



**CITY of McLENDON-CHISHOLM
CITY COUNCIL REGULAR MEETING
August 11, 2009 – 6:30 P.M.**

Workshop

1. CALL TO ORDER

Mayor Mike Donegan called the Workshop of the City Council of the City of McLendon-Chisholm, Texas to order at 6:34 p.m.

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| City Council Present: | Mike Donegan | Mayor |
| | Steve Hatfield | Mayor Pro Tem |
| | Jack Pullen | Council Member |
| | Patrick Short | Council Member |
| | Gary Moody | Council Member |
| City Council Absent: | Jess Lovell | Council Member |
| Staff Present: | Dave Butler | City Administrator |
| | Deborah Sorensen | City Secretary |

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Patrick Short gave the invocation and led the Pledge of Allegiance.

3. WORKSHOP DISCUSSIONS

3b. Planning & Zoning Report - Troy Reich, Chairman of Planning & Zoning Commission reported they were asked to revisit the Downtown District. They reviewed old notes and minutes and will now recommend to take the General Business District between Klutts Road and the bridge, and rezone it to the Downtown District. Not changing the geographpy and adopt the land use chart to apply to the Downtown District. They will reviewed the Downtown District regulations and will come back with a recommendation for the final regulations. Troy further added that they were asked to look at the Parks and Open Land Plan. They still don't have current maps and until they get maps they can't do anything. Patrick verified with Troy that he was doing a report, the Planning & Zoning met on the 6th and he was reporting that there is a stip of land that is from Klutts Road to the bridge that is zoned as General Business District and apparently, the Planning & Zoning Commission has looked at it and are looking at the regulations. Troy added that currently there is a General Business District but not a Downtown District. The Downtown District regulations do not physically fit the proposed geographical Downtown District. Mike Donegan explained that the reason we started the whole process was to look for an area, a downtown area, to be center of town and have same theme. It started with reviewing the land use chart and wanted some type of uniformity in the downtown area. Patrick added that it sounds like something that is critical to the city, if this is just a report, he want to understand how it affects everything & everybody before he considers voting on anything. He suggested a workshop or something to bring him and the new Council Members up to speed. Mike gave the background and stated that we need to move forward and make something happen or let it die. We will have a retail district in this city in probably more than one area, it is going to happen. Steve Hatfield asked if it is viability to have a downtown district, the General Business District is 350 feet that is small to be putting commercial on it. He added in light of the developments coming in should the Downtown Business District be where it is being suggesting or could it be someone else. He

suggested maybe doing the regulations for the zoning of Downtown Business District and then deciding where to put it. Troy responded that nobody wants it on their land. Need to have something to protect the future of what you want. Steve stated there has been a lot of confusion and understanding of this whole situation. We need to know what we are looking at before we rezone something. Gary Moody asked what restrictions would be placed on the property as residential. Lee Nichols, Planning & Zoning Commissioner, added that several times the committee and the Planning & Zoning Commissioners have asked for direction and they only received limited direction. Steve Hatfield suggested having a joint workshop in September to further discuss the issues.

3a. Review and discussion of procedures regarding FY 2009-2010 Budget and Ad Valorem Tax – Dave Butler reviewed the calendar and explained the process. Patrick Short stated that he does not want to have to come back and raise the tax again.

3c. City Administrator Report – Dave Butler reported the City received a refund check from TML in the amount of \$169.00, which is 10% of the premium. He reviewed code enforcements issues. He and Debbie Sorensen will be attending a Legislative Update seminar in Irving on August 20th and 21st. There is an appearance date for Hiram on August 5th. The District Attorney meet with Hiram's attorney and explained the City's goal is to get Hiram to stop picking up trash in the city. The street sign for Pullen Road was put up today and two burn ban signs have been stolen. Mike Donegan added that he and Dave met with Jodi Laugenburg. TxDot is scheduled for sunset revision and nothing happened other than they were funded until the next legislative session. Also said redistricting will be discussed and be the main topic at the legislative session. Revenue for state sales tax has decreased 30%.

4. CITIZENS COMMENTS

Cyntha Goode asked in the General Business District as it is now, if the homes were to sell, could the buyer live in it. It was confirmed they could, as long as no changes were made.

Gary Lovell asked how deep the General Business District is. It was confirmed to be 350 feet. He added that is not much room for commercial and eventually it would come to his property. This Downtown Business District is near the city limits, most are right in the center of town. If no one wants it, why have it.

5. ADJOURN WORKSHOP

Steve Hatfield made a motion to adjourn the workshop. Gary Moody seconded the motion. **Motion passed 4-0.** The meeting was adjourned at 7:58 p.m.

Regular Meeting

1. CALL TO ORDER

Mayor Mike Donegan called the regular meeting of the City Council of the City of McLendon-Chisholm, Texas to order at 7:58 p.m.

2. CONSENT AGENDA

- a. Consideration and action on approval of minutes from the City Council Special Meeting held on July 28, 2009
- b. Building Official Report for the month of July

Gary Moody made a motion to approve the Consent Agenda. Jack Pullen seconded the motion. **Motion passed 4-0.**

3. REGULAR BUSINESS

- a. Review and discussion of procedures regarding FY 2009-2010 Budget and Ad Valorem Tax
No action taken
- b. Planning & Zoning Report
No action taken

c. City Administrator Report

No action taken

4. ADJOURN

Gary Moody made a motion to adjourn the meeting. Patrick Short seconded the motion. **Motion passed 4-0.** The meeting was adjourned at 8:01 pm.


Mike Donegan, Mayor

ATTEST:


Deborah Sorensen, City Secretary

