



CITY of McLENDON-CHISHOLM
CITY COUNCIL REGULAR MEETING
October 13, 2009 – 6:30 P.M.

Workshop

1. CALL TO ORDER

Mayor Pro Tem Steve Hatfield called the Workshop of the City Council of the City of McLendon-Chisholm, Texas to order at 6:32 p.m.

City Council Present:	Mike Donegan	Mayor	6:40 pm
	Steve Hatfield	Mayor Pro Tem	
	Jack Pullen	Council Member	
	Jess Lovell	Council Member	
	Patrick Short	Council Member	
	Gary Moody	Council Member	

Staff Present:	Dave Butler	City Administrator
	Deborah Sorensen	City Secretary
	Dub Douphrate	City Engineer

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Gary Moody gave the invocation and led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None

4. WORKSHOP DISCUSSIONS

3c. Consideration and action on approval of new City Limits Map - Dub Douphrate, City Engineer, presented new map of the City Limits and the ETJ. Jack Pullen stated that in the past, there have been discrepancies as to the actual city limits and asked Dub if he was confident that this was correct. Dub explained that they have researched all the metes and bounds back to the original. He confirmed that this map is correct.

3b. Consider and take appropriate action on report from City Engineer regarding Amendments to the Subdivision Regulations - Dub Douphrate suggested to add Section 10(i) to the appendices of the Subdivision Regulations. Patrick Short asked what does the Subdivision Regulations say now. Dub responded that currently it requires that a letter is required from the developer stating that they have complied with all the requirements. The only thing in place right now that ensures they have the correct fire flow requirements is the 2006 ICC Fire Code which the City adopted this year. As requested by Steve Hatfield, Dub explained the 2006 ICC Fire Code requirements. Patrick asked about water pressure, fire flow, and water distribution model programs. Dub explained in depth the water lines, water pressure, fire flow, and water model programs.

3a. Receive report from United Engineering Group (UEG) regarding Koch Property - Doug Lenz, with UEG, provided a proposed timeline and responses to Terry Morgan's, attorney for the City, comments. There is an opportunity to for the City to annex and get into the water business. Bryan Lentz, with UEG, gave presentation of proposed master planned community. If the property is annexed into the city, they will ask for a PID and/or WCID as a financing back

up. Mike stated that the city can use this project to purchase the CCN for the city to eventually become the water provider. He would prefer a sewer system and not a package plant. Mike would like to see the water and sewer issues resolved before doing a developer's agreement. Doug Lenz responded that if you want to decide about sewer without a treatment plant first, it is going to take a long time because they have already been looking at it. Mike doesn't see how everything will happen in the next two months. Steve Hatfield added that he understands they have a lot of variables and unknown. He asked Doug if he would be willing to state without reservation that the City would be in the water and sewer business. Doug responded that the sewer would not be a problem, but water will be a problem since someone already has the CCN for the property. He will get a bullet summary on how to get a CCN. Mike would prefer our water attorney handle it.

Patrick Short made a motion to adjourn the workshop for a five minute break. Steve Hatfield seconded the motion. **Motion passed 5-0.** The workshop was adjourned at 7:44 pm.

5. RECONVENE INTO WORKSHOP

The City Council reconvened into workshop at 7:51 pm.

6. WORKSHOP DISCUSSIONS

3a. Receive report from United Engineering Group (UEG) regarding Koch Property - The City Council reviewed UEG's response to the Points of Inclusion in Development Agreement originally prepared by Terry Morgan. Dave Butler stated that we will need estimate of daily output of sewage because of the limit the City has.

3d. Planning & Zoning Report for October's Meeting - Mike Donegan reported that he and the Planning & Zoning Commission had a shoot out on disagreements in terms of what direction they are going. Since then, he and Troy Reich have meet and are in the process of moving forward. Jerry Packer, Vice Chairman of the Planning & Zoning Commission, stated that the Mayor expressed extremely disappointment in the Planning & Zoning Commissioner. That on the Downtown Business District issue, they had not been doing their job. This issue has been on City Council's agenda numerous times. We need help understanding what City Council wants.

3e. City Administrator Report - Dave Butler reported that he does not have anything new to report. Mike asked for an update on the trash situation. Dave responded that there was nothing new that he was aware of, however, he will follow up on it. Jess asked about a house in Glen Acres regarding the yard being mowed and cleaned up. Dave reported that it has been taken care of and it looks great. Debbie Sorensen gave update on balance of checking account and the line of credit with Community Bank.

5. ADJOURN WORKSHOP

Steve Hatfield made a motion to adjourn the workshop. Jack Pullen seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 8:53 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 8:53 p.m.

2. CONSENT AGENDA

- a. Consideration and action on approval of minutes from the City Council Regular Meeting held on September 8, 2009
- b. Building Official Report for the month of September

Steve Hatfield made a motion to approve the Consent Agenda. Gary Moody seconded the motion. **Motion passed 5-0.**

3. REGULAR BUSINESS

- a. Receive report from United Engineering Group regarding Koch Property

No action taken

- b. Consider and take appropriate action on report from City Engineer regarding Amendments to the Subdivision Regulations

Gary Moody made a motion to approve the amendments to the Subdivision Regulations as presented. Gary Moody amended his motion to add paragraph (i) to Section 10 to the Subdivision Regulations. Jess Lovell seconded the motion. Patrick Short recommended changing the word will to shall, which is stated three times in the paragraph. Gary Moody amended his motion to change the word will to shall as recommended by Patrick Short. Jess Lovell seconded the amended motion. **Motion passed 5-0.**

- c. Consideration and action on approval of new City Limits Map

Steve Hatfield made a motion to approve the new City Limits Map as submitted by Douphrate & Associates. Jack Pullen seconded the motion. **Motion passed 5-0.**

- d. Planning & Zoning Report for October's Meeting

No action taken

- e. City Administrator Report

No action taken

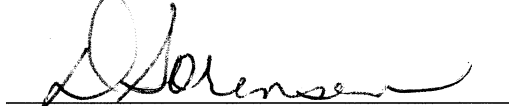
4. ADJOURN

Steve Hatfield made a motion to adjourn the meeting. Patrick Short seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 8:59 pm.



Mike Donegan, Mayor

ATTEST:



Deborah Sorensen, City Secretary

