CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
November 9, 2022

The City Council of the City of McLendon-Chisholm convened in Regular Session on Wednesday, November 9, 2022, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Trudy Woessner	Mayor Pro Tem
	Lorna Kipphut	Council Member
	Dyon Purdy	Council Member
	Bryan McNeal	Council Member
	Daniel Tucker	Council Member
Staff Present:	Konrad Hildebrandt	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief

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

None

5. CONSENT AGENDA

5.1. Consider approval of minutes of the October 25, 2022, City Council Meeting

5.2. Building Official Report September 2022

5.3. Sheriff's Report September 2022

MOTION: APPROVE CONSENT AGENDA ITEMS AS PRESENTED

MADE BY: **Council Member Tucker**
SECONDED BY: **Council Member Purdy**
APPROVAL: **Unanimous**

6. ITEMS FOR CONSIDERATION

6.1. Nexco Highway Solutions of America Inc. – Smart Pavement Management

City Administrator Hildebrandt presented this item:

Nexco Highway Solutions has worked with city staff over the past couple of months producing an analysis of the condition of approximately five miles of city streets. Their innovative approach is to give a written qualitative and quantitative summary of our city streets. This process gives the City an ability to evaluate and provide differing types of products and maintenance to our streets, but more importantly to justify the order and progress of overall street maintenance projects.

The overall cost for this service (analyzing 100'% of all city streets), if chosen, will be approximately $8,000 – currently budgeted in our street maintenance account.

Toshiki Sakakibara, P.E. presented a proposal for Smart Pavement Management.

Council discussed whether this included county roads also and what roads we may be responsible for. They also stressed that city roads be identified.

Council directed the staff to bring back at the next meeting with the price.

6.2. Water System Evaluation Contract

City Administrator Hildebrandt presented this item:

Background:

The City of MC is in the initial stages of acquiring a Certificate of Convenience and Necessity (CCN) from RCH Water. This process will require a complete review and analysis of the system. This contract is for TNP Engineers to complete this process.

Contract cost – Not to exceed $75,000

Funding source: Unrestricted Fund Balance – One time cost

Moved to Executive Session

MOTION: APPROVE THE AUTHORIZATION FOR PROFESSIONAL SERVICES FOR WATER SYSTEM ACQUISITION DUE DILIGENCE WITH TEAGUE NALL AND PERKINS.

MADE BY: **Council Member Tucker**
SECONDED BY: **Council Member McNeal**
APPROVAL: **Unanimous**

6.3. Wildwood MUD District Fire Protection Agreement

Fire Chief Simmons presented this item:

Background:

Representatives from Poetry Road Municipal Utility District (MUD) have requested the City of McLendon-Chisholm provide fire protection and emergency medical services to the planned 386 single family home subdivision located in the vicinity of FM 548 and Poetry Road, approximately 9.1. miles east of McLendon-Chisholm. The development is expected to reach buildout within three years.

Providing fire protection and EMS services to the development is not expected to impact services for McLendon-Chisholm residents.

Financial Impact:

The District has offered the City two lump sum payments of $34,650.00. The first payment will be deposited within 10 days of the effective date of this agreement. The second payment will be due upon commencement of utility installation for the second phase of the development.

Further, the District has agreed to pay the City a monthly fee of $15.00 per residential unit connected to the District's water supply. A monthly fee shall also be paid for nonresidential structure to be charged for each 2,000 sf of building space. Monthly fees may be increased as determined by the Consumer Price Index.

Total Financial impact to the City of McLendon-Chisholm:

$69,300 total lump sum fees
$69,480 annually upon buildout

Moved to Executive Session

MOTION: APPROVE THE FIRE PROTECTION AGREEMENT FOR WILDWOOD MUD DISTRICT.

MADE BY: **Mayor Pro Tem Woessner**
SECONDED BY: **Council Member Purdy**
APPROVAL: **Unanimous**

6.4. Executive Session – Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.071(2) Consultation with Attorney on a matter in which the duty of the attorney to the government body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Police Department

6.5. Executive Session – Adjourn into Executive Session (Closed Meeting) in accordance with Texas Government Code: Section 551.071(2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: Rockwall County Amended EMS Ambulance Agreement

Council adjourned into Executive Session at 6:53 p.m.

No Action was taken on 6.4. or 6.5. Executive Sessions.

Council reconvened regular meeting at 9:35 p.m.

6.6. Discussion – Police Department

No Action

6.7. Discuss / Action – Creation of New "Water Committee"

City Administrator Hildebrandt presented this item:

Background:

The process of developing and transitioning the RCH Water System into the City of McLendon-Chisholm Water System will take a substantial amount of time and effort.

The development of a City Council centered committee will allow one or two councilmembers to become extremely well educated in the overall process and help needed City Council action items to have additional and needed information and support.

Also, this committee will be able to do many items to keep the process moving and achieving the overall goal of transparency and communication to our residents and ultimately having a great water system for our residents.

The City Council liaison will be the chair of this committee.

The water committee shall consist of the following:

City Council (Chair)
City Council Member (Optional)
City Administrator

City Resident
City Resident
City resident (Optional)

The committee responsibilities shall sunset upon total completion and operation of the City of MC Water System.

The ability to have meetings during the workday would facilitate this committee process.

Council Member Tucker was appointed as City Council liaison (Chair)
Council Member Purdy was appointed as a committee member
Recommended resident appointees:

Mike Hatcher
Adrienne Balkum
Tony Crawford

City Administrator Hildebrandt stressed that no action can be taken until RCH approves the transfer.

6.8. Rockwall County Emergency Services Corporation (ECS) and Medic Resource, Inc.

Chief Simmons presented this item.

This agenda item is to discuss and consider amending current Medic Rescue contract from July 25, 2017. Amendment for complete Exclusivity contract with Rockwall County EMS Services for non-emergency/911 response.

Background:

Medic Rescue EMS contract was up for renewal September 30, 2022. Amendment for complete Exclusivity contract with Medic Rescue (Rockwall County EMS) Services for non-emergency/911 response and also applies to any ambulance activity that is generated for non-emergency services, or interfacility transfers within member jurisdiction of the ESC for the term of the contract.

Financial Impact:

No financial impact.

This item was moved to executive session.

No Action Taken

6.9. Discuss / Action – Creation of new "Community Events" Committee

Mayor Short and City Administrator Hildebrandt presented this item:

Background:

In the effort to continue providing quality, quantity and exceptional community events to our residents, the creation of a 'Community Events' committee will help in the process.

It is proposed that this committee consist of up to 7 members with a city staff liaison. The Mayor shall recommend, and the City Council give advice and consent to all committee members.

Committee Terms shall be 2-year terms with the ability to serve an unlimited number of terms.

The Community Events Committee shall report back to the Mayor and City Council in a public meeting prior to and after each event held.

Mayor Short recommended Sarah Naylor for this committee and Council approved.

Mayor Short recommended Mayor Pro Tem Woessner to serve as the City liaison on this committee. Council approved.

6.10. Discussion / Action amending Ordinance 2002-8 Sec. 27.A.6. – Meetings of the P&Z Commission

City Administrator Konrad recommended changing the ordinance to say the Planning & Zoning Commission cannot change the dates or times of their meetings without the consent of the Council.

It was the consensus of the Council to amend the most current ordinance addressing meetings of the Planning & Zoning Commission and bring back to Council for approval.

Mayor Short suggested we look at the BOA for this same issue.

7. Updates, Discussion and Direction to Staff - None

8. Council Member Reports and Announcement

8.1 Mayor Short – Reminded everyone that on Friday, November 11th they will be having a Veterans' Day event. Pointed out other upcoming events.

8.2 Mayor Pro Tem Woessner - Requested they postpone starting on the Committee Events after the December 1st event.

8.3. Council Member Kipphut - None

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 9:55 p.m.

APPROVED:

Keith Short, Mayor

ATTEST:

Rochelle Green, City Secretary