



CITY COUNCIL MEETING
City of McLendon-Chisholm, Texas
Meeting Minutes
June 23, 2021

The City Council of the City of McLendon-Chisholm convened in Regular Session on Wednesday, June 23, 2021, at City Hall, 1371 West FM 550, McLendon-Chisholm, Texas, with the following members present:

ATTENDING:	Keith Short	Mayor
	Lorna Kipphut	Mayor Pro Tem
	Trudy Woessner	Council Member
	Dan Tucker	Council Member
	Norman Willis	Council Member
Absent:	Brian Davis	Council Member
Staff Present:	Lisa Palomba	City Administrator
	Shelly Green	City Secretary
	Jim Simmons	Fire Chief
	Michael Halla	City Attorney
	Ray Smith	City Accountant

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

Mayor Short 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. Proclamation

- 4.1. Mayor Short will present a proclamation to former Mayor Mike Donegan naming the new public safety building currently under construction in his honor.

Mayor Short removed this item from the agenda.

5. CITIZEN COMMENTS

Sean Spyres, AGCM, gave an update on the progress of the new public safety facility. He reported they are still on budget.

Frankie Pooladsanj, 1506 Corrara. Discussed an encounter with the building official and some concerns he has.

6. CONSENT AGENDA

6.1. Action Regarding the Minutes of June 9, 2021 City Council Meeting – Council Member Kipphut removed this item from the consent agenda.

MOTION: REMOVE ITEM 6.1. FROM THE CONSENT AGENDA

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

Council Member Kipphut pointed out corrections which need to be made to the minutes.

MOTION: APPROVE THE MINUTES OF JUNE 9, 2021 CITY COUNCIL MEETING WITH THE ADMINISTRATIVE CHANGES.

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

6.2. Action Regarding the Minutes of June 15, 2021 Special City Council Meeting

6.3. Budget Report May 2021

6.4. McLendon-Chisholm Fire Rescue Report May 2021

6.5. Building Official Report May 2021 – Council Member Kipphut removed this item from the consent agenda.

MOTION: REMOVE ITEM 6.5. FROM THE CONSENT AGENDA

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

Council Member Kipphut stated there is nothing wrong with the report, she just wants to make sure the citizens know at this time last year, we had 99 building permits at this time. At this time this year we have 33 building permits. Construction is two-thirds less than what it was last year at this time.

MOTION: APPROVE THE BUILDING REPORT FOR MAY 2021.

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

6.6. Animal Control Report May 2021

6.7. CWD Report May 2021

6.8. Sheriff's Report June 2021

MOTION: APPROVE CONSENT AGENDA ITEMS 6.2, 6.3., 6.4., 6.6., 6.7., AND 6.8.

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

7. ITEMS FOR CONSIDERATION

7.1. A representative from Kimley-Horn will present information related to the Comprehensive Plan update including establishing a vision statement for the Comprehensive Plan and related matters. Council discussion and possible direction to Kimley-Horn and/or staff may follow.

Abra Nusser was present to discuss the Comprehensive Plan update and pointed out they have a key decision to make tonight. They are looking at the draft vision statement tonight and will make a decision on that.

The following draft vision framework was presented:

1. Deeply Passionate About
 - a. Rural Heritage, Green Spaces, & Natural Areas
 - b. Neighborly Kindness
 - c. Maintaining Country Feel
 - d. Low Density Residential Development
 - e. Being Great Fiscal Stewards
 - f. Community Safety & Security
2. The Best At
 - a. Planned & Controlled Development
 - b. Peaceful & Quiet Retreat from Urban Life
 - c. Dark Sky Community
 - d. Scenic City
 - e. Grassroots Community Events
 - f. Transparency & Community Engagement

3. Fuels Economic Engine
 - a. Conservative Spending
 - b. Brand & Identity
 - c. Country Living Activity Centers
 - d. Commercial Opportunities along SH 205 and FM 550
 - e. Diversified Tax Base
 - f. Data-driven Decision-making

Ms. Nusser fielded questions from the Council. She explained that if they approve this plan, it would be the vision statement that gets utilized to finalize the draft of the comprehensive plan.

Council Member Kipphut pointed out it is not a statement. Ms. Nusser responded that is why it says vision framework.

Mayor Short stated he feels they need a week or two to digest this as it is a lot of information. He stated he is not used to seeing a vision statement or a draft vision put in this form. He is not saying the original statement from 2016 fits the way the direction of this city is moving, but he is used to those kinds of visions and those are made by us on behalf of our citizens.

The three members of the CPAC who were present were ask what their rationale was.

City Administrator Palomba pointed out that if they wait a couple of weeks it's going to put us behind schedule and If it does, it's better to have a great plan and put us behind schedule than to rush the adoption. We're different from other cities in a great way, but I think this is just illustrative rather than what we're used to seeing in that paragraph format. It's a way you can see it all at the same time rather than having to dig through text. There's a lot going on here.

Mark Kipphut, chairman of the CPAC committee, expressed that vision statements are typically very broad and difficult to get your head around completely. We have expressed in our city that we want a rural look and feel. This framework allows you to then decompose that expression because that includes respecting our rural heritage, cotton and cattle, maintenance of green spaces in some way, shape, or form, specifically the floodplains and other natural areas. Having a neighborhood connectivity that allows for that neighborhood kindness that exists. We were looking for a way, and working with Kimley-Horn, to embrace these larger statements like rural look and feel and actually understand what that means. This gives Planning & Zoning what they've been asking for which is when a development comes before us or a commercial development comes before us, they can now put some measures against that that allow me to understand if I'm hitting the right tenor and tone for the city.

Beverly Stibbens, CPAC member, stated that she understands that vision statements are typically paragraphs and it's what we've all been used to, but McLendon-Chisholm is not

normal. Why should our vision statement be a paragraph when it can be something that is easier to understand, has all the bullet points of everything citizens have said they want the city to be. So, why does it have to be a paragraph? We don't read paragraphs. We will read bullet points. Even if you leave the graphic in there, what's wrong with that? It shows that we are different and maybe a little more modern. I would strongly encourage that you try not to do the paragraph format.

Gary Nickel, CPAC member, stated that when he got to this part of the CPAC discussion, his eyes kind of glazed over because this kind of requirement statement would never have flown in the world that he grew up in, but he agreed to just reserve his comments beyond that and wait and see how it boils down. I think there's a lot more meat that needs to be added before you guys can actually apply it or planning and zoning can actually use it. I'm crossing my fingers and hoping that the experts who do this for a living can make it more palatable and when we get to the point where it becomes a document that you can actually apply that it will have the details that you're looking for.

Council Member Kipphut stated she has always seen the vision as the broad brush and then everything comes down from there. This is more than a broad brush. This is pretty specific, which is good for a plan to have those specifics. I guess I was thinking when you have a graph like this and you have shades where things overlap, maybe you can explain that overlap. She expressed that she would like to see "neighborhood kindness" changed to different word. Maybe a different word like "neighborhood interactions" or something like that versus kindness.

Council Member Woessner stated that she doesn't think many cities are going to put out "hateful residents" needed.

Ms. Nusser pointed out that this is different. In talking about "neighborly kindness" specifically, it's a theme that came out of your community survey. It came out of the stakeholder interviews; out of CPAC; out of the community forums. It's something that is different about McLendon-Chisholm than other cities. In the other vision statements that we've written for other cities in their comp plans, this hasn't come up as a theme.

Council Member Willis stated that when Sonoma Verde first kicked off, he thought it was very unique in that the developer really had a voice regardless of what happened in terms of the things that transpired. He actually knocked on doors and got a consensus of maybe what is it that you want. I remember the first Thanksgiving, he personally delivered turkeys to everyone. I think this really focuses on specifically what the citizens have communicated they want without all the conjunctions, verbs, and adjectives.

Mayor Short ask Ms. Nusser to explain what "dark community" means. She responded that they have heard overwhelmingly rural country feel about McLendon-Chisholm. Thinking about what that means to Mark's point and how do we define it. We heard multiple comments about stargazing in McLendon-Chisholm and how special that is and how people are scared

that if there's too much light, too much development, they aren't going to be able to do that here anymore and it's going to take away something special. Mayor Short responded that he understands where she is going with it now.

Ms. Nusser stated that one thing they can do is scenic city and there is actually a certification as well in that sphere and we could say dark sky community designated and we could say scenic city certified.

One thing Ms. Nusser did say was that if this were to move forward in this format, or something similar, this is what the entire plan would be based off of so every single bullet point in this framework would be detailed in the plan. For example, the best at sphere, that's your economic development, so what are your differentiators, and we are going to outline each one of them in detail what they mean. This will be done for each sphere. Like Mark said, maybe we can merge the two – we can make a statement that encapsulates this. A lot of times we call that a 25-year goal and it kind of merges everything together in a succinct statement to compliment this. So that's an option for your consideration.

Council Member Kipphut stated she would personally like a statement to tie all this together. Ms. Nusser asked if they just wanted that or do they want both. Council Member Kipphut stated she would say both. Lisa is the person that's going to use this more than the six of them, so she thinks both. We want the reader to understand the plan.

Ms. Nusser posed the following questions:

1. Do we agree that we should have this format in addition to a 25-year goal statement that encapsulates all of it in a more paragraph form in addition to this?
 - a. Mayor Short stated he likes everything other than the name for dark sky. He also thinks there might be a one line title before the sphere which ties it all together.
 - b. Council Member Kipphut stated she just feels like this needs to be explained a little better.
2. Do we want to add scenic city certification?
 - a. Unanimously answered yes.
3. Council Member Kipphut asked how it would change if we they changed "neighborly kindness" to "neighborly connectivity". CPAC member Beverly Stibbens expressed that she feels they are reading into her being kind to her next-door neighbor. Neighborly kindness in this aspect to me this means when a developer looks at this and he is planning his development, he is being a kind neighbor to what's beside him, to the development beside him, to the pasture beside him, to city hall. Whatever happens to be next to him. This does not necessarily mean me being nice to my next-door neighbor. It's more about neighborly in a holistic way. Mayor Short asked if neighborly is the right word or is it community kindness? Ms. Stibbens responded they're probably, maybe, interchangeable.

MOTION: MOVE FORWARD ON THE DRAFT VISION FRAMEWORK AS PRESENTED WITH THE CONDITION TO CHANGE “DARK SKY COMMUNITY” TO “DARK SKY COMMUNITY DESIGNATED” AND “SCENIC CITY CERTIFIED” AND THE INTRODUCTORY LINE ABOVE IT.

MADE BY: Council Member Willis
SECONDED BY: Council Member Kipphut
APPROVED: Unanimously

Ms. Nusser presented the following dates on the timeline:

1. Final CPAC meeting will be July 12th
2. July 26th to August 8th – Community review of draft concepts and highlights.
3. August 16th through August 23rd – draft plan for staff and CPAC review
4. August 30th to September 5th – the full draft plan online for public review and comments
5. September 9th – P&Z public hearing
6. September 29th – final adoption for city council

7.2. Discussion and action regarding approval of funds for an additional \$20,000, over and above the previously approved amount of \$110,000, for road maintenance within the Sonoma Verde Public Improvement District Phase 1.

City Administrator Palomba presented her staff report on this item:

BACKGROUND OF ISSUE:

On May 26, 2021, Council approved road repairs for Sonoma Verde Phase 1 subdivision for several areas due to pavement failure for an amount not to exceed \$110,000. The repairs included 13 areas as listed below.

1. Via Toscana 22.5 x 16
2. Via Toscana 2'6 x 18.5
3. Via Toscana 10 x 18'.5
4. Via Toscana 29 x 18.5
5. Via Toscana 10.2 x 6.6
6. Via Toscana 38.6 x 27.6 + 9 x 20
7. Arezzo 31 x 40
8. Via Toscana 43 x 37
9. Via Toscana 10 x 20 + 11 x 9
10. Barrolo Dr. 60 x 15.5
11. Barrolo Ct. & Bertino Way 22.31
12. Firenze Ct. 20 x 31
13. Veneto Dr. 10 x 31

It was discovered that Intessa Ct. is also in need of repair and this street was not included in the original quote. Additionally, once the contractor exposed areas on Via Toscana for repair, they found that insufficient lime subgrade and concrete thickness may have caused the failure in these locations. As such, the City Engineer is recommending increasing the paving thickness at these locations.

FINANCIAL IMPACT:

The additional cost of increased paving thickness and the Intessa repairs amounts to an additional \$20,000 over the \$110,000 amount approved May 26th.

The first \$100,000 of the total for repairs is covered by a developer contribution. Any additional funds used are derived from the Sonoma Verde Roads Funds Balance. Residents pay an annual assessment for road maintenance.

RECOMMENDATION:

Approve an amount not to exceed \$20,000 for Sonoma Verde road repairs for Intessa Ct. and Via Toscana.

MOTION: DENY THE REQUEST FOR ADDITIONAL FUNDS, OVER AND ABOVE THE PREVIOUSLY APPROVED AMOUNT OF \$110,000, FOR ROAD MAINTENANCE WITHIN THE SONOMA VERDE PUBLIC IMPROVEMENT DISTRICT PHASE 1.

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

7.3. Discussion regarding posting notice of all public meetings on the City website agenda calendar including Comprehensive Plan Advisory Committee (CPAC) meetings and related community meetings.

It was the consensus of the Council to post all public meetings on the general calendar on the City's website.

7.4. Discussion and action regarding appointments to the Economic Development Committee.

These appointments were postponed to a future meeting.

7.5. Discussion and action regarding appointments to the Board of Adjustment Committee.

MOTION: APPOINT CHRISTIAN GIADOLOR, HERB HARKER, AND GARY NICKEL TO TERMS BEGINNING JULY 1, 2021 AND EXPIRING JUNE 30, 2023. IN ADDITION, DAVID CROSS WAS APPOINTED AS AN ALTERNATE BEGINNING JULY 1, 2021 AND EXPIRING JUNE 30, 2023.

**MADE BY: Council Member Woessner
SECONDED BY: Council Member Kipphut
APPROVAL: Unanimous**

7.6. Discussion and action regarding appointments to the Planning & Zoning Commission.

MOTION: APPOINT ROBERT ROHDE, LESLEY SCHWALJE, AND JODY WRIGHT TO TERMS BEGINNING JULY 1, 2021 AND EXPIRING JUNE 20, 2023. IN ADDITION, CHRISTIAN GIADOLOR IS APPOINTED AS AN ALTERNATE BEGINNING JULY 1, 2021 AND EXPIRING JUNE 30, 2023.

**MADE BY: Council Member Woessner
SECONDED BY: Council Member Tucker
APPROVAL: Motion was defeated by a vote of 2-1 (Tucker and Willis voting NAY and Woessner voting AYE.**

MOTION: APPOINT LESLEY SCHWALJE, JODY WRIGHT, AND MARK KIPPHUT TO TERMS BEGINNING JULY 1, 2021 AND EXPIRING JUNE 30, 2023. IN ADDITION, ROBERT ROHDE IS APPOINTED AS AN ALTERNATE BEGINNING JULY 1, 2021 AND EXPIRING JUNE 30, 2023.

**MADE BY: Council Member Tucker
SECONDED BY: Motion died for lack of second**

MOTION: APPOINT LESLEY SCHWALJE, MARK KIPPHUT, AND ROBERT ROHDE TO TERMS BEGINNING JULY 1, 2021 AND EXPIRING JUNE 30, 2023. IN ADDITION, JODY WRIGHT IS APPOINTED AS AN ALTERNATE BEGINNING JULY 1, 2021 AND EXPIRING JUNE 30, 2023.

**MADE BY: Council Member Willis
SECONDED BY: Council Member Woessner
APPROVAL: Unanimous (Council Member Kipphut recused herself)**

8. UPDATES, DISCUSSION AND DIRECTION TO STAFF

Mayor Short reported he has received complaints in Sonoma Verde regarding kids driving golf carts and 4-wheelers on the roads. He suggested they may need to get the Sheriff to step in and also get the HOA to participate in helping with this problem.

Council Member Kipphut asked about the newsletter she had suggested. Council agreed it was a good idea and she will bring back some ideas. She also reminded everyone of Lunch & Learn with NTMWD on July 6th at 12:00 noon and Rockwall ISD on August 3rd at 6:30 p.m.

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

No reports or announcements.

10. ADJOURN REGULAR MEETING

There being no further business to discuss, Mayor Short adjourned the regular meeting at 8:46 a.m.

11. CALL SPECIAL WORK SESSION TO ORDER

The Special Work Session was called to order at 9:00 p.m.

12. Work Session Items for Discussion

12.1 Discussion regarding FY 2021-2022 Budget and Tax Rate Adoption including adoption calendar, process, funding priorities, proposed budget and tax rate scenarios and related matters.

City Administrator Palomba provided the Council with information regarding the process for preparing the budget. She also presented a power point with additional information.


13. ADJOURN SPECIAL WORK SESSION.

Mayor Short adjourned the special work session 10:22 p.m.

APPROVED:



Keith Short, Mayor


Rochelle Green, City Secretary