



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

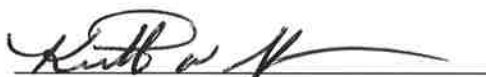
8.5. Council Member Purdy - None

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

