



**AGENDA
ECONOMIC DEVELOPMENT COMMITTEE
MONDAY, OCTOBER 19, 2020
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. OATHS OF OFFICE

4. CITIZEN COMMENTS

5. APPROVAL OF MINUTES

3 - 6

- 5.1. Approval of September 14, 2020 Economic Development Committee Meeting
[09.14.20 - ED Meeting](#)

6. ITEMS FOR CONSIDERATION

- 6.1. Discussion with City Planner regarding significance of Code of Ordinances, including Zoning Ordinances, and the Comprehensive Plan as related to economic development efforts.
- 6.2. Discussion regarding current and planned infrastructure improvements.
- 6.3. Discussion with City Council liaison regarding establishing Economic Development Committee priorities

7. ADJOURN

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

I, 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 15, 2020 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



ECONOMIC DEVELOPMENT COMMITTEE MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
September 14, 2020

The Economic Development Committee of the City of McLendon-Chisholm convened in Regular Session on Monday, September 14, 2020, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

COMMITTEE MEMBERS ATTENDING: Tommy Baugh
Mark Kipphut
Paul Day
Melody Osorio
Jim Herren
Norine Childers

COMMITTEE MEMBERS ABSENT: Lesley Schwalje

Staff Present: Lisa Palomba City Administrator
Shelly Green City Secretary

1. CALL TO ORDER

City Administrator Palomba called the meeting to order at 6:30 p.m.

2. OATHS OF OFFICE

City Administrator Palomba administered the Oaths of Office and Statement to Officer to the members of this committee.

3. INTRODUCTIONS

Each member of the committee, as well as staff members, introduced themselves

4. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

MOTION: NOMINATE JIM HERREN AS CHAIRMAN OF THE COMMITTEE

MADE BY: Committee Member Osorio
SECONDED BY: Committee Member Day
APPROVAL: Unanimously

MOTION: NOMINATE PAUL DAY AS VICE CHAIRMAN OF THE COMMITTEE

MADE BY: Committee Member Osorio
SECONDED BY: Committee Member Herren
APPROVAL: Unanimously

Chairman Herren assumed leadership of the meeting and called to order the first meeting of the Economic Development Committee at 6:40 p.m.

5. ITEMS FOR CONSIDERATION

5.1. Designate Time, Location and Date of Future Meetings

Consensus of the Committee was to hold future meetings on the Monday the week prior to the second regular City Council meeting, at City Hall, with the next regularly scheduled meeting being held on October 19, 2020.

5.2. Consider reporting for City Council

Council Member Dahl has been appointed the liaison between the Council and the ED Committee. He will be taking back reports and updates to the Council.

6. DETERMINE TOPICS AND AGENDA LANGUAGE FOR NEXT MEETING

Chairman Herren pointed out the requirement for each member to take the open meetings training as well as the public information act training. He asked that the link for this training be sent to the members. It was determined that any member who has previously taken the training will not be required to repeat the training.

Chairman Herren pointed out that under Section 5: Structure of the ordinance establishing the Committee, they may be subdivided into two sub committees:

- One committee shall consider commercial land use zoning, regulations, and Commercial Development Standards
- The second committee shall consider identifying and soliciting appropriate commercial business.

Three regular members and one alternate shall serve on each subcommittee.

Committee Members Kipphut and Childers expressed interest in being on the first committee.

Committee Members Day and Baugh expressed interest in being on the second committee.

MOTION: TABLE THIS ITEM UNTIL THE NEXT MEETING

MADE BY: Committee Member Kipphut
SECONDED BY: Committee Member Day
APPROVAL: Unanimous

City Administrator explained the responsibilities of the committee.

Committee Member Kipphut expressed that it appears that their responsibilities start with understanding the current zoning as well as the current status of the comprehensive plan beyond the paper that they can read. He feels like the next meeting would be a good time to start with that baseline. Have the City Planner and potentially someone from Planning & Zoning. It is his understanding that work on the Comprehensive will start in the next year and they need to know how that is going to be accomplished. They should start with the basics, the foundation, and start moving out from there to the next step which is to develop the Economic Development Plan.

Chairman Herren recommended that all members of the committee acquaint themselves with the documents they have been provided before the next meeting. At that meeting they can talk about having the City Planner come in.

City Administrator Palomba suggested they might have the City Planner come in. There are a lot of things he could help you get started on like learning the differences between the Comp Plan and the Zoning Ordinance. Without getting into what you want to change, he might be able to get us all up to speed on what exactly these documents are.

Chairman Herren charged the committee to review the documents. Then, he would like for Council Member Dahl to go back to the Council and ask them to provide some guidance of what they should actually do. Then, they could have Mr. Coker come in so he can educate them on the comprehensive plan and the zoning.

Committee Member Kipphut if they could be provided a list of active developers/developments in the City. City Administrator Palomba replied she can provide them with that information for the next agenda.

Chairman Herren also ask for information on proposed infrastructure improvements.

City Administrator pointed out that under state statutes, the comp plan actually falls under the responsibilities of planning and zoning. So, maybe they can have someone from that committee come in discuss the plan with them.

Council Member Dahl reported to the committee that there is an item on the City Council agenda for a report on this committee and he will definitely get their input. He also recommended they have Mr. Coker at their next meeting.

Committee Member Day asked for copies of all contracts the city has with water supply corporations.

City Administrator Palomba stated we only one contract and that is in regard to Sonoma Verde. She explained these companies are regulated by the PUC and they can go on their website and look at the map showing all the different areas. She stated she would be happy to provide some information at their next meeting.

Chairman Herren asked the City Administrator to find out how much capacity RCH actually has. He feels that will impact the city's growth in the future.

Chairman Herren recapped items for the next agenda:

1. Document Review – Questions and Comments
2. Infrastructure Update
3. City Council Guidance and Direction
4. Input and discussion with City Planner regarding the Comp Plan

7. ADJOURN

MOTION: ADJOURN MEETING

MADE BY: Committee Member Kipphut
SECONDED BY: Committee Member Day
APPROVAL: Unanimous

The meeting adjourned at 7:40 p.m.

APPROVED:

Jim Herren, Chairman

ATTEST:

Rochelle Green, City Secretary