00
Total 400 · Operating Expenditures	38,786.95	0.00	0.00	0.00
413 · Sewer Operation & Maintenance				
41304 · O&M Agreement	0.00	0.00	0.00	4,402.50
41305 · Nonstandard O&M Expense	0.00	0.00	0.00	1,944.37
41308 · Electricity	0.00	0.00	0.00	9.14
41310 · Sewer Treatment	0.00	0.00	0.00	35,000.00
41312 · Tap Fee Developer Rebate	0.00	0.00	0.00	5,400.00
Total 413 · Sewer Operation & Maintenance	0.00	0.00	0.00	46,756.01
430 · Public Safety - Fire Department				
43002 · Fuel	0.00	0.00	1,478.90	0.00
43003 · Maintenance & Repair - Vehicles	0.00	0.00	543.06	0.00
43004 · Maintenance & Repair - Station	0.00	0.00	221.88	0.00
43005 · Gear and Supplies	0.00	0.00	1,685.40	0.00
43006 · Compliance	0.00	0.00	1,625.17	0.00
43009 · Training	0.00	0.00	64.49	0.00
Total 430 · Public Safety - Fire Department	0.00	0.00	5,618.90	0.00
500 · Occupancy Expenditures				
502 · Electricity	330.27	0.00	953.04	0.00
506 · Water	267.73	0.00	241.38	0.00
514 · Building Maint/Improvements	73.00	0.00	0.00	0.00
516 · Lawn Maintenance	1,069.19	0.00	0.00	0.00
520 · Telephone & Internet	1,082.09	0.00	154.95	0.00
522 · Website Expense	2,000.00	0.00	0.00	0.00
Total 500 · Occupancy Expenditures	4,822.28	0.00	1,349.37	0.00

City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of September, 2022
(Preliminary)

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
600 · General & Administrative Exp				
606 · Employee Costs				
60601 · Staff Salaries	24,921.70	0.00	58,085.41	0.00
60602 · Hourly PTO 0 - 36 months				
60602.1 · Hourly PTO 37 - 84 months	0.00	0.00	872.16	0.00
60602 · Hourly PTO 0 - 36 months - Other	288.00	0.00	1,971.60	0.00
Total 60602 · Hourly PTO 0 - 36 months	288.00	0.00	2,843.76	0.00
60604 · Holiday Pay	1,036.63	0.00	1,532.06	0.00
60609 · Payroll Tax Expense	2,337.72	0.00	4,742.27	0.00
60610 · Payroll Processing Fees	123.55	0.00	0.00	0.00
60612 · Retirement Plan Contributions	2,258.31	0.00	3,493.98	0.00
60618 · Salary PTO 0 - 36 months				
60618.1 · Salary PTO 37 - 84 months	137.80	0.00	349.10	0.00
Total 60618 · Salary PTO 0 - 36 months	137.80	0.00	349.10	0.00
60619 · HRA Rembursements	81.73	0.00	0.00	0.00
60622 · Taxable Fringe Benefits	553.83	0.00	0.00	0.00
Total 606 · Employee Costs	31,739.27	0.00	71,046.58	0.00
619 · Software Subscriptions	855.38	0.00	0.00	0.00
621 · IT Support	1,480.00	0.00	0.00	0.00
622 · Office Supplies - City Hall	919.26	0.00	0.00	0.00
623 · Office Equipment	151.26	0.00	0.00	0.00
625 · Printed Materials	2,160.00	0.00	0.00	0.00
626 · Postage-City Hall	100.00	0.00	0.00	0.00
628 · Bank Fees				
62801 · Service Charges	192.47	0.00	0.00	0.00
Total 628 · Bank Fees	192.47	0.00	0.00	0.00
630 · Legal & Professional				
63001 · Accounting & Payroll Services	5,000.00	0.00	0.00	1,274.00
63003 · Legal	2,500.00	0.00	0.00	0.00
63005 · City Planner	3,000.00	0.00	0.00	0.00
63008 · Financial Consulting	1,816.25	0.00	0.00	0.00
63009 · Engineering	1,000.00	0.00	0.00	0.00

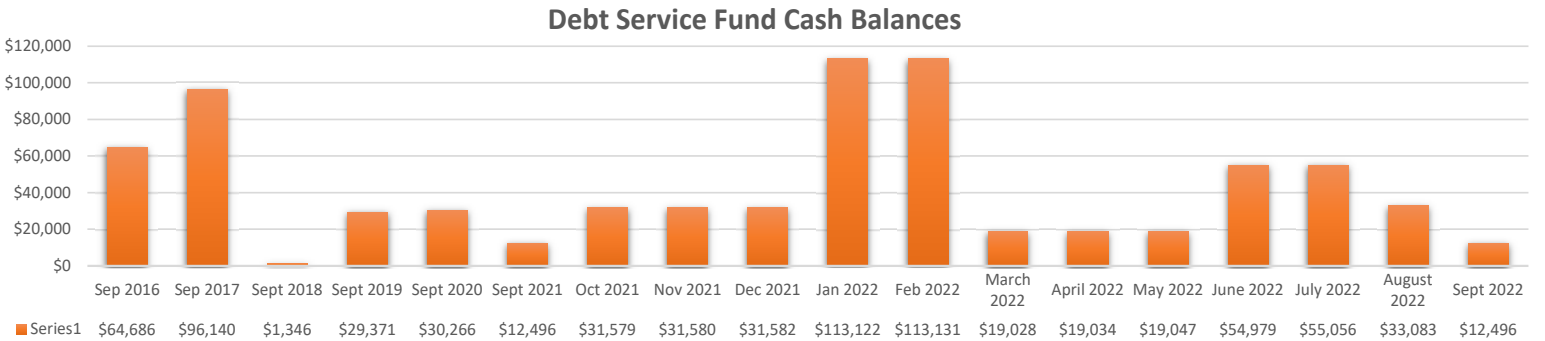
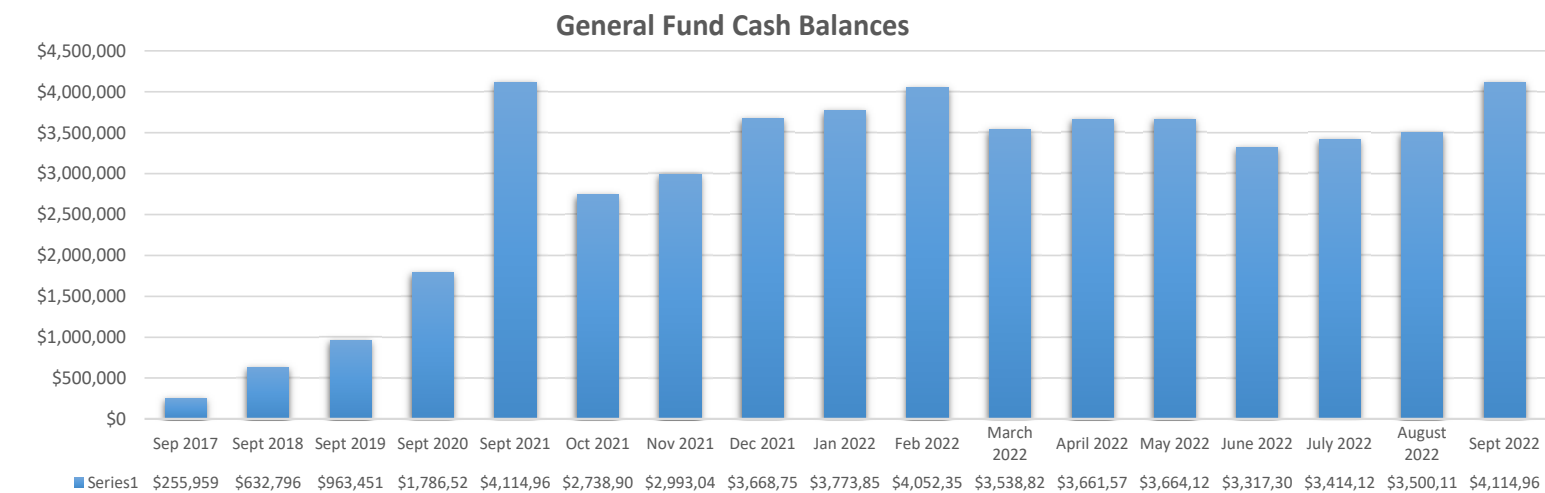
City of McLendon Chisholm
Detail Statement of Revenue & Expenditures by Fund
For the Month of September, 2022
(Preliminary)

	General Fund	Interest and Sinking Fund	Public Safety	Utilities Fund
Total 630 · Legal & Professional	13,316.25	0.00	0.00	1,274.00
647 · Council Meetings & Development	111.90	0.00	0.00	0.00
648 · Training	325.00	0.00	0.00	0.00
649 · Exp Account- City Administrator	150.66	0.00	0.00	0.00
660 · Bond Interest Expense	0.00	4,539.00	0.00	0.00
Total 600 · General & Administrative Exp	51,501.45	4,539.00	71,046.58	1,274.00
Total Expense	95,110.68	4,539.00	78,014.85	48,030.01
Net Surplus/(Deficit)	16,649.41	-5,028.92	-77,457.35	8,186.66

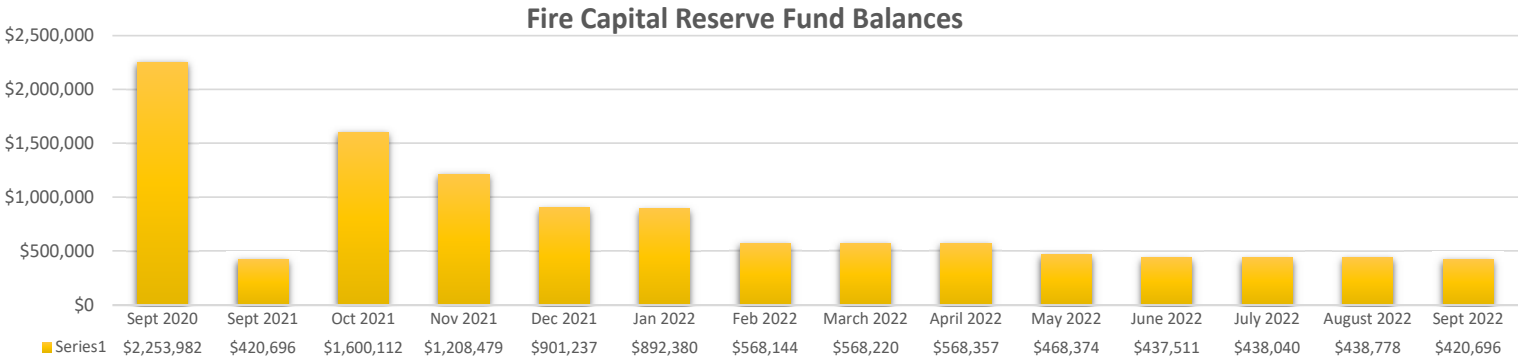
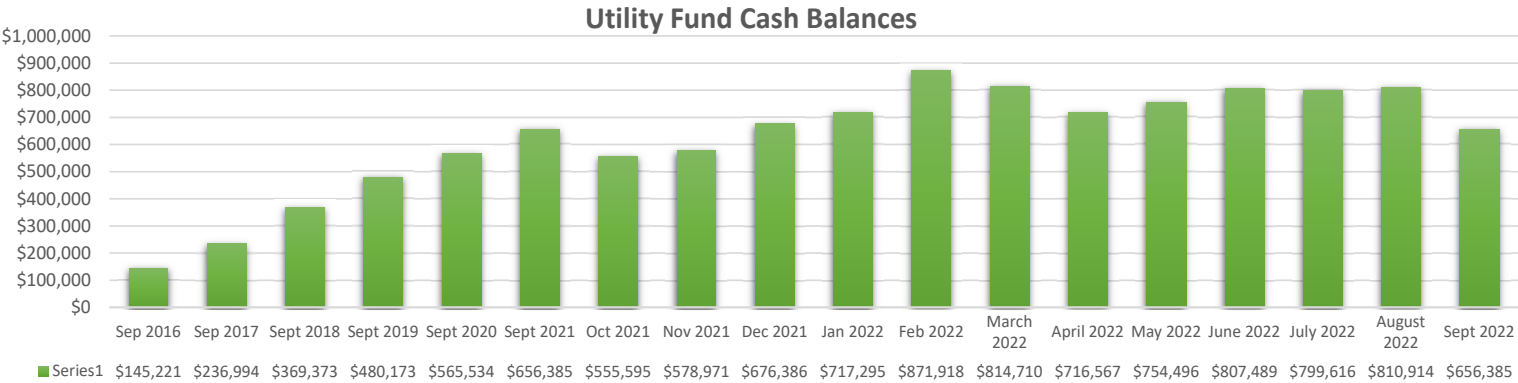
**City of McLendon Chisholm
Cash Account Balances**

Fund	Account	Sept 30,21	Oct 31,21	Nov 30,21	Dec 31,20	Jan 31,22	Feb 28,22	Mar 31,22	April 30,22	May 31,22	June 30,22	July 31,22	Aug 31,22	Sept 30,22
I&S	130 - 9003 Logic I&S Fund	30,266	31,579	31,580	31,582	113,122	113,131	19,028	19,034	19,047	54,979	55,056	33,083	12,496
I&S Total		30,266	31,579	31,580	31,582	113,122	113,131	19,028	19,034	19,047	54,979	55,056	33,083	12,496
General	100 - 3738 - Alliance Operating	1,645,699	1,215,351	1,469,436	2,145,057	1,250,023	1,528,306	1,348,251	1,470,246	1,435,365	1,122,300	1,216,041	1,297,994	1,908,357
General	103 - Texpool 3000001	19,143	19,144	19,145	19,145	19,145	19,146	19,149	19,154	19,164	19,180	19,205	19,240	19,278
General	125 - Logic - 9001 General Fund Reserves	301,869	301,878	301,888	301,907	301,929	301,954	302,018	302,123	302,330	302,624	303,049	303,605	304,223
General	127 - 9004 Logic Operating	818,981	1,202,533	1,202,571	1,202,647	2,202,762	2,202,945	1,869,408	1,870,053	1,907,268	1,873,204	1,875,835	1,879,280	1,883,103
General Total		2,785,692	2,738,906	2,993,040	3,668,756	3,773,859	4,052,350	3,538,826	3,661,575	3,664,127	3,317,307	3,414,129	3,500,118	4,114,961
Utility	106 - 5071 - Alliance Utility Fund	135,102	125,151	148,513	245,901	286,778	441,365	384,066	285,775	323,407	375,981	367,502	378,007	222,597
Utility	126 - Logic - 9002 Utility Fund	430,432	430,445	430,458	430,485	430,517	430,553	430,644	430,793	431,090	431,508	432,114	432,907	433,788
Utility Total		565,534	555,595	578,971	676,386	717,295	871,918	814,710	716,567	754,496	807,489	799,616	810,914	656,385
Fire Capital Reserve	102 - 634 Alliance Construction	1,680,627	1,411,578	1,019,939	712,686	703,815	379,563	379,599	379,671	279,558	248,512	248,775	249,166	41,715
Fire Capital Reserve	128 - 9005 Logic Fire Dept Reserve	573,355	188,533	188,540	188,551	188,565	188,581	188,621	188,686	188,816	188,999	189,265	189,612	378,981
Reserves Total		2,253,982	1,600,112	1,208,479	901,237	892,380	568,144	568,220	568,357	468,374	437,511	438,040	438,778	420,696
ARPA Fund	131 - Logic - 9007 ARPA Fund							428,130	428,278	428,573	428,989	429,591	430,380	431,256
ARPA Fund Total		-	-	-	-	-	-	428,130	428,278	428,573	428,989	429,591	430,380	431,256
Total		5,635,474	4,926,192	4,812,070	5,277,961	5,496,656	5,605,543	5,368,914	5,393,811	5,334,617	5,046,275	5,136,432	5,213,273	5,635,793

**City of McLendon Chisholm
Cash Balance Report
As of September 30, 2022
(Preliminary)**



City of McLendon Chisholm
Cash Balance Report
As of September 30, 2022
(Preliminary)



Location	Notes	Code
Sep 29, 2022 3:57 PM 1371 w fm 550	Patrolled city focusing on stray animals.	Animal Control
Sep 26, 2022 12:52 PM 240 klutts	we picked up a contained stray cat from this address	Animal Control
Sep 22, 2022 11:09 AM 1371 w fm 550	Patrolled city focusing on stray animals.	Animal Control
Sep 15, 2022 2:49 PM 1371 w fm 550	Patrolled city focusing on stray animals.	Animal Control
Sep 9, 2022 9:02 AM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control
Sep 2, 2022 4:51 PM 1371 w fm 550	Patrolled city focusing on stray animals. spoke to shelly	Animal Control

Alarm Date between 2022-09-01 and 2022-09-30

Total Calls by District

District	2022-09-01	Total
City Limit District	21	21
County District	13	13
Total	34	34

Incident Date between 2022-09-01 and 2022-09-30

Incident Date	Incident Number	NFIRS Number	Incident Type Code	Incident Type	District	Status
9/2/2022	2022-00428	0000426	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/3/2022	2022-00429	0000428	745	Alarm system activation, no fire - unintentional	City Limit District	1
9/3/2022	2022-00430	0000427	412	Gas leak (natural gas or LPG)	City Limit District	1
9/3/2022	2022-00431	0000429	733	Smoke detector activation due to malfunction	City Limit District	1
9/3/2022	2022-00432	0000430	631	Authorized controlled burning	City Limit District	1
9/8/2022	2022-00433	0000431	600	Good intent call, other	City Limit District	1
9/9/2022	2022-00434	0000432	321	EMS call, excluding vehicle accident with injury	County District	1
9/9/2022	2022-00435	0000433	322	Motor vehicle accident with injuries	County District	1
9/11/2022	2022-00436	0000434	321	EMS call, excluding vehicle accident with injury	County District	1
9/12/2022	2022-00437	0000435	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/13/2022	2022-00438	0000436	142	Brush or brush-and-grass mixture fire	County District	1
9/14/2022	2022-00439	0000438	321	EMS call, excluding vehicle accident with injury	County District	1
9/15/2022	2022-00440	0000437	561	Unauthorized burning	County District	1
9/15/2022	2022-00441	0000439	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/15/2022	2022-00442	0000440	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/15/2022	2022-00443	0000441	150	Outside rubbish fire, other	City Limit District	1
9/17/2022	2022-00444	0000442	221	Overpressure rupture of air or gas pipe/pipeline	County District	1
9/19/2022	2022-00445	0000443	554	Assist invalid	City Limit District	1
9/19/2022	2022-00446	0000444	321	EMS call, excluding vehicle accident with injury	County District	1
9/20/2022	2022-00447	0000445	735	Alarm system sounded due to malfunction	City Limit District	1
9/22/2022	2022-00448	0000446	321	EMS call, excluding vehicle accident with injury	County District	1
9/23/2022	2022-00449	0000447	321	EMS call, excluding vehicle accident with injury	City Limit District	1

9/24/2022	2022-00450	0000448	561	Unauthorized burning	City Limit District	1
9/24/2022	2022-00451	0000449	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/25/2022	2022-00452	0000450	321	EMS call, excluding vehicle accident with injury	County District	1
9/25/2022	2022-00453	0000451	611	Dispatched & canceled en route	County District	1
9/26/2022	2022-00454	0000452	324	Motor vehicle accident with no injuries.	City Limit District	1
9/26/2022	2022-00455	0000453	321	EMS call, excluding vehicle accident with injury	County District	1
9/26/2022	2022-00456	0000454	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/26/2022	2022-00457	0000455	561	Unauthorized burning	City Limit District	1
9/27/2022	2022-00458	0000456	735	Alarm system sounded due to malfunction	County District	1
9/28/2022	2022-00459	0000462	733	Smoke detector activation due to malfunction	City Limit District	1
9/28/2022	2022-00460	0000457	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/29/2022	2022-00461	0000458	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/30/2022	2022-00462	0000459	522	Water or steam leak	County District	1
9/30/2022	2022-00463	0000460	321	EMS call, excluding vehicle accident with injury	City Limit District	1
9/30/2022	2022-00464	0000461	321	EMS call, excluding vehicle accident with injury	City Limit District	1



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

Jason Roemer *Vice President*





Municipal Recycling Program



Single Stream Recycling

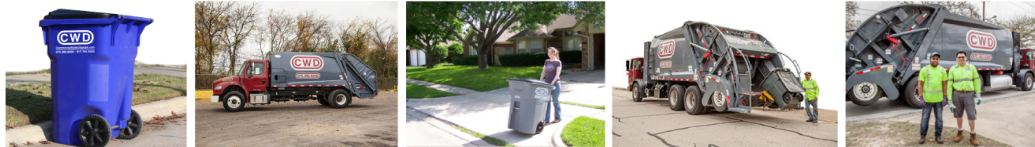
Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of McLendon-Chisholm are dedicated to the preservation of the Texas environment for future generations.

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

	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	Nov-2021	Oct-2021
Homes	1,299	1,299	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,223	1,186
Resi Rcy Tonnage	23.58	38.81	38.62	40.47	47.81	35.63	34.31	33.78	56.02	63.88	46.13	42.77
Pounds / Home / Month	36.30	59.75	63.16	66.18	78.18	58.27	56.11	55.24	91.61	104.46	75.44	72.12



Municipal Service Inquiries



Residential Solid Waste Services

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

**** Service inquiries related to the three storm days in February, and potential subsequent collection days, were not recorded as grievances, as these were non-ordinary operating circumstances for CWD. ****

	Sep-2022	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	Nov-2021	Oct-2021
Service Opportunities	11,249	11,249	10,591	10,591	10,591	10,591	10,591	10,591	10,591	10,591	10,591	10,270
Service Inquiries	22	16	11	23	8	2	21	1	12	3	5	15
Per 1,000 Service Opps	1.96	1.42	1.04	2.17	0.76	0.19	1.98	0.09	1.13	0.28	0.47	1.46



Customer Service Inquiries - Detail



Good Service is Good Business

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

City Account Grievances for the Period of 09/01/2022 - 09/30/2022

Date	Account	Address	Service Type	Service Code
09/08/2022	108255-1775	THOMAS KOONCE		
Total : 1				
09/02/2022	108255-1091	DAN WARCHOL	RESI-BULK	RESI R/L BULK
09/09/2022	108255-1252	CLARK BOWERING	RESI-BULK	RESI R/L BULK
Total RESI-BULK: 2				
09/01/2022	108255-951	KRISTY OWEN	RESI-RECYCLE	SERVICE RCYCART
09/02/2022	108255-1345	ERIN WALKER	RESI-RECYCLE	SERVICE RCYCART

Total RESI-RECYCLE: 2				
09/02/2022	108255-1732	ASHOT MALKHASSIAN	RESI-TRASH	SERVICE TRASH CART
09/08/2022	108255-1773	DANIEL SPRINGER	RESI-TRASH	SERVICE TRASH CART
09/09/2022	108255-1779	HOWARD CLEAVINGER	RESI-TRASH	SERVICE TRASH CART
09/15/2022	108255-410	CASILLAS, MICHAEL	RESI-TRASH	SERVICE TRASH CART
09/15/2022	108255-1770	JOHN MCHALE	RESI-TRASH	SERVICE TRASH CART
09/16/2022	108255-1784	SAVANNA JACKSON	RESI-TRASH	SERVICE TRASH CART
09/16/2022	108255-343	JACKSON GRANT	RESI-TRASH	SERVICE TRASH CART
09/16/2022	108255-1745	CONNIE AND BOB FLETCHER	RESI-TRASH	SERVICE TRASH CART
09/16/2022	108255-1709	MICHAEL DARMOUSSEH	RESI-TRASH	SERVICE TRASH CART
09/16/2022	108255-1779	HOWARD CLEAVINGER	RESI-TRASH	SERVICE TRASH CART
09/23/2022	108255-1765	RICHARD MORTON	RESI-TRASH	SERVICE TRASH CART
09/23/2022	108255-1779	HOWARD CLEAVINGER	RESI-TRASH	SERVICE TRASH CART
09/26/2022	108255-1794	MANUEL RAMOS	RESI-TRASH	SERVICE TRASH CART
09/30/2022	108255-1779	HOWARD CLEAVINGER	RESI-TRASH	SERVICE TRASH CART
09/30/2022	108255-1773	DANIEL SPRINGER	RESI-TRASH	SERVICE TRASH CART
09/30/2022	108255-1784	SAVANNA JACKSON	RESI-TRASH	SERVICE TRASH CART
Total RESI-TRASH: 16				
09/09/2022	108255-1314	DON & CHRISTY BARLETT	RESI-YARD	RESI YARD WASTE
Total RESI-YARD: 1				
Total Inquiries: 22				

Mark Woodruff - Problem Properties

[illegible]

Mark Woodruff

Year: 2022

	AUG												TOTAL
Builder Const-Time Violation	16												16
Total Violations	147												147
Total Inspections	156												156
Total Reinspections	161												161
Extensions Granted	4												4
Voluntary Compliance	144												144
Notification Letters (NOVs)	11												11
Door-tags (DTs)	136												136
Total Complaints	14												14
Valid Complaints	11	0	0	0	0	0	0	0	0	0	0	0	11
Invalid Complaints	3												3
City Abatelements (CWOs)	1												1
Substandard Structures	1												1
Citations Issued	0												0
Municipal Court Cases	0												0
Transferred to Other Dept.	1												1



City of McLendon-Chisholm
Staff Report

Date:

October 25, 2022

Agenda Item:

Amendment to the city policy for procurement and purchasing in accordance with Chapter 252 of the Texas Local Government Code

Background:

Small amendment to the Purchasing Thresholds of the procurement and purchasing policy.

Presenter: Mr. Konrad Hildebrandt, City Administrator

PURCHASING AND PROCUREMENT POLICY

GOVERNING AUTHORITY

The primary governing authority for the City of McLendon-Chisholm Purchasing and Procurement Policy shall be the Local Government Code Chapter 252, 'Purchasing and Contracting Authority of Municipalities.' All procurement activities shall be governed by this Purchasing and Procurement Policy, in accordance with applicable state and local government codes. The City Administrator may from time to time review the policy and may recommend changes.

POLICY STATEMENT

The City of McLendon Chisholm (MC) believes in courtesy and fair dealing in carrying out our purchasing functions. Our goal is to perform in both an ethical and legal manner to support City needs. Every effort is made to ensure that MC taxpayers receive the maximum value for every expenditure in a manner that preserves the public trust.

PURPOSE AND SCOPE

The Purchasing and Procurement Policy applies to the procurement activities of the City of McLendon-Chisholm. All procurement activities for the City shall be administered in accordance with the provisions of this policy, with the express intent to promote fair and open conduct in all aspects of the procurement process.

EMERGENCY

Valid emergencies are those that occur as a result of the breakdown of equipment which must be kept in operation to maintain the public's safety or health, or whose breakdown would result in the disruption of City operations. Emergency purchases are exempt from standard purchasing procedure and must qualify for exemption as outlined in Section 252.022(a) of the Local Government Code, specifically:

- (1) a procurement made because of a public calamity that requires the immediate appropriation of money to relieve the necessity of the municipality's residents or to preserve the property of the municipality.
- (2) a procurement necessary to preserve or protect the public health or safety of the municipality's residents.
- (3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property.

A. REQUEST FOR BIDS & REQUESTS FOR QUOTES (RFB)

A solicitation for price and delivery of specified goods or services that has a scheduled receipt date and place. The process may be formal or informal.

1. Request for Bid

Formal sealed bids are those that are for an amount at or above the statutory Sealed Bid Limit and are advertised, posted and sent out to solicit bids that will be returned in a sealed envelope and opened at a specified time and place. In addition, bids may be received by electronic means (procurement software, facsimile or e-mail) as long as systems are in place that prevents viewing before the specified bid opening date and time or as otherwise allowed by Chapters 252 and 271 of the Local Government Code. Current statutory sealed bid limit is \$50,000.00 and up.

2. Request for Quotes

Quotes may be obtained for purchases under \$50,000. Quotes may be obtained by the City Administrator Department by phone, fax or email. A clear deadline will be assigned to a Request for Quote so vendors will know when it is due.

B. REQUEST FOR PROPOSALS (RFP)

A formal written document requesting that potential vendors make an offer for services to the City. The Request for Proposal method of procurement may be used for goods or services. When the RFP is used for the selection of professional services as allowed in the Local Government Code 252.022(a)(4), the City shall comply with Local Government Code 2254.003 in the procurement of these services.

C. REQUEST FOR QUALIFICATIONS (RFQ)

A formal written document used when soliciting personal or professional services, and must comply with the Professional Services Procurement Act, Chapter 2254, Texas Government Code in the procurement of these services.

D. REQUEST FOR INFORMATION (RFI)

The solicitation is to extract or "mine" information concerning the product or service being sought. If pricing is considered, it would be only of a budgetary interest since a follow-up process would be an actual Request for Bids or Request for Proposals.

E. POST & ADVERTISEMENT

Posting of bids is the placement of a copy of the bid in a noticeable place where prospective bidders may view the bid requirements. Advertising is placement of a legal notice in the local newspaper and on the City's web page. Web page posting is not mandatory.

F. PURCHASING CARD PROGRAM

The Purchasing Card Program facilitates small purchases of up to and including \$1000.00 through the use of a Procurement Card (a credit card for business purchases). See McLendon-Chisholm P-Card Policy for further information.

G. PROFESSIONAL SERVICES: means those services defined as professional services under state law applicable to municipal purchases or contracts, including but not limited to services provided by accountants, architects, artists, attorneys, auditors, court reporters, doctors, engineers, optometrists, real estate appraisers, land surveyors, scientists, and teacher

H. GENERAL SERVICES means insurance (including insurance-related services such as claims adjustment and policy administration), technical services related to the purchase of a high technology item, or other types of manuals, physical, or intellectual labor performed on behalf of the city and purchased for a lawful municipal purpose. The term does not include personal services, professional services, planning services, or facility construction.

I. GOODS means supplies, equipment, or other personal property, including but not limited to high technology items, purchased, and used for a lawful municipal purpose.

SCOPE OF AUTHORITY AND DUTIES OF THE CITY ADMINISTRATOR DEPARTMENT

J. SCOPE OF AUTHORITY

Pursuant to the Code of Ordinances, City of McLendon-Chisholm, the City Administrator has the power and duty to act as the purchasing agent for the city and to delegate such powers and duties other individuals employed by the city. The City Administrator receives his/her authority from regulations set forth in the City Code and applicable law. All supplies, equipment, material, commodities, and contractual services for all using departments shall be made by competitive, centralized procurement by the City Administrator Department with the exception of certain public works contracts. The City Administrator Department, exclusively, will make all procurement

commitments and perform all functions with procurement for the city, except those delegated to other departments.

1. The City Administrator may delegate certain duties and responsibilities to the employees of the various Departments, pursuant to a written Purchasing Policy.

STANDARD OF CONDUCT:

City Administrator Department personnel, and those authorized to act in such a matter, must accept a dual-service role for all requisitioning and using departments and service to the citizens of McLendon-Chisholm. The dual role requires an acceptance of many responsibilities, strong commitment to purchasing objectives, a willingness to be held accountable for their actions, and agreement with the professional principles of public purchasing and the policies defined herein.

The City Administrator Department must recognize that their purchasing activities are of public interest and a matter of public record; therefore, their actions must be conducted in a manner so as to be fully substantiated and legally defended in accordance with the authority of the City of McLendon-Chisholm.

By participating in the procurement process, City Administrator Department personnel agree to:

- 1) Promote conduct that is above reproach, which will not give anyone the opportunity to claim that an employee is not acting in the City's best interest.
- 2) Be positive and above board in all actions with a duty to perform assigned tasks properly and avoid negligent action through detailed documentation.
- 3) Decline personal gifts of any value or gratuities to eliminate the influence of procurement of goods and services.
- 4) Avoid doing business with a supplier that insists on giving personal gifts or rebates for the purchase of the individual or entity's product or service.
- 5) Conduct business with potential and current suppliers in an atmosphere of good faith, devoid of intentional misrepresentation.
- 6) Procure goods and services, without prejudice, seeking to obtain the maximum value for each dollar of expenditure.
- 7) To grant all competitive suppliers' equal consideration insofar as local, state, or federal regulations permit.
- 8) Demand honesty in sales representations whether offered through the medium of verbal or written statement, advertisement, or sample product.

CONFLICT OF INTEREST

Any City employee who has, or obtains, any benefits from any City contract with a business in which the employee has a financial interest is a conflict of interest.

It is a breach of ethical standards for any employee to participate directly or indirectly in a city purchasing activity when the employee knows that:

- 1) The City employee, or any member of the employee's immediate family, has a financial interest pertaining to the purchase.
- 2) The City employee, or any member of the employee's immediate family, has a financial interest in a business or organization connected with the purchase; or any other person, business, or organization with whom the City employee or any member of the employee's immediate family is negotiating or has an arrangement concerning prospective employment is involved in the purchase.

NON-COMPLIANCE

Non-compliance with this Policy may result in disciplinary action, up to and including termination. Disregard of Public Trust is any conduct, which on becoming public knowledge, could impair the public's confidence or trust in City government, taking into consideration the nature of the conduct, whether committed during or after working hours and the duties of the employee.

PURCHASING THRESHOLDS

To provide control and safeguards proportionate to the value involved, purchase transactions are divided into categories as follows:

- A. SERVICES, REPAIRS OTHER THAN THOSE MADE TO VEHICLES AND OR EQUIPMENT: In order to verify that all contract, insurance and/or applicable statutory requirements are met.
 1. ALL requisitions and specifications or statement of work or any procurement of services, repairs, or other labor-intensive work of amounts above \$1000 shall be forwarded to the office of the City Administrator for bidding and processing.
- B. COMMODITY PURCHASES OF \$1000.00 OR LESS: Commodity purchases

of \$1000.00 or less may be made by: the Department Director or authorized representative with written delegation from the City Administrator by using the City of McLendon-Chisholm Purchasing Card or Purchase Order. (See the Purchasing Card Policy for complete information)

1. Inventoried Items: Items that are needed and are not available may be purchased using a Purchase Order or Purchasing Card (preferred).
2. Capital Outlay/Asset Disposition: The Capital Outlay Request shall be completed and forwarded to the Finance Department. In addition, a Request for Asset Disposition Authorization shall be forwarded to the City Administrator Department for items being replaced.

C. PURCHASES IN EXCESS OF \$1000.00 AND UP TO \$3,000.00

1. Determination of the Most Advantageous Bid: The City Administrator or designee shall secure verbally, by telephone, e-mail, fax, or letter, as he may determine, three or more proposals/bids. The City Administrator shall determine the most advantageous bid or reject any and all bids.
2. Less Than Three Bids: In situations where it is impossible to obtain three bids, the City Administrator may approve recommendation of the most advantageous bid for the city from the bids that were obtained or reject any or all bids received.
3. Suspension of Bidding: The City Administrator may dispense with bidding if it is not to the advantage of the city to secure bids.
4. Purchase Approval: The final approval for purchase for this range is made by the City Administrator.
5. Emergency Purchases: In case of an emergency as defined in *Emergency under definitions*, the Department Director or authorized representative may have discretion to make such purchases or obligations as necessary.
 - a. ALL such actions shall be documented on a standard requisition and supported by memo, which completely explains the nature of the emergency.
 - b. This documentation shall be submitted to the City Administrator Department within two working days and such action shall be approved by the City Administrator.

D. PURCHASES OF \$3,000.00 AND OVER, UP TO THE CURRENT STATUTORY LIMIT REQUIRING ADVERTISEMENT FOR SEALED BIDS.

1. Purchasing Takes Quotes. Quotes shall be invited upon such specifications as have been previously approved. A requisition, specifications and/or complete descriptions by the initiating, requisitioning department will be processed through the City Administrator Department. All bids for purchases in this range shall be obtained by the City Administrator Department or designee, except as otherwise specifically approved by the City Administrator.
2. Purchase Approval: The final approval for purchases up to **\$24,999.99** is made by the City Administrator. **All purchases between \$25,000.00 and \$50,000.00 shall be approved through the advice and consent of the City Council.**
3. Emergency Purchases: The Department Director or authorized representative may have discretion to make such purchases or obligations as necessary.
 - a. ALL such actions will be documented on a standard requisition and supported by memo which completely explains the nature of the emergency.
 - b. This documentation shall be submitted to the City Administrator within two (2) working days and such action shall be approved.

E. PURCHASES EXCEEDING \$50,000

Sealed bids shall be invited upon such specifications as outlined by state law. A requisition by the initiating department will be processed through the City Administrator Department.

BID NOTIFICATION

The City of MC will publish and receive formal bids and proposals from all interested parties. Upon receipt of any formal bid, the city of MC will email the bidder all notifications that is appropriate for the specific bid. Vendors interested in doing business with the City of MC should register their business with the city.

1. Document Review: Completed requisitions, specifications, contracts, etc. shall be forwarded to the City Administrator's Department for specification(s) and/or review and subsequent processing. This shall include any public works contract.
2. Requisition Processing: Sealed bids shall be invited upon such specifications as have been previously approved in accordance with

the Document Review process referenced above. A requisition by the initiating department will be processed through the City Administrator Department.

3. Advertisement for Bids: After approval of specifications, the City shall publish notice indicating the time and place at which the bids or proposals will be publicly opened and read aloud. The notice shall be published in the official newspaper, at least once a week for two consecutive weeks. The first publication must appear before the 14th day prior to the date that the bids or proposals are publicly opened and read aloud.

The second advertisement for bids will be published no later than the 10th day before the first day on which bids may be submitted and said contract shall be awarded to the lowest and/or most advantageous responsive/ responsible bidder offering the best quality, product, or service, after approval by the City Council. Any or all bids may be rejected.

4. Bid Delivery Point: All bids shall be sealed and delivered to the City Secretary's Office.
 - a. At the time announced, there will be a public opening of all bids received at such place as designated in the advertisement.
 - b. The City Secretary, or designee will witness said bid openings and record bid amounts, which will be retained by the City Secretary's office.
 - c. After the bid opening, custody of all documents will be given to the City Administrator Department for further action.
5. Single Bid: In the case where only one bid is received, it shall be opened in the City Secretary's Office.
 - a. The results of the opened bid shall be recorded.
 - b. Bids above \$50,000 will be sent to the City Administrator with a recommendation to accept or reject the bid.
 - c. Authorization to re-advertise for bids in this range will be by the City Administrator.
 - d. Any Single bid so opened over \$50,000, will be sent to the City Council with a recommendation to accept or reject the bid and any subsequent authorization for re-advertisement.

6. Bid Tabulation: The City Administrator or designee shall tabulate and with the requisitioning Department Director involved, evaluate the bids or proposals. Said bids or proposals shall remain on file in the office of the City Administrator as stated in the official notice. A recommendation by the user department or division shall be made to the City Administrator, who will then review the recommendation with the bids and make a final recommendation to the City Council.

7. Purchase Approval:

For bids that fall below the \$49,999.99 the City Administrator may approve the purchase. For bids exceeding \$49,999.99, the City Council, upon recommendations from the City Administrator Department shall determine the most advantageous bid for the City and shall authorize an award of the contract or proposal to such bidder.

If the vendor or contractor cannot or will not deliver the commodity or service as approved by the City Council, or if the contractor does not return the executed contract, bonds and an insurance certification with correct endorsements within twenty-one (21) days from the date of the transmittal letter, the City Administrator may rescind the award and recommend to Council to award the contract to the next lowest bidder.

Council shall have the right to reject any or all bids, and, in the event all bids are rejected, may call for new bids, which shall be advertised pursuant to state law.

8. Specifications Available for Review: Pending advertisement of such proposed contracts and/or purchases, the specifications shall be on file in the office of the City Secretary, subject to the inspection of all persons and companies desiring to bid.
9. Contract Execution: After execution of any contract documents and verification of bonding and insurance compliance by the successful bidder, the signed original of the contract shall be placed in the care and custody of the City Secretary's Office.
10. Emergency Purchases: In case of emergency, the Director or authorized representative may have discretion to make such purchases or obligations as necessary.
 - a. ALL such actions shall be documented on a standard requisition and supported by memo completely explaining the nature of the emergency.

- b. This documentation shall be submitted to the City Administrator within two (2) working days. Any expenditure exceeding \$50,000.00 shall be submitted to Council for vote.

DISCLOSURE OF INFORMATION

Access to bidder-declared trade secrets or confidential information shall be in accordance with the Texas Government Code, Chapter 552, the Public Information Act, and any applicable City policies with regard to confidentiality. ALL bidder requests for bid results prior to an award shall be referred to the City Administrator Department.

BONDS

A. Deposit of Good Faith Money:

1. Bid Bonds: When so stated in the specifications or request for bids, each bid shall be accompanied by a certified check or surety bond in the amount of 5% (five percent) of the bid, which shall be forfeited to the City in case the bidder to whom the business is awarded shall fail or refuse to comply with the terms of the bid.
2. Performance and Payment Bonds: When required by statute or so stated in the specifications or the request for bids, the successful bidder shall give to the City a good and sufficient bond in such amount as is required by the transaction as a guarantee of compliance. Forfeiture of such bond for noncompliance shall not preclude further action by the City.

IRRESPONSIBLE VENDOR

Upon recommendation and approval by the City Administrator, any vendor who fails to comply with the terms of an award may be declared an irresponsible vendor. Bids submitted by said vendor shall not be considered for a minimum period of six months or as determined by the City Administrator.

FOLLOW-UP, INSPECTION, AND ACCEPTANCE

- A. When any supplies, materials, equipment, or contractual services are received, the City Administrator or designee shall be responsible for seeing that an inspection of all deliveries of supplies, materials, equipment, or contractual services be made by the using department when necessary. An inspection should be done as promptly as possible.
- B. All supplies, materials, equipment, or contractual services not received or not in compliance with the specifications should be documented and reported to the City Administrator Department as soon as possible so that

the vendor may be notified and instructed as to corrective action.

- C. The City Administrator or designee shall approve and/or enumerate and require any chemical and physical tests to be conducted by the Director of the using department on all supplies and services to determine compliance with the specifications. The City Administrator shall have access to, and shall coordinate the use of, City laboratory facilities or necessary outside laboratory facilities in connection with chemical or physical tests of samples submitted with bids and samples of deliveries which are necessary to determine their quality and conformance with the specifications. Any related charges for such tests shall be borne by the using and benefiting department.
- D. The City Administrator may reject non-conforming articles and supplies, and any such rejected materials shall not be used by any department.

BONDING

As per Texas Government Code Chapter 2253, Section 2253.021, if a contract is for the construction of public works and is required to be submitted through the competitive process, the successful respondent must execute the following bonds:

- A performance bond if the contract is in excess of \$100,000; and
- A payment bond if the contract is in excess of \$50,000.

The amount of the performance and payment bond required will be identified in the specifications.

INSURANCE REQUIREMENTS

The City requires insurance coverage to be provided by the contractor. Insurance requirements are incorporated into the specifications of a solicitation under review to determine the appropriateness of both coverage and value. Contractors who engage subcontractors shall ensure their subcontractors procure and maintain the same insurance coverage required by the contractor. Insurance requirements cannot be waived. Please consult with your insurance agent prior to submitting a bid to determine whether or not you will be able to secure the necessary insurance.

BID RESPONSES

Sealed responses must be received by the Department prior to the due date and time. Responses received after the due date and time, or faxed responses will not be accepted. Sealed responses are opened at the place and time specified in the solicitation documents. The City of MC is not responsible for the lateness of a courier, weather conditions, etc.

Paper bid responses are submitted at:

City of McLendon-Chisholm

1371 N. FM 550
MC, TX 75032

EVALUATION AND AWARD

It is the policy of the city of MC to purchase from suppliers who have adequate financial strength, management and service capabilities, high ethical standards and integrity, the ability to provide materials which consistently meet the City's requirements and are otherwise qualified and eligible to receive an award under applicable laws and regulations. Contracts shall be awarded with reasonable promptness to the lowest responsive and responsible bidder whose bids meets the requirements and criteria set forth in the bid. Contracts solicited through the Request For Proposal (RFP) method shall be awarded to the vendor whose proposal is determined to be the best value for the City, taking into consideration the evaluation factors set forth in the RFP. The city may at its discretion utilize and Request For Qualifications (RFQ) process to ascertain overall qualification standards are met. Further, the city may follow an RFQ/P process wherein vendors are requested to seal their dollar bid in an envelope that will only be opened if the RFQ process is finalized. Award notifications: Official notification of an award can only be made by the specific department.

PURCHASE ORDERS

An official, numbered purchase order is the secondary method for purchasing goods and services or equipment obligating the City of McLendon-Chisholm for payment. Transactions may not be valid and binding unless it has an official purchase order number. Exceptions include use of the City of MC P-Card and certain professional services. The buyer will email the purchase order to the supplier.

A. Signature/approval required on purchase orders

Before any purchase is released to the vendor, it shall bear the signature of the City Administrator following who will confirm approval of appropriate source prior to issuance.

INVOICES

To ensure prompt payment invoices must reference the City's purchase order number and be priced in accordance with the purchase order. All invoices are matched against the purchase order and the receiving report to initiate payment. Care in preparing and submitting invoices will help eliminate problems in processing payments on a timely basis. The City attempts to discount and pay all invoices in accordance with quoted terms. Checks are mailed once a week. Questions regarding billings or payments should be directed to the 'BILL TO: ' contact listed on the purchase order. Be sure that the city has any 'remit' to change of address.

TAX EXEMPT

The city of MC is exempt from payment of federal excise and transportation taxes, as well as Texas State or local sales and use taxes. If it is determined that the price quoted and recorded on any order or invoice rendered include such taxes, the amount of the taxes will be deducted from the total of the invoice. Tax exemption certificates will be furnished upon request.

DELIVERY

All shipments must be externally identified with a packing list indicating contents and referencing the city purchase order number and department name. Priority or perishable products must be prominently identified on the shipping carton(s). Deliveries must be made 'F.O. B. Destination' with the supplier assuming all charges, unless other arrangements are specified in writing at the time the order is placed. Under no circumstances will the city accept collect shipments.

a. ONLY "PUBLIC PURCHASES PERMITTED"

Neither the City Administrator, any employee of his office, nor any Director to whom authority to purchase may be delegated, shall, acting in his official capacity on behalf of the City, purchase automobile supplies or accessories for the personal or private account or use of any employee including those whose privately owned automobiles are rented for use in City business; or, supplies or materials of any kind for personal or private use of any employee or other person(s), at a discount not consistent with that business' normal pricing policy.

The work and concern of all persons in any way associated with the business of the City Administrator Department shall be confined strictly to purchases of a public nature and for which funds are provided in the budget.

b. DISPOSAL OF SURPLUS PROPERTY

AUCTIONS: The City Administrator's Department facilitates the final disposition of City-owned, surplus property. Annually, or at any other convenient time, an auction will be held by the City Administrator to dispose of surplus, obsolete or otherwise unusable supplies and equipment, including materials from various "Lost and Found" depositories, Police confiscations and recovered/ unclaimed evidence that have been cleared for sale.

1. This may include the use of online auctions where deemed appropriate and in the best interest of the city.
2. The City Administrator may also hold other auctions during the year where special conditions dictate the auction as being necessary. When fair market value of City owned personal property can be

reasonably ascertained, City owned personal property may be disposed of by direct sale.

3. All departments shall submit to the City Administrator, at such times and in such form prescribed, reports showing stocks of all supplies, materials, and equipment which are no longer used, or which have become obsolete, worn out or scrapped.
 - a. The City Administrator may transfer such stock to another department that has need for and can use it or hold such item in storage for future use as he may determine most advantageous for the city.
 - b. The City Administrator shall also have the authority to sell all such supplies, materials and equipment that have become unsuitable for public use, or to exchange for or trade in the same on new supplies, materials, and equipment.
4. Directors may initiate the sale of obsolete, worn out, or scrapped property of the City under their supervision by written memorandum to the City Administrator, describing the property and stating the reasons for proposed sale (see the Disposition Procedure and related forms).

SINGLE ITEMS OR SPECIAL LOTS: The Department Heads shall solicit bids, where required by statute, by public advertisement and posting on the bulletin board and shall review all proposed property sales and make written recommendation to the City Administrator.

The City Administrator shall approve all sales of City Owned Personal Property that is not sold at auction or through the solicitation of bids. City code does provide the City Administrator special powers for sale of certain property.



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: October 19, 2022

APPLICANT: Bill Thomas
201 Windco Circle
Suite 200
Wylie, Texas 75098

LOCATION: At the southeast end of Savannah Hill Lane, Rockwall CAD PIN#10849; 24.56 acres of land.

Owner: Prairie Hills, LLC
3228 Denali Drive
Irving, Texas 75063

CITY COUNCIL MEETING DATE: October 25, 2022

REQUEST:

The applicant is requesting approval of a preliminary plat for 13 residential lots on 24.56 acres of land. Land.

REPRESENTATIVE: Bill Thomas

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: City staff recommends that the Planning and Zoning Commission recommend approval of the preliminary plat.

BACKGROUND INFORMATION:

The subject property is a 24.56-acre tract of land located on the southeast end of Savannah Hill Lane. Direct access to this property is from Savannah Hill Lane through a 60-foot access easement.

The applicant recently rezoned the subject property from Agriculture to the SF 1.5 zoning district which requires a minimum residential lot size of one and one-half acres of land. The 13 lots all comply with the requirement of the zoning district.

Savannah Hill Lane originally was the only existing vehicular access through the South Ridge Subdivision to the subject property. The developer has entered into an agreement with the developer of the Heritage subdivision for the second required access for emergency service vehicles and it is shown on the proposed preliminary plat.

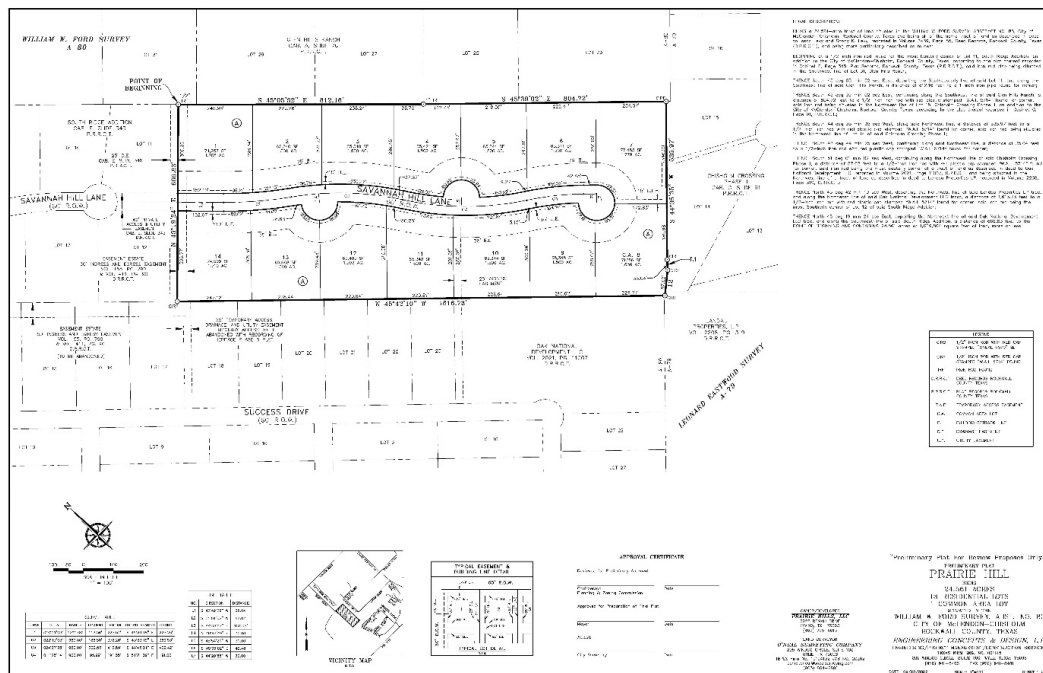
Zoning Map



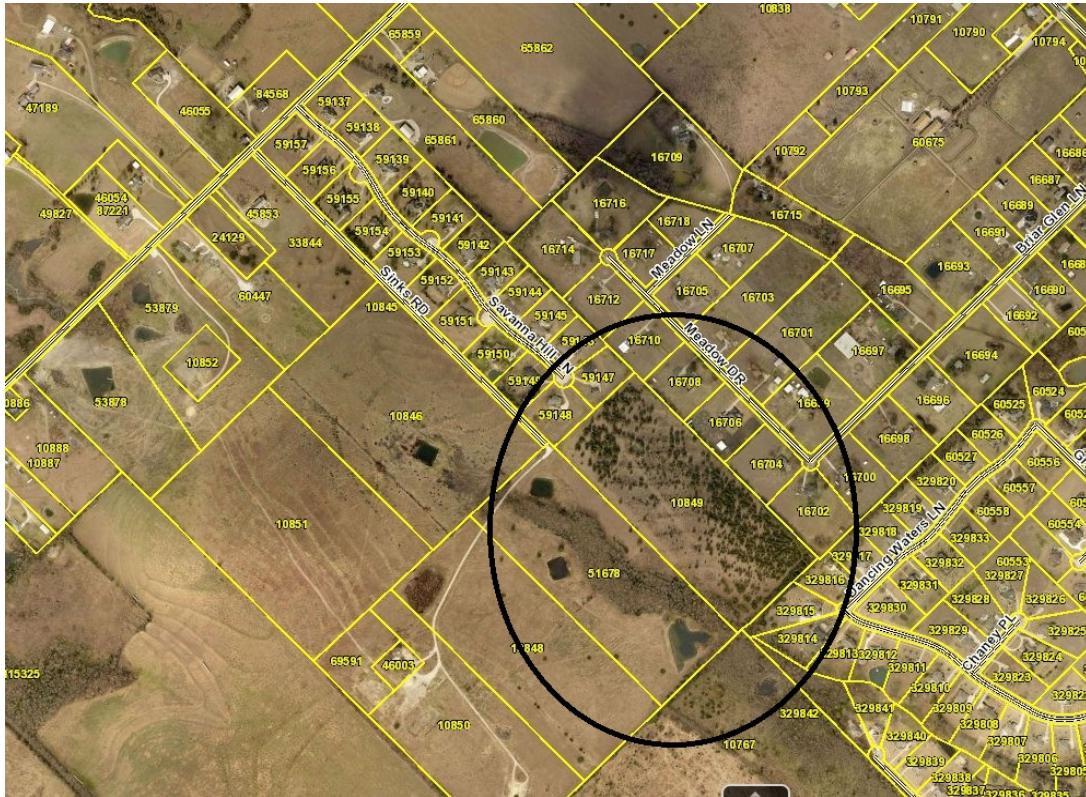
The developer has entered into an agreement with the developer of the Heritage subdivision to provide a second emergency access to the subject property as required by the Fire Code. That access is shown on the preliminary plat.

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Proposed Preliminary Plat



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Thoroughfares/streets:

Savannah Hill Lane is an existing local street within a 60 foot right of way dead ending at the southeast end of the South Ridge Subdivision in a cul-de-sac with a 60 foot wide access and utility easement providing access to the subject property.

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CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: 9/26/2022

Items Submitted. Check all that Apply:

- ☒ Preliminary Plat: \$175 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs **\$175 x 13 Lots + \$10 x 25 Acres = \$2,525**
- ☐ Final Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Replat/ Amended Plat: \$150 per lot + \$10 per acre (acreage rounded to the nearest whole acre) + ALL Consultant Costs
- ☐ Digital Copy of Submitted Plat/Plan (required)
- ☐ Site Plan
- ☐ Concept Plan
- ☐ Planned Development
- ☐ Vacation of Plat

General Information:

Addition Name (if platted): Prairie Hill Current Zoning: AG

No. of Acres: 24.561 No. of Lots: 13 Proposed Zoning: SF 1.5

General Location of Property: Southeast of Savannah Hill Lane, Adjacent to Heritage Subdivision

Proposed Use for Property: Residential Subdivision

Applicant Name: Bill Thomas

Company: Engineering Concepts & Design, LP

Address: 201 Windco Circle, Suite 200 City, State, Zip: Wylie, TX 75098

Phone(s): 972-941-8403 Email: bill@ecdip.com

Owner Name: Gopal Bargi (Prairie Hills, LLC)

Address: 3228 Denali Drive City, State, Zip: Irving, TX 75063

Legal Description of the Property: William W. Ford Survey, A-80

County Parcel ID: 10849

Other Information: _____

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$_____ to cover the cost of this application, and an initial deposit of \$_____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

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

Signature of Applicant: _____

Bill Thomas

(Seal)

City Secretary: _____





CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: October 19, 2022

APPLICANT: James A. Riley, PE
Brockette/Davis/Drake, Inc.
4144 N. Central Expressway
Suite 1100
Dallas, Texas 75204

LOCATION: Lakeshore Church
5575 State Highway 205
Rockwall, Texas 75032
Rockwall Parcel ID# 26840 and 58483.

Owner: Lakeshore Church
%Nick Dekold
5575 State Highway 205
Rockwall, Texas 75032

CITY COUNCIL MEETING DATE: October 25, 2022

NOTE: PLAT CONSIDERATION IS MINISTERIAL FUNCTION.

THE CITY COUNCIL MUST:

APPROVE; APPROVE WITH CONDITIONS; OR DISAPPROVE.

IF APPROVED WITH CONDITIONS, THE CONDITIONS MUST BE CITED.

IF DISAPPROVED, THE DEFICIENT CODE SECTIONS MUST BE CITED.

REQUEST:

1. The applicant is requesting approval of a preliminary plat for the creation of one lot on 50.3 acres of land and
2. Approval of a site plan for the expansion of the church facilities.

REPRESENTATIVE: James A. Riley, PE.

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION:

- City staff recommends that the Planning and Zoning Commission recommend approval a preliminary plat for the creation of one lot in the Lakeshore Church Addition, Rockwall County,

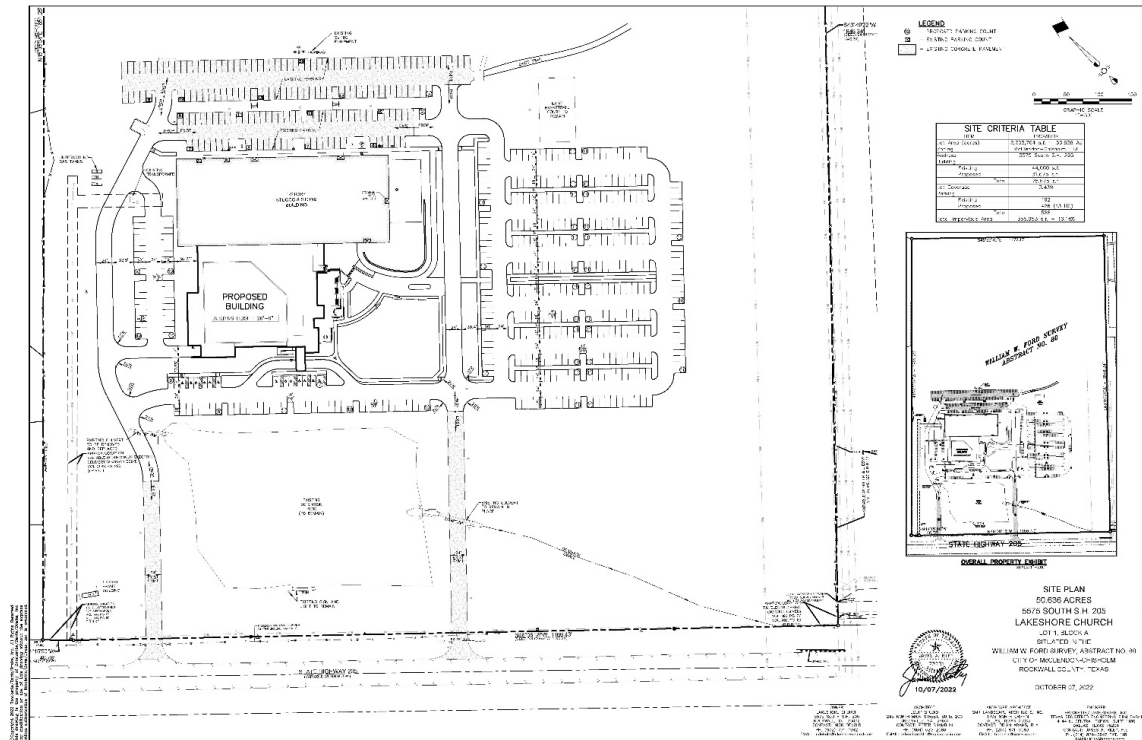
- City staff recommend approval of the preliminary site plan for the expansion of the Church's facilities.

Requested preliminary plat

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Page 65 of 87

Proposed Site Plan



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The Rockwall County Thoroughfare Plan indicates that State Highway 205 is a principal arterial requiring 100 to 120 feet of right of way. The Church property fronts on SH 205 and SH 205 is the principal access to the property. SH 205 is currently two undivided lanes with two-way traffic. [See TXDOT right of way requirements on next page].

The McLendon-Chisholm Master Thoroughfare Plan shows SH 205 as an existing highway. The McLendon-Chisholm Master Thoroughfare Plan indicates that a highway may have as much as 150 to 200 feet of right of way. The City Thoroughfare Plan and the County Thoroughfare Plan are different,

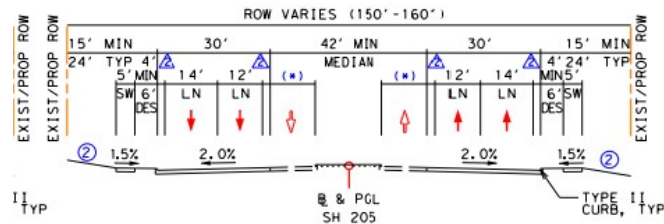
but TXDOT right of way requirements for SH 205 have the support of the City, The County and the Rockwall County Planning Consortium.

TXDOT Schematic showing right of way for future expansion of SH 205



TXDOT proposes 150 to 160 feet of right of way in front of the subject property [Station 630 to station 640] and proposes the following typical roadway section:

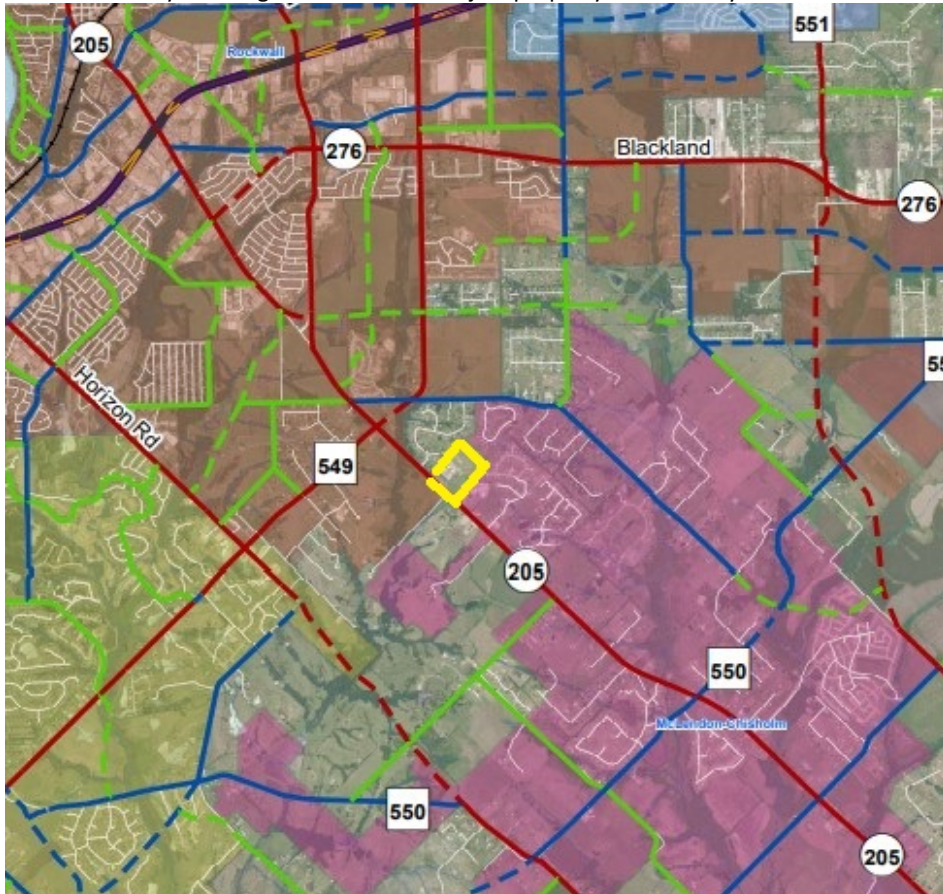
TYPICAL SECTIONS



PROPOSED SH 205 TYPICAL SECTION

STA 558+00 TO STA 570+18
 STA 575+08 TO STA 589+60
 STA 594+80 TO STA 611+10
 STA 616+17 TO STA 645+14
 STA 649+98 TO STA 662+00

Rockwall County Thoroughfare Plan with subject property outlined in yellow.





CITY OF McLENDON-CHISHOLM
PLAT APPLICATION

Application Date: _____

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): Lakeshore Church Addition Current Zoning: ETJ

No. of Acres: 50.3 No. of Lots: 1 Proposed Zoning: N/A

General Location of Property: 5575 Highway 205, Rockwall, TX 75032

Proposed Use for Property: Church

Applicant Name: James A. Riley, PE

Company: Brockette/Davis/Drake, Inc.

Address: 4144 N. Central Expressway, Suite 1100 City, State, Zip: Dallas, TX 75204

Phone(s): 214-824-3647 Email: jriley@bddeng.com

Owner Name: Lakeshore Church, Nick Dekold

Address: 5575 Highway 205 City, State, Zip: Rockwall, TX 75032

Legal Description of the Property: William Ford Survey, Abstract No. 80

County Parcel ID: 26840, 58483

Other Information: _____

Page 1 of 2

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 685.00 to cover the cost of this application, and an initial deposit of \$ 4000.00 for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202__.

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

Signature of Applicant: _____

(Seal)

City Secretary: _____



CITY OF McLENDON-CHISHOLM
1371 West FM 550, McLendon-Chisholm, Texas 75032

PRELIMINARY PLAT CHECKLIST

Copies: 10 copies, 1 electronic pdf required, plus Letter of Transmittal/Application
Fee: \$685 -

Filing: Follow Developments Cycle Timeline. Confirm Meeting Dates with Staff.
CIVIL DESIGNS MUST BE APPROVED PRIOR TO FILING OF THE FINAL PLAT

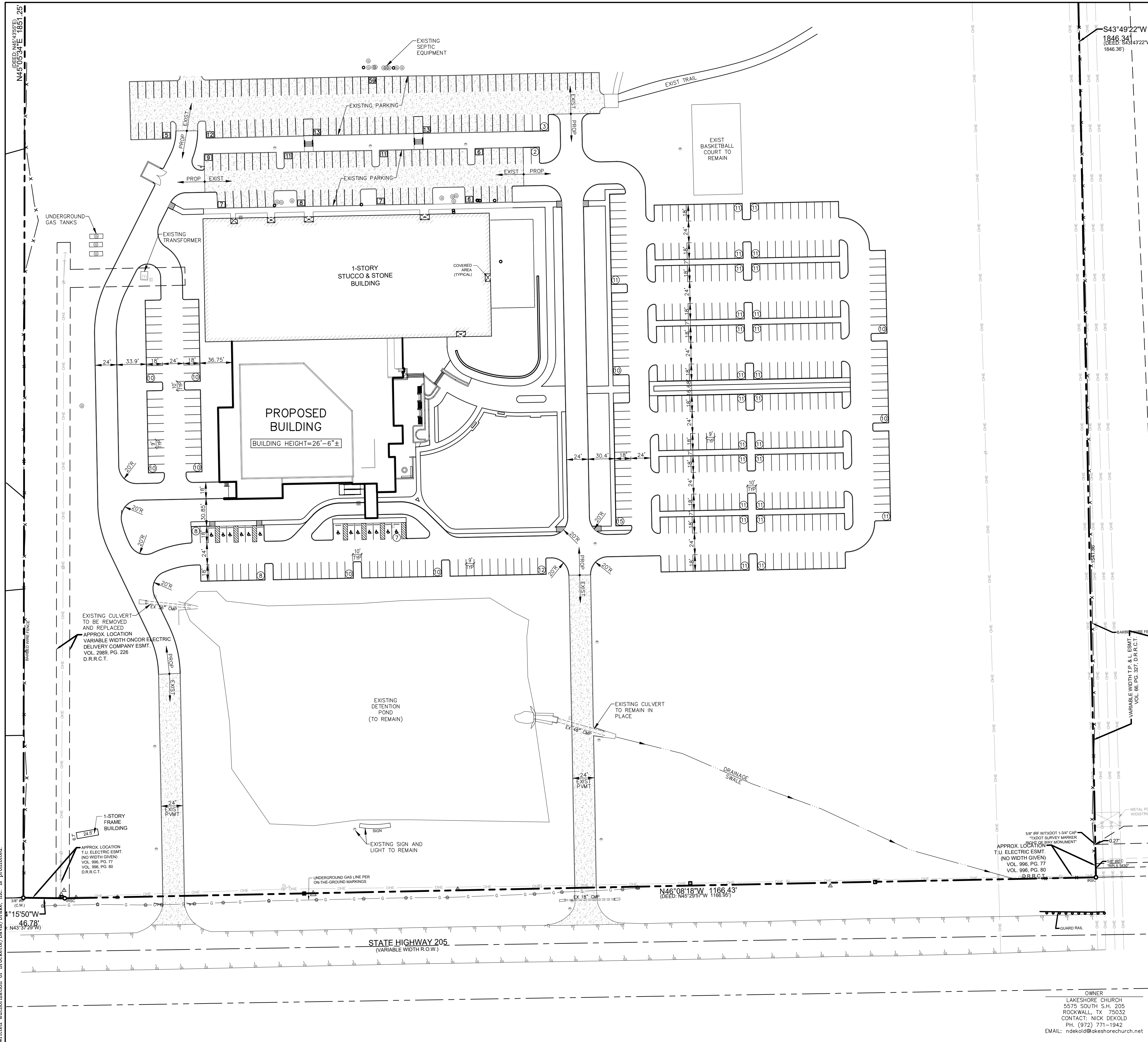
1. ☒ 10 legible prints and 1 electronic pdf furnished to the City.
2. ☒ Letter of Transmittal (10 copies) furnished with preliminary plat application stating:
 - a). ☐ type of street surfacing
 - b). ☐ drainage
 - c). ☐ soil test report results
 - d). ☐ sanitary facilities
 - e). ☐ proposed water supply
 - f). ☐ name and address of property owner/agent and engineer
3. ☒ Drawn to scale 1" – 200'
4. ☒ Scale, date, and north point shown
5. ☒ Legal description
6. ☒ Existing Features inside subdivision
 - a). ☒ existing boundary lines of land to be subdivided
 - b). ☒ bearings and distances shown
 - c). ☒ location of existing watercourses, railroads and drainage/transportation features
 - d). ☒ location and width of existing streets, alleys, easements, pipelines, watercourses, existing water and sewer mains.
7. ☒ Existing Features outside subdivision
 - a). ☒ names and property lines of adjoining property owners
 - b). ☒ names and locations of adjacent subdivisions, streets, easements, pipelines, watercourses, and existing water and sewer mains
8. ☒ New Features inside subdivision
 - a). ☒ Proposed name of subdivision
 - b). ☐ N/A location, right-of-way width and names of proposed streets

- c). ☒ width and depth of all lots
- d). ☐ location of building lines, alleys and easements
- e). ☐ location and size of sites for schools, churches, parks and special land uses
- f). ☐ location and size of areas to be dedicated to public or reserved for common use by owners in subdivision
- g). ☒ approximate acreage of property to be subdivided
- h). ☐ any proposed utility plant
- i). ☐ proposed use of any land/areas not within boundaries of lots or rights-of-way

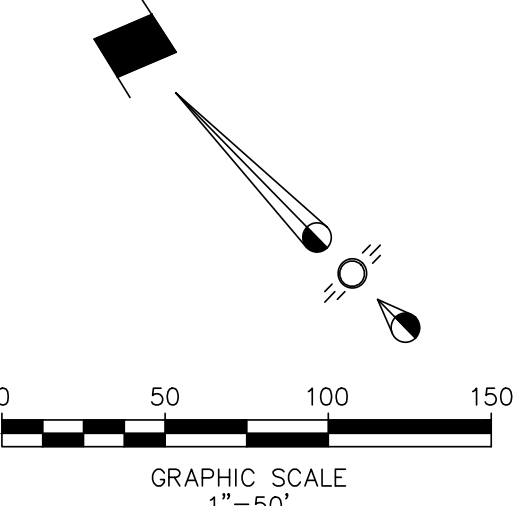
- 9. ☒ Compliance with zoning regulations and/or proposed zoning (for subdivisions with City Limits)
 - a). ☒ proposed uses satisfy zoning use regulations
 - b). ☒ all lots meet minimum lots size requirements
 - c). ☒ all lots meet frontage, depth and width requirements
 - d). ☐ building setback lines meet front, rear, and side-yard setbacks
 - e). ☒ meets minimum dwelling size requirements
 - f). ☒ meets 15% lot coverage requirement
 - g). ☒ meets off-street and covered parking requirements
- 10. ☐ Proposed streets and alleys conform to comprehensive, traffic and thoroughfare plan.
- 11. ☐ Typical cross-sections of streets and location and width of sidewalks
- 12. ☐ Locations of flood plains shown
- 13. ☒ Compliance with drainage requirements shown
- 14. ☒ Approval block for Chairperson of Planning & Zoning, Mayor and City Secretary.

****This list is reference material and does not supersede any City of McLendon-Chisholm Ordinance.****

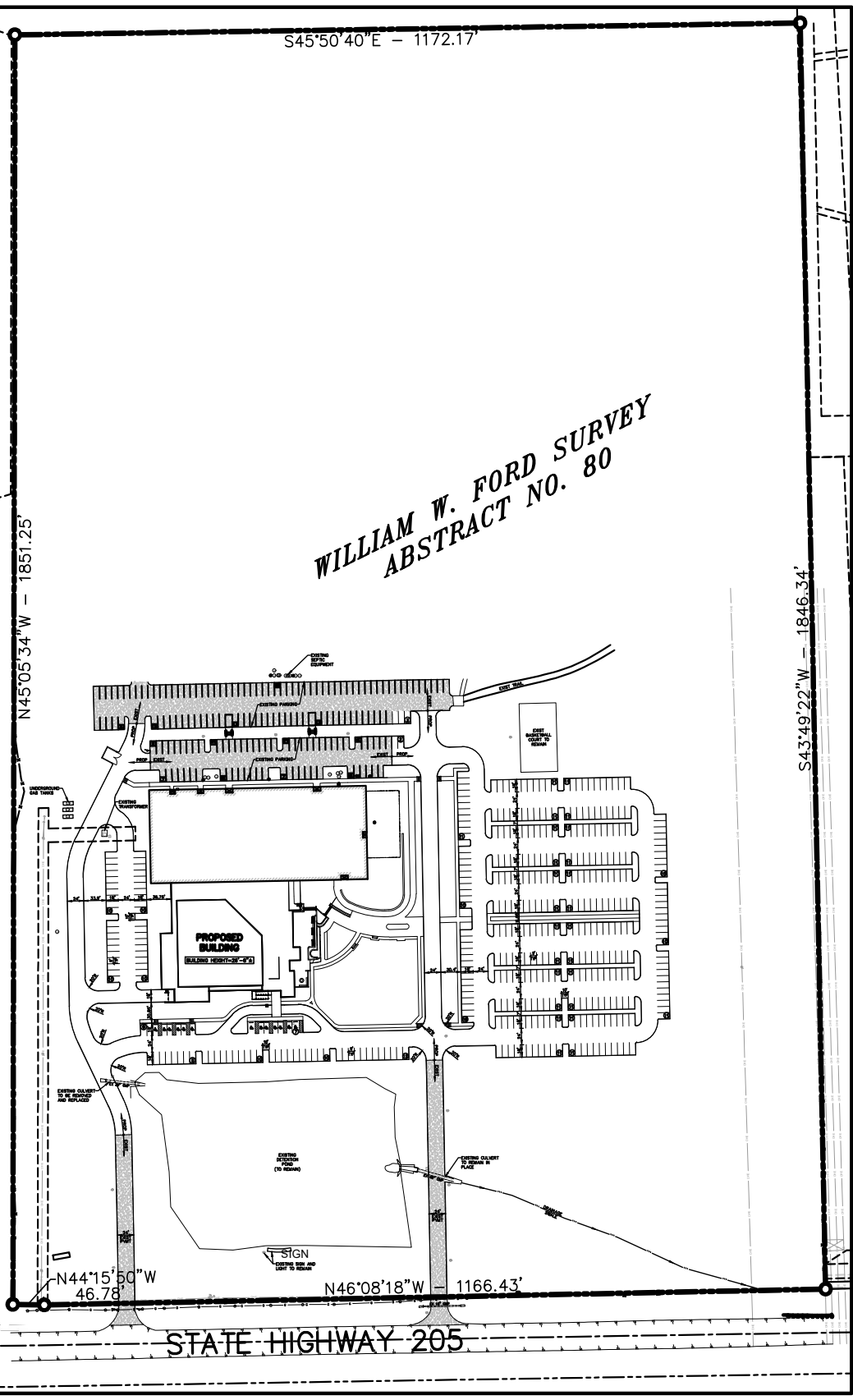
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- LEGEND**
- ① PROPOSED PARKING COUNT
 - ② EXISTING PARKING COUNT
 - ③ EXISTING CONCRETE PAVEMENT

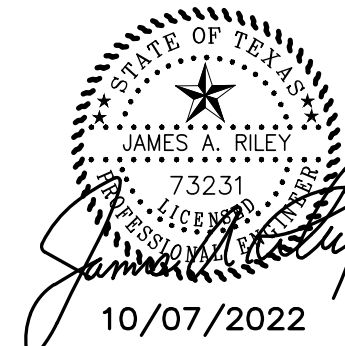


SITE CRITERIA TABLE	
ITEM	PROVIDED
Lot Area (acres)	2,205,704 s.f. - 50.636 Ac
Zoning	McClendon-Chisholm ETJ
Address	5575 South S.H. 205
Building	
Existing	44,000 s.f.
Proposed	31,675 s.f.
Total	75,675 s.f.
Lot Coverage	3.43%
Parking	
Existing	162
Proposed	426 (13 HC)
Total	588
Total Impervious Area	355,953 s.f. - 16.14%



OVERALL PROPERTY EXHIBIT
SCALE: 1"=200'

SITE PLAN
50.636 ACRES
5575 SOUTH S.H. 205
LAKESHORE CHURCH
LOT 1, BLOCK A
SITUATED IN THE
WILLIAM W. FORD SURVEY, ABSTRACT NO. 80
CITY OF MCCLENDON-CHISHOLM
ROCKWALL COUNTY, TEXAS



OCTOBER 07, 2022

OWNER
LAKESHORE CHURCH
5575 SOUTH S.H. 205
ROCKWALL, TX 75087
CONTACT: NICK DEKOLD
PH: (972) 771-1942
EMAIL: ndekold@lakeshorechurch.net

ARCHITECT
EQUIP STUDIO
245 NORTH MAIN STREET, SUITE 200
GREENVILLE, SC 29601
CONTACT: PETER SHAMBLIN
PH: (864) 520-2086
EMAIL: petershamblin@equipstudio.com

LANDSCAPE ARCHITECT
SMR LANDSCAPE ARCHITECTS, INC.
1708 NORTH GRIFFIN
DALLAS, TEXAS 75202
CONTACT: BRIAN ADAMS, RLA
PH: (214) 871-0083
EMAIL: badams@smr-la.com

ENGINEER
BROCKETTE/DAVIS/DRAKE, INC.
TEXAS REGISTERED ENGINEERING FIRM F-84
4144 N. CENTRAL EXPWAY, SUITE 1100
DALLAS, TEXAS 75204
CONTACT: JAMES A. RILEY, P.E.
PH: (214) 824-3647 EXT. 118
EMAIL: jriley@boddeng.com



CITY COUNCIL – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: October 19, 2022

APPLICANT: Bryan Connally
CBG Surveying Texas, LLC
12025 Shiloh Road, Suite 240
Dallas, Texas 75228

LOCATION: FM 550 and FM 1139, Rockwall Property ID #10783, 10782, & 45857

CITY COUNCIL MEETING DATE: October 25, 2022

This item is a ministerial function. The City Council has three options related to platting decisions: Approval; Approval with conditions; or disapproval. If approved with conditions, the conditions must be specified. If disapproved, the reasons for the disapproval must be stated.

REQUEST:

The applicant is requesting approval of a final plat for a 10-lot subdivision on a 27.11 acre tract of land in the Leonard Easterwood Survey, Abstract 79, Rockwall County, Texas.

PROPERTY OWNER: Brian and Elisabeth Watson
1401 Wells Circle
Rockwall, Texas 75032

REPRESENTATIVE: Andrew Thomas

PLANNING AND ZONING COMMISSION RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval subject to the following conditions:

- The language under Lot 11A on page 1 should be amended from "MUTUAL" TO MUTUAL. [Done]
- The Mutual Access, Utility & Drainage easement language should be amended to include "fire lane". [Done]

This application complies with the Planned Development Zoning District development standards and complies with the Concept Plan [the preliminary plat] contained in the Planned Development District Zoning Ordinance.

The City Engineer has approved the required civil engineering for this subdivision.

The Fire Chief has reviewed and agrees with the street layout.

BACKGROUND INFORMATION:

The subject property is a 27.11 acre tract of land located southwest of the intersection of FM 1139 and FM 550 with 1,055.98 linear feet of frontage adjacent to FM 550. The application is for a 10-lot subdivision. Lot sizes are consistent with the approved preliminary plat [PDD Concept Plan].

The applicant is proposing that all access to the interior of the subdivision be provided by a mutual access/utility/drainage easement.

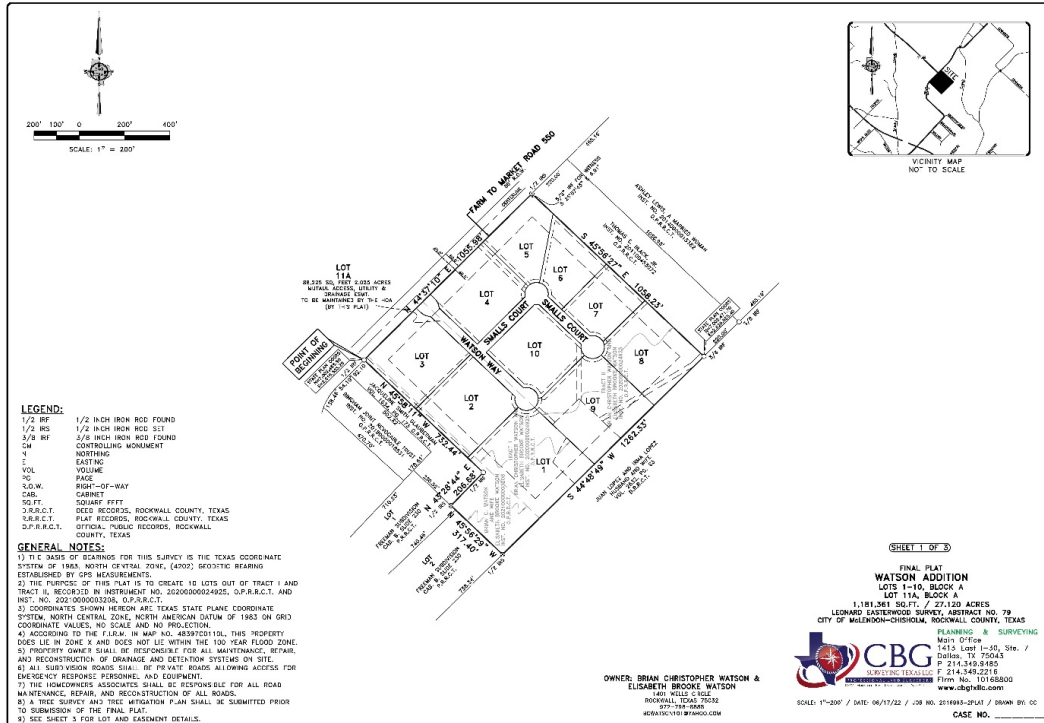
The Subdivision Ordinance defines a street as: “*Street*. A way for vehicular traffic whether designated a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place or however otherwise designated.” A mutual access easement satisfies this definition.

The Zoning District is a planned development district designed with this final plat configuration in mind.

Rockwall CAD aerial



Proposed final plat page 1



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Proposed final plat page 2

OWNER'S DECLARATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Brian Christopher Watson and Elizabeth Brooke Watson, are the owners of a tract of land situated in the Leonard Eastwood Survey, Abstract Number 79, and being a part of (and conveyed to Brian Christopher Watson and Elizabeth Brooke Watson, by Warranty Deed with Warranty) (see recorded in Instrument Number 2020000024925, Official Public Records, Rockwall County, Texas, and also being a part of land conveyed to Brian C. Watson and wife Elizabeth Brooke Watson by Warranty Deed with Warranty in Instrument Number 2021000003328, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod (corner) said corner being the North corner of a tract of land conveyed to Jacqueline Smith Glasbrenner, by deed recorded in Volume 1824, Page 173, Deed Records, Rockwall County, Texas, said corner also being in the Southeast right-of-way of Farm to Market Road 550 (80 foot right-of-way);

THENCE North 44 degrees 37 minutes 10 seconds East, along the Southeast right of way line of said Farm to Market Road 550, a distance of 1050.88 feet to a 1/2 inch iron rod with yellow cap stamped "CBO Surveying" set for corner, said being the West corner of a tract of land conveyed to Thomas L. Beck, Jr., by deed recorded in Instrument Number 2011000045522, Official Public Records, Rockwall County, Texas;

THENCE South 45 degrees 56 minutes 27 seconds East, along the Southwest line of said Black tract, a distance of 1084.25 feet to a 3/8 inch iron rod (corner) said corner being the South corner of said Black tract, also being in the Northwest line of a tract of land conveyed to John Lopez and Irma Lopez, husband and wife, by Deed Recorded in Volume 2637, Page 83, Deed Records, Rockwall County, Texas;

THENCE South 44 degrees 48 minutes 49 seconds West, along the Northwest line of said Lopez tract, a distance of 1580.33 feet to a 7/8 inch iron rod with yellow cap stamped "CBO Surveying" set for corner, said corner being the East corner Lot 2, Freeman Subdivision, recorded in Chapter 6, Title 425, First Records, Rockwall County, Texas, also being the Northwest line of said Lopez tract;

THENCE North 40 degrees 08 minutes 26 seconds East, along the Northeast line of said Lot 2, a distance of 317.40 feet to a 1/2 inch iron rod with yellow cap stamped "CBO Surveying" set for corner, said corner being the Northeast line of Lot 1 of said Freeman Subdivision, said corner also being the most southerly South corner of said Glasbrenner tract;

THENCE North 43 degrees 28 minutes 44 seconds East, along the Southeast line of said Glasbrenner tract, a distance of 208.68 feet to a 1/2 inch iron rod (corner) said corner being the East corner of said Glasbrenner tract;

THENCE North 40 degrees 08 minutes 11 seconds West, along the Northeast line of said Glasbrenner tract, a distance of 732.44 feet to the POINT OF BEGINNING and containing 1,181,261 square feet or 27.120 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **WATSON ADDITION**, an addition to the City of McAllen-Chisholm, Rockwall County, Texas, and whose name is substituted herein, hereby declare to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places herein shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **WATSON ADDITION** have been notified and signed this plat.

I understand and do hereby assent the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growth or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system or any of these respective pipes and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, raising, lowering, protecting, and other adding to or removing all or part of their respective system without the necessity of, or any time, procuring the permission of anyone.
3. The City of McAllen-Chisholm will not be responsible for any damages of any nature resulting from or occasioned by the establishment of grade or streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls near this property within the principle and area of concern.
6. No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of McAllen-Chisholm regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and subgrade, curbs and gutters, water and sewer, drainage structures, storm structures, storm sewers, and slopes of according to the specifications of the City of McAllen-Chisholm.
7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

shall an owner deposit, sufficient to pay for the cost of such improvements, as determined by the City's engineer and/or city administrator, completed on a private commercial rate basis. For each made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements of providing private improvements within the time stated in such written agreement, but if no time shall the City be obligated to make such improvements. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified receipts to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of McAllen-Chisholm.

We further acknowledge that the dedications and/or exactions made herein are proportioned to the impact of the subdivision upon the public services required. In order that the development will conform with the present and future growth needs of the City, the successful and efficient manner we are, complete, or close of action that we may have as a result of the dedication or exactions made herein.

By: Brian C. Watson (Owner)

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Brian C. Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2022.

By: _____

printed name: Honary Public in and for the State of Texas

By: Elizabeth Brooke Watson (Owner)

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Elizabeth Brooke Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____, 2022.

By: _____

printed name: Honary Public in and for the State of Texas

NOTE: It shall be the policy of the City of McAllen-Chisholm to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the city does not constitute any representation, assurance or guarantee that any building within said plat that be approved, submitted or permit therefore issued nor shall such approval constitute any representation, assurance or guarantee by the City of McAllen-Chisholm for liability for water for personnel use and the protection within such plat, as required under Ordinance 83-84.

APPROVER

I, _____, hereby certify that the name and temporary Plat of WATSON ADDITION is the City of McAllen-Chisholm, Texas was approved by the Mayor of the City of McAllen-Chisholm on the _____ day of _____, 2022.

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

Said Addition shall be subject to the all the requirements of the Planning Ordinance of the City of McAllen-Chisholm.

Witness my hand this the _____ day of _____, 2022.

City Secretary _____ DATE _____

City of McAllen-Chisholm, Texas

RECOMMENDED FOR FINAL APPROVAL

Recorder _____ DATE _____

Planning & Zoning Commission

Approved _____

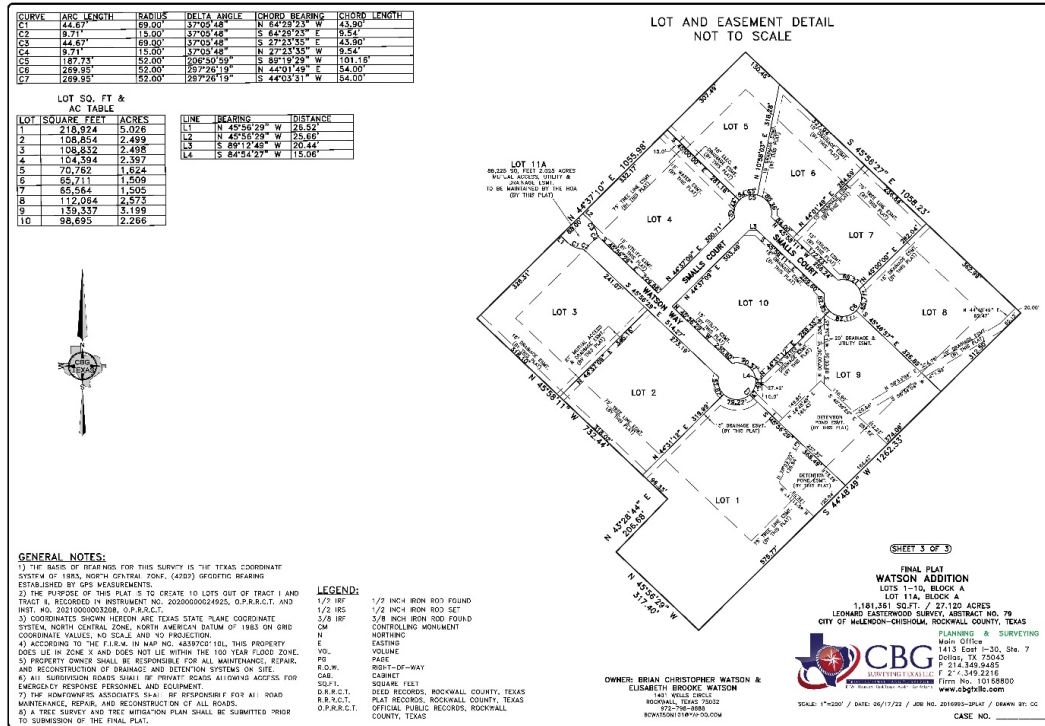
Mayor _____ DATE _____

City of McAllen-Chisholm, Texas

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Page 79 of 87

Proposed final plat page 3



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Thoroughfares/streets:



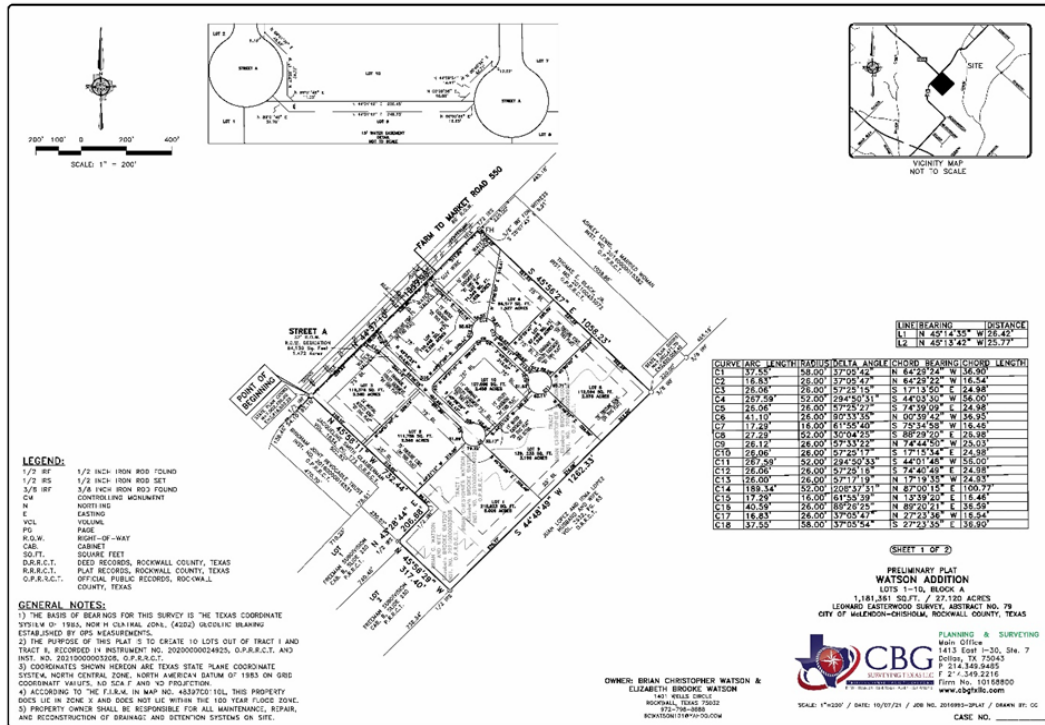
McLendon-Chisholm Master Thoroughfare Plan

McLendon-Chisholm City Limits	Existing Highway	Proposed Minor Arterial
McLendon-Chisholm ETJ	Existing Principal Arterial	Existing Major Collector
Floodplain	Proposed Principal Arterial	Proposed Major Collector
Parcels	Existing Minor Arterial	Roads

FM 550 is identified as an existing major collector. The final plat shows that FM 550 adjacent to the subject property has an 80 foot right of way. The Thoroughfare Plan [page 51 of the McLendon-

Chisholm Comprehensive Plan] indicates that the right of way requirement for a major collector is 60 feet to 80 feet. No additional right of way is required.

APPROVED PRELIMINARY PLAT/CONCEPT PLAN



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**CITY OF McLENDON-CHISHOLM
PLAT APPLICATION**

Application Date: 9-30-22

Items Submitted. Check all that Apply:

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

General Information:

Addition Name (if platted): Watson Addition Current Zoning: _____

No. of Acres: 27.12 No. of Lots: 10 Proposed Zoning: R PD

General Location of Property: Fm 550

Proposed Use for Property: Residential SF 1.5

Applicant Name: Steven Smith

Company: Smith Custom Building and Design

Address: P.O. Box 1376 City, State, Zip: Kaufman TX 75142

Phone(s): 903-229-1025 Email: Steven@SmithCustomLLC.com

Owner Name: Brian Watson

Address: 1401 Wells Circle City, State, Zip: Rockwall TX 75082

Legal Description of the Property: A0079 L Eastward Tract 19-1 Acres 8.34 & Tract 20 16.66

County Parcel ID: 45857 & 10783

Other Information: _____

Development Fees

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

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

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

I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application. All information submitted herein is true and correct and the application fee of \$ 1770 to cover the cost of this application, and an initial deposit of \$ _____ for consulting fees has been paid to the City of McLendon-Chisholm on this _____ day of _____, 202_.

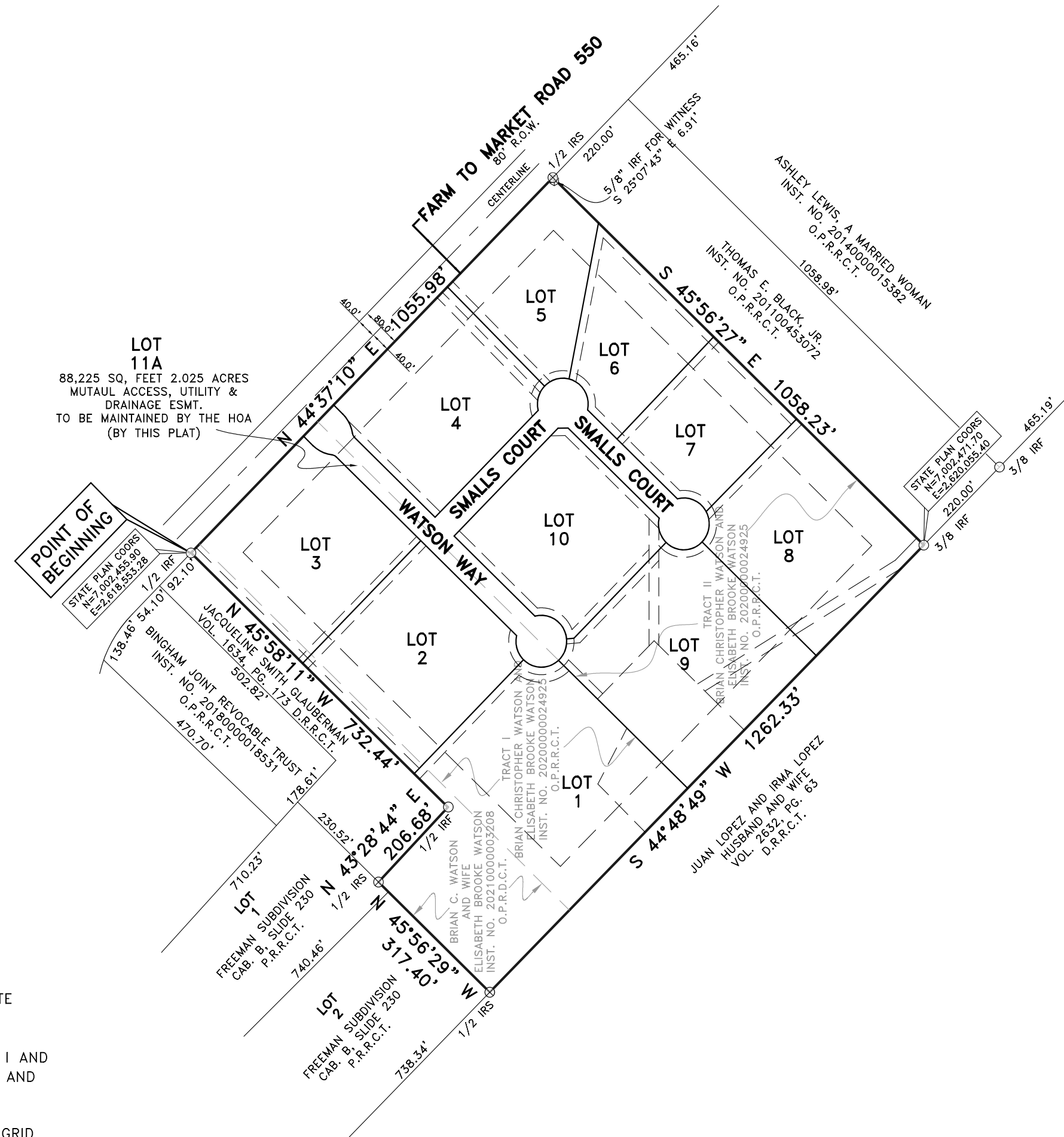
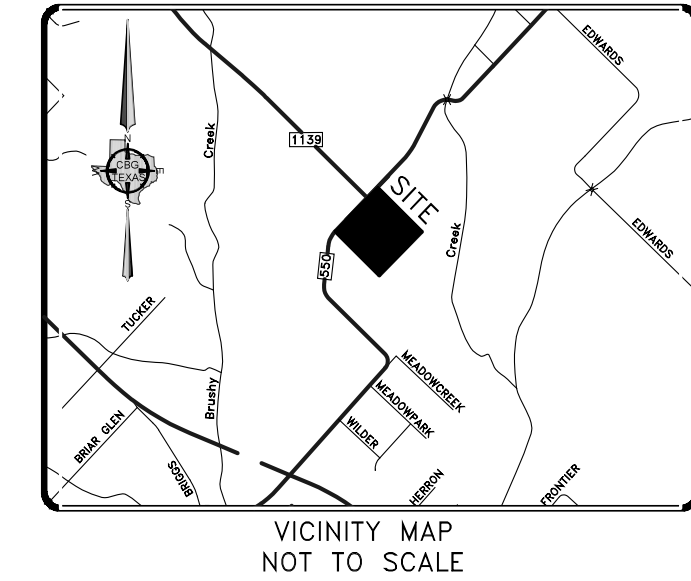
Further, I hereby certify that I understand and agree to the development and consulting fees and costs as stated above and agree to pay all outstanding fees and costs to the City prior to the application being placed on the agenda for consideration by the Planning & Zoning Commission and/or City Council.

Signature of Applicant: _____

City Secretary: _____

(Seal)





1/2 IRF	1/2 INCH IRON ROD FOUND
1/2 IRS	1/2 INCH IRON ROD SET
3/8 IRF	3/8 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 20200000024925, O.P.R.R.C.T. AND INST. NO. 20210000003208, O.P.R.R.C.T.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0110L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) ALL SUBDIVISION ROADS SHALL BE PRIVATE ROADS ALLOWING ACCESS FOR EMERGENCY RESPONSE PERSONNEL AND EQUIPMENT.
- 7) THE HOMEOWNERS ASSOCIATES SHALL BE RESPONSIBLE FOR ALL ROAD MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL ROADS.
- 8) A TREE SURVEY AND TREE MITIGATION PLAN SHALL BE SUBMITTED PRIOR TO SUBMISSION OF THE FINAL PLAT.
- 9) SEE SHEET 3 FOR LOT AND EASEMENT DETAILS.

FINAL PLAT
WATSON ADDITION
 LOTS 1-10, BLOCK A
 LOT 11A, BLOCK A
 1,181,361 SQ.FT. / 27.120 ACRES
 LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79
 CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS

 **CBG**
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio

PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Dallas, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxl.com

CASE NO. _____

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Brian Christopher Watson and Elisabeth Brooke Watson, are the owners of a tract of land situated in the Leonard Eastwood Survey, Abstract Number 79, and being a tract of land conveyed to Brian Christopher Watson and Elisabeth Brooke Watson, by Warranty Deed with Vendor's Lien recorded in Instrument Number 2020000024925, Official Public Records, Rockwall County, Texas, and also being a tract of land conveyed to Brian C. Watson and wife Elisabeth Brooke Watson by Special Warranty Deed recorded in Instrument Number 2021000003208, Official Public Records, Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the North corner of a tract of land conveyed to Jacqueline Smith Glauberman, by deed recorded in Volume 1634, Page 173, Deed Records, Rockwall County, Texas, said corner also being in the Southeast right-of-way of Farm to Market Road 550 (80 foot right-of-way);

THENCE North 44 degrees 37 minutes 10 seconds East, along the Southeast right-of-way line of said Farm to Market Road 550, a distance of 1055.98 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, also being the West corner of a tract of land conveyed to Thomas E. Black, Jr., by deed recorded in Instrument Number 201100453072, Official Public Records, Rockwall County, Texas;

THENCE South 45 degrees 56 minutes 27 seconds East, along the Southwest line of said Black tract, a distance of 1058.23 feet to a 3/8 inch iron rod found for corner, said corner being the South corner of said Black tract, also being in the Northwest line of a tract of land conveyed to Juan Lopez and Irma Lopez, husband and wife, by Deed Recorded in Volume 2632, Page 63, Deed Records, Rockwall County, Texas;

THENCE South 44 degrees 48 minutes 49 seconds West, along the Northwest line of said Lopez tract, a distance of 1262.33 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner being the East corner Lot 2, Freeman Subdivision, recorded in Cabinet B, Slide 230, Plat Records, Rockwall County, Texas, also being the Northwest line of said Lopez tract;

THENCE North 45 degrees 56 minutes 29 seconds West, along the Northeast line of said Lot 2, a distance of 317.40 feet to a 1/2 inch iron rod with yellow cap stamped "CBG Surveying" set for corner, said corner in the Northeast line of Lot 1 of said Freeman Subdivision, said corner also being the most southerly South corner of said Glauberman tract;

THENCE North 43 degrees 28 minutes 44 seconds East, along the Southeast line of said Glauberman tract, a distance of 206.68 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of said Glauberman tract;

THENCE North 45 degrees 58 minutes 11 seconds West, along the Northeast line of said Glauberman tract, a distance of 732.44 feet to the POINT OF BEGINNING and containing 1,181,361 square feet or 27.120 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the **WATSON ADDITION**, an addition to the City of McLendon-Chisholm, Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the **WATSON ADDITION** have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of McLendon-Chisholm will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of McLendon-Chisholm regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of McLendon-Chisholm; or
7. Property owner shall be responsible for maintenance, repair, and reconstruction of drainage and detention systems on site.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of McLendon-Chisholm.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____
Brian C. Watson (Owner)

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared Brian C. Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2022.

By: _____
printed name: _____
Notary Public in and for the State of Texas

By: _____
Elisabeth Brooke Watson (Owner)

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared ELISABETH Brooke Watson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this ____day of_____, 2022.

By: _____
printed name: _____
Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of McLendon-Chisholm to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, 2022.

RELEASED FOR REVIEW 09/30/2022 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

OWNER: BRIAN CHRISTOPHER WATSON &
ELISABETH BROOKE WATSON
1401 WELLS CIRCLE
ROCKWALL, TEXAS 75032
972-798-8888
BCWATSON101@YAHOO.COM

APPROVED

I hereby certify that the above and foregoing Plat of WATSON ADDITION to the City of McLendon-Chisholm, Texas was approved by the Mayor of the City of McLendon-Chisholm on the ____ day of _____, 2022

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

Said Addition shall be subject to the all the requirements of the Platting Ordinance of the City of McLendon-Chisholm.

Witness my hand this the ____ day of _____, 2022

City Secretary
City of McLendon-Chisholm, Texas
DATE _____

RECOMMENDED FOR FINAL APPROVAL:

Chairman
Planning & Zoning Commission
DATE _____

Approved:

Mayor
City of McLendon-Chisholm, Texas
DATE _____

(SHEET 2 OF 3)

FINAL PLAT
WATSON ADDITION
LOTS 1-10, BLOCK A
LOT 11A, BLOCK A
1,181,361 SQ.FT. / 27.120 ACRES
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Dallas, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxl.com

SCALE: 1"=100' / DATE: 06/17/22 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

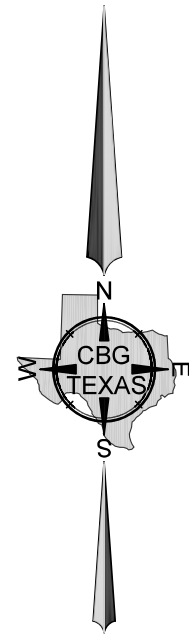
CASE NO. _____

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.67'	69.00'	37°05'48"	N 64°29'23" W	43.90'
C2	9.71'	15.00'	37°05'48"	S 64°29'23" E	9.54'
C3	44.67'	69.00'	37°05'48"	S 27°23'35" E	43.90'
C4	9.71'	15.00'	37°05'48"	N 27°23'35" W	9.54'
C5	187.73'	52.00'	206°50'59"	S 89°19'29" W	101.16'
C6	269.95'	52.00'	297°26'19"	N 44°01'49" E	54.00'
C7	269.95'	52.00'	297°26'19"	S 44°03'31" W	54.00'

LOT SQ. FT &
AC TABLE

LOT	SQUARE FEET	ACRES
1	218,924	5.026
2	108,854	2.499
3	108,832	2.498
4	104,394	2.397
5	70,762	1,624
6	65,711	1,509
7	65,564	1,505
8	112,064	2,573
9	139,337	3.199
10	98,695	2.266

LINE	BEARING	DISTANCE
L1	N 45°56'29" W	26.52'
L2	N 45°56'29" W	25.66'
L3	S 89°12'49" W	20.44'
L4	S 84°54'27" W	15.06'



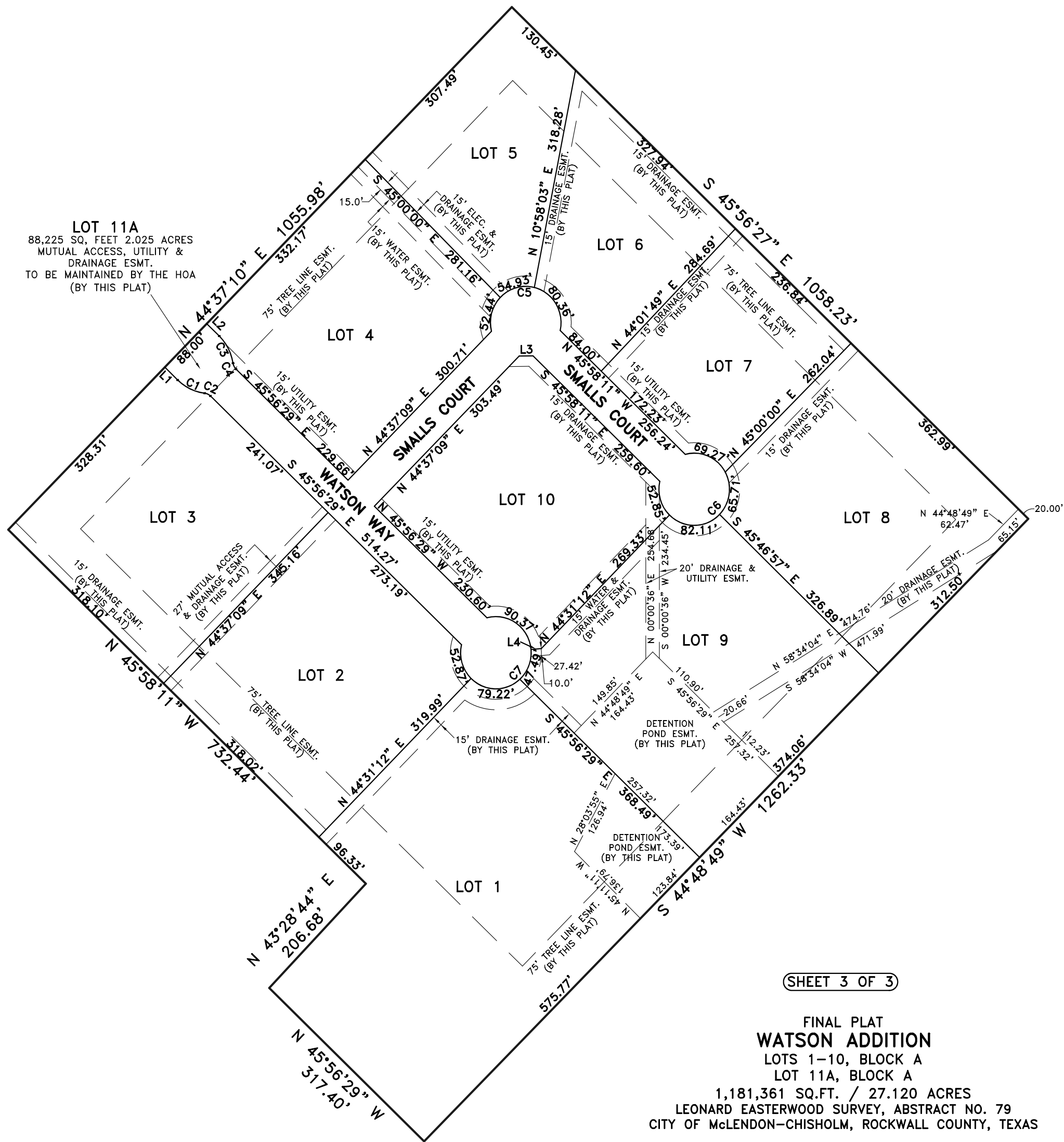
GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 10 LOTS OUT OF TRACT I AND TRACT II, RECORDED IN INSTRUMENT NO. 20200000024925, O.P.R.R.C.T. AND INST. NO. 20210000003208, O.P.R.R.C.T.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0110L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, AND RECONSTRUCTION OF DRAINAGE AND DETENTION SYSTEMS ON SITE.
- 6) ALL SUBDIVISION ROADS SHALL BE PRIVATE ROADS ALLOWING ACCESS FOR EMERGENCY RESPONSE PERSONNEL AND EQUIPMENT.
- 7) THE HOMEOWNERS ASSOCIATES SHALL BE RESPONSIBLE FOR ALL ROAD MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL ROADS.
- 8) A TREE SURVEY AND TREE MITIGATION PLAN SHALL BE SUBMITTED PRIOR TO SUBMISSION OF THE FINAL PLAT.

LEGEND:

1/2 IRF	1/2 INCH IRON ROD FOUND
1/2 IRS	1/2 INCH IRON ROD SET
3/8 IRF	3/8 INCH IRON ROD FOUND
CM	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS
O.P.R.R.C.T.	OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS

**LOT AND EASEMENT DETAIL
NOT TO SCALE**



(SHEET 3 OF 3)

**FINAL PLAT
WATSON ADDITION**
LOTS 1-10, BLOCK A
LOT 11A, BLOCK A
1,181,361 SQ.FT. / 27.120 ACRES
LEONARD EASTERWOOD SURVEY, ABSTRACT NO. 79
CITY OF McLENDON-CHISHOLM, ROCKWALL COUNTY, TEXAS



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ELISABETH BROOKE WATSON**
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972-798-8888
BCWATSON101@YAHOO.COM

SCALE: 1"=200' / DATE: 06/17/22 / JOB NO. 2016993-2PLAT / DRAWN BY: CC

CASE NO. _____