



CITY of McLENDON-CHISHOLM
CITY COUNCIL WORKSHOP
June 8, 2013

1. CALL TO ORDER

Mayor Gary Moody called the workshop of the City Council of the City of McLendon-Chisholm, Texas to order at 9:02 a.m.

City Council Present:	Gary Moody	Mayor
	Steve Hatfield	Mayor Pro-Tem
	Gary Lovell	Council Member
	Patrick Short	Council Member
	Jack Pullen	Council Member
	Lee Nichols	Council Member
Staff Present:	David Butler	City Administrator
	Deborah Sorensen	City Secretary

2. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Pro-Tem Hatfield gave invocation and led the Pledge of Allegiance.

3. CITIZENS COMMENTS

None

4. REGULAR BUSINESS

a. Presentation of proposed City Hall

Jon Byrnes, Chairman of the McLendon-Chisholm City Hall Committee, gave presentation regarding a proposed City Hall. Their mission was to identify the current needs of City Hall with regard to the building and the site, look for guidance from cities of similar size and interview their staff for recommendations, consult with an architecture firm for guidance, develop a vision that would accommodate growth, and present their findings.

Mayor Pro-Tem Hatfield thanked the committee for their hard work. The work they put into it and the presentation is pretty impressive. He liked that they have discussed a new city hall with their friends and neighbors. He asked how you blend it into what the city is about. This is a farming community. Jerry Packer, Committee Member, need to focus on need of a new City Hall. Don't let details get in the way of the vision. Council Member Short stated that he was not going to second guess what the committee has come up with. They have done a great job. Jon added that there are rebate programs to help offset some cost. Council Member Short asked was there thought of final city build out. Jon stated that they did consider final build out and the City Hall has the ability to be expanded. Electrical dictates what you can do with expansion, and the proposed City Hall was designed with that in mind. **The population at build out for the city is expected to be 22,000.**

Jon also stated that the committee recommends purchasing the additional ten acres of land and do it now. There are other things that can done with the land, i.e. city parks, baseball fields, pavilion, and eventually a public safety department. This is a residential area, not manufacturing or industrial center. Jerry added that the City Hall will be the heart of the city and not to lose focus on needing a new City Hall. Council Member Nichols stated that he expected it to be larger than it is, however, it looks great. Council Member Short asked what is the biggest mistake made at this

stage. Jon responded that you don't plan for maintenance and expansion. You must plan for costs for maintenance and operation. Jerry stated you must have a strong point man who works with the architect and builder to do what you want. Council Member Nichols asked about the concept of going vertical. The committee doesn't recommend going vertical for an expansion. They feel that a ranch style would be a good way to go. Jerry added to give strong consideration and move forward. Paul Wilson, Committee Member, stated the sooner the better.

Council Member Lovell asked about cost and funding. Jon responded that who you choose to build and how you choose would determine costs. If you go with a residential builder versus a commercial builder. He estimated City Hall would cost about \$150 per square feet. You have to stay on top of the project. Mayor Moody added that they need to look at low maintenance of landscape. Council Member Lovell asked about parking spaces for the design. It is based on capacity of how many people that can be at City Hall at once. Jerry added that City Council needs to approve the concept then the next step would be the details and approving final design.

Council Member Short asked about doing a Town Hall Meeting. The committee feels that City Council needs ultimately to make the decision because they have the benefit of the discussions and the citizens do not. Do a Town Hall Meeting after the decision has been made and have final drawing of City Hall. City Council wants to have citizens input at the Town Hall Meeting prior to doing final drawing of City Hall. Terrell Miller, Committee Member, suggested getting the cost first and final design, then have Town Hall Meeting.

Mayor Moody feels City Council must acquire the additional acreage, commit to building a new City Hall, advertise for Request for Qualifications, and bring back recommendations on financing.

Council Member Short made a motion that the City Council of McLendon-Chisholm receive proposals/bids from architect firms for consulting with the City for the building of City Hall. Mayor Pro-Tem seconded the motion. **Motion passed 5-0.**

Mayor Moody recessed the City Council Workshop for a break at 10:26 a.m.

City Council Workshop reconvened at 10:51 a.m.

b. Discussion of financing for City Hall

David Butler reported there are two different ways to finance the City Hall. First would be an anticipation loan, which requires 72 hour notice and can be financed up to 7 years maximum. The second is a certificate of obligation, which requires publication and is a 10 year note. Neither option raises taxes. However, if a petition of 5% of voters is received against the certificate of obligation, then it will go to the voters to be passed. Council Member Lovell stated the only way to be successful is with the citizens' support and by not raising taxes. Council Member Pullen wants to make sure we know how we are going to take care of our obligation.

Council Member Short made a motion to accept bids within sixty days to be filed and received in the City Administrator's office with the purpose of retaining on behalf of the City of McLendon-Chisholm an architect firm to build a City Hall. Mayor Pro-Tem Hatfield seconded the motion. **Motion passed 5-0.**

The mayor would like to Jon Byrnes head up the sub-committee. Mayor Pro-Tem Hatfield and Council Member Nichols have agreed to serve on the sub-committee.

c. Discussion of future vision of City

Mayor Moody stated the City Council needs to take a whole different stance with future developments. He would like to see less density. The city will see more retail as more rooftops come. Mayor Pro-Tem Hatfield thinks it might be a good idea to ask Planning & Zoning Commission to look at commercial standards to make certain we are up to par. Mayor Moody would like City Council to consider a possible overlay district for the commercial areas.

Council Member Short wants to look at tax rate based on future needs. How long can the city exist at the current tax rate? Mayor Pro-Tem Hatfield feels it is their responsibility to care for the health and welfare of the city. Their charge is to hold the tax rate at \$0.0975. Mayor Moody stated they need to consider the future for public service officers. He is not for more taxes but how long can the city last. Need to contemplate where the city might be when the City Council can react. Mayor Pro-Tem Hatfield stated the biggest issue is failure to plan. Council Member Short feels that we are not out of the woods with regard to the economy. Doesn't want to be sitting five years from now wishing they would have raised taxes due to failing to plan as Mayor Pro-Tem Hatfield stated and/or a bad economy, putting the City into a position like it faced in 2009 where there was not enough revenue to sustain the City without the implantation of an ad valorem tax and thus the potential of being taken in by surrounding cities and the City of McLendon-Chisholm ceasing to exist.

No Action Taken

Mayor Moody recessed the City Council Workshop for a break at 11:37 a.m.

City Council Workshop reconvened at 11:57 a.m.

d. Discussion of Preliminary FY 2013-2014 Budget

Mayor Pro-Tem Hatfield wants to have the City of McLendon-Chisholm named as an additional insured on the McLendon-Chisholm Volunteer Fire Department's insurance. He also wants David Berman, City Attorney, to review the contract to ensure the City is indemnified.

No Action Taken

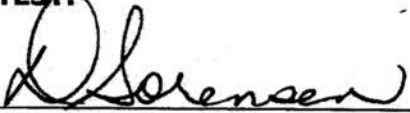
5. ADJOURN

Mayor Pro-Tem Hatfield made a motion to adjourn. Council Member Nichols seconded the motion. **Motion passed 5-0.** The meeting was adjourned at 12:29 p.m.



Gary L. Moody, Mayor

ATTEST:



Deborah Sorensen, City Secretary

