MINUTES
City Council
November 10, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 5:30 PM

COUNCIL PRESENT:	Mayor Bryan McNeal	Mayor Pro Tem Jerry Brewer
	Council Member Donald Goodwin	Council Member Dennis London
	Council Member Arik Towry	Council Member John Powers
	Council Member Rich Dean	

STAFF PRESENT:	Fabrice Kabona, City Manager	Michael Halla, City Attorney
	Angela Jennings, City Secretary	Jeff White, Finance Director
	Peyton Sherman, City Planner	Rockwall County Deputy
	Eddie Stough, Fire Chief/Fire Marshal	

1. CALL TO ORDER

Mayor McNeal called the meeting to order at 5:30 and adjourned the council into executive session.

2. EXECUTIVE SESSION

   The City Council for the City of McLendon-Chisholm, Texas, reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed, as authorized by Texas Government Code, Chapter 551, §551.072 - Real Property; §551.073 - Prospective Gifts; §551.074 - Personnel Matters; §551.076 - Security Devices; §551.086 - Utility Competitive Matters; and §551.087 - Economic Development Negotiation

Mayor adjourns council from Executive Session at 6:37 PM and calls the General Session back to order.

There was no action taken in Executive Session.

2.1. Adjourn into Executive Session in accordance with Texas Government Code: Section §551.071 Consultation with Attorney to discuss approval of an Ordinance accepting the petition to convert private streets in the Glen Acres

Subdivision.

2.2. Adjourn into Executive Session in accordance with Texas Government Code: Section §551.071 Consultation with Attorney to discuss a Resolution authorizing the City of McLendon-Chisholm, Texas, to enter into a Development and Chapter 380 Agreement with Willow Creek 360 LP for the project known as “Willow Creek"

3. INVOCATION AND PLEDGE

Mayor ask Council Member John Powers to lead the group in the Invocation and Council Member Towry to Lead Council and Audience in both US and Texas Pledges.

4. RULES OF DECORUM

This evenings meeting is dedicated to Specialist Harris, killed in Afganistan 2017

5. PUBLIC HEARING

Mayor McNeal Opened the Public Hearing at 6:40 PM.

Mr. David Black spoke in the Public Hearing concerned about the density of the Willow Creek development and does it conform to the comprehensive plan?

There were no other citizens to speak at the Public Hearing. The mayor closed the hearing at 6:44 PM.

5.1. Public Hearing to receive comments on the proposed annexation to incorporate 113.676-acre tract of land situated in the K. Latham Survey, Abstract No. 133, and the R. Peckum Survey, Abstract No. 175, Rockwall County, Texas, being a portion of a called 360.295-acre tract of land owned by Willow Creek 360 LP, generally located south of FM 550, between Smith Road and State Highway 205, and contiguous to the existing city limits of McLendon-Chisholm, Texas.

6. CITIZEN COMMENTS

There were no citizens comments.

7. CONSENT AGENDA

Mayor calls for a motion or any changes for the consent agenda.

Council Member Powers asks that 7.3 be pulled for discussion. Council Member Donald Goodwin Seconds. Motion to pull the item passes.
Mayor calls for a motion to approve the remaining item on the consent agenda.

RESULT:	**APPROVED 7 TO 0**
MOTIONED BY:	Powers
SECONDED BY:	Brewer
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

7.1. Consider approval of City Council Meeting Dates and Planning and Zoning Meeting Dates for 2026.

7.2. Consider approving minutes from Oct. 27, 2025 City Council Meeting.

7.3. Discuss and consider approval of a resolution awarding Request for Proposal (RFP) 2025-1-10 to Anderson Asphalt & Concrete Paving, LLC, for culvert repair, asphalt paving services, and cement stabilization on Briar Glen Dr, Meadow Dr, and Glen Acres Dr.

8. ITEMS FOR DISCUSSION

Mayor McNeal opens 7.3 up for discussion awarding the contract for culvert repair, asphalt paving services, and cement stabilization on Briar Glen Dr., Meadow Dr., and Glen Acres Dr.
Council Member Powers asks City Manager to clarify exactly what approving 7.3 at this time would mean. When would the work begin?
Council Member Brewer asks City Manager if approving this will lock in the price. City Manager Fabrice Kabona tells the council it will depend on how long the process is.
Council Member Goodwin asks Council Member Towry if he has looked this over and asks about the warranty. Mr. Kabona states that this company provides a 2 year warranty.

RESULT:	**APPROVED 7 TO 0**
MOTIONED BY:	Goodwin
SECONDED BY:	Powers
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin

AGAINST:	None
ABSTAIN:	None

8.1. Discuss and consider an ordinance annexing approximately 19.325 acres of land (six tracts) located in the W.W. Ford Survey, Abstract No. 80, Rockwall County, Texas,located
in the City's extraterritorial jurisdiction (ETJ), into the corporate limits of the City of McLendon-Chisholm.

Mayor removes 8.1 and 8.2 from tonight's meeting to Dec. Meeting. He also announces a workshop on Nov 17 to discuss both 8.1 & 8.2 as requested by Council Member Powers.

8.2. Discuss and consider approval of an ordinance accepting the petition to convert private streets to public streets in the Glen Acres Subdivision, providing that acceptance is contingent upon the city entering into a financing agreement with property owners for road improvement cost sharing.

8.3. Discuss and consider approval of an Ordinance annexing approximately 113.676 acres of land situated in the K. Latham Survey, Abstract No. 133, and the R. Peckum Survey, Abstract No. 175, in Rockwall County, Texas, located in the City's extraterritorial jurisdiction (ETJ), into the corporate limits of the City of McLendon-Chisholm, and approving the Annexation Service Plan.

Mr Kabona gives the staff report and recommends approval.
There are no questions from the council
Mayor McNeal calls for a vote.

RESULT:	**APPROVED 6 TO 1**
MOTIONED BY:	Powers
SECONDED BY:	Dean
FOR:	McNeal, Brewer, London, Powers, Towry, Dean
AGAINST:	Goodwin
ABSTAIN:	None

8.4. Discuss and consider approval of a Resolution authorizing the City of McLendon-Chisholm, Texas, to enter into a Development and Chapter 380 Agreement with Willow Creek 360 LP for the project known as "Willow Creek."

Mayor calls for a motion.
Motion is made. City Manager, Fabrice Kabona gives staff report stating that the staff does recommend approval. Ty Young with Skorburg is introduced and gives

the presentation of the Willow Creek Development.
Mr. Young gives the presentation and then opens up questions from the council.
Council Member Dennis London states that he does have reservations about the density but also states he does appreciate the work they have done working with the staff. He also states he is cautious about the money that will have to go to maintain the parks etc. The density is his main concern.
Council Member Towry ask about the concrete thickness of the roads. Mr. Skorburg states they will do whatever the engineer states the needs are for the soil. Mr. Towry believes that as we grow there will be a cost and he is ok with the parks.
Council Member Brewer believes this is a good compromise on both sides. Positives outweigh the negatives. He believes that this particular developer will do what they say.
Council Member Rich Dean agrees with CM Brewer. He likes the wide lots and appreciates the developer working with us.
Council Member Goodwin asks Mr Kabona /Mr. White what the cost of Klutts Road would be. Mr. White answers and explains that this was showing a full four lanes. There is a short discussion about the cost of the road both from staff and developer. Mr. Goodwin states for the record that we are giving up 3.4 million dollars in impact fees for a 4.3 million dollar road and they are getting to build 30 more lots. He also ask about warranties. Once roads are done they will be dedicated to the city. He states that he is struggling to see the benefit to McLendon-Chisholm
Council Member Powers asks the developer about the price ranges of the homes. Ask about what the park will contain and wanted to know if later there could be other sports fields could be added.
Mayor McNeal asks again about the roads to clarify the road thickness. Developer states they will not go below 6" but will go at whatever the engineer states that it needs to be. Developer also states that they are able to get better pricing on the roads so that will be a savings for the city as well. Mayor McNeal states that this council had decided that roads were the priority. This helps us get Klutts road fixed and he believes that the 33 extra homes would be worth it. This gets Klutts road fixed sooner than later.
Council Member Goodwin states that after Willow Creek is built out it will only bring in about 250,000 a year. He states it will probably cost us more than that and make our problem worse.

RESULT:	**APPROVED 5 TO 2**
MOTIONED BY:	Brewer
SECONDED BY:	Dean
FOR:	McNeal, Brewer, Powers, Towry, Dean
AGAINST:	London, Goodwin
ABSTAIN:	None

8.5. Discuss and consider a resolution accepting and approving a petition for the establishment of the Willow Creek Public Improvement District within the corporate limits of the City, making findings as to the sufficiency of the petition, and directing that a public hearing be scheduled and notice given.

Mayor McNeal calls for a motion to discuss and consider approval.
Mr. Kabona states this is another companion item to the other Willow Creek Development. This is a petition to establish a PID.
Mr. Powers ask about the cost of the PID. Developer states it will be set at .75cents per 100 of valuation.
Mayor calls for the vote.

RESULT:	**APPROVED 5 TO 2**
MOTIONED BY:	Powers
SECONDED BY:	Towry
FOR:	McNeal, Brewer, Powers, Towry, Dean
AGAINST:	London, Goodwin
ABSTAIN:	None

8.6. Discuss and consider a resolution authorizing the award of Request for Proposal (RFP 2025-06-10) to Berghauser Construction for the remodel of the former Fire Station into a new City Annex.

City Manager, Fabrice Kabona, refers the staff report to Jeff White who gives details on the remodel of the former Fire Station.
Council Member London and Brewer restate the reason for the remodel was to house public works.
Council Member Dean asks where the funds are coming from. General Fund reserve?
Council Member Goodwin asks who will be there.
Council Member Powers asks if there is anything that the Contractors want to say.

Mayor ask contractors when they can start and tells the citizens why we are doing this. Contractor says they can start Monday and dependent on weather 18 to 20 weeks.

RESULT:	**APPROVED 6 TO 0**
MOTIONED BY:	None
SECONDED BY:	None
FOR:	McNeal, Brewer, London, Powers, Dean, Goodwin
AGAINST:	None
ABSTAIN:	Arik Towry

8.7. Discuss and consider authorizing the purchase of furniture, fixtures, and other related needs for the new City Annex Building, with funding to be provided from the General Fund Reserve in an amount not to exceed $85,484.40.

Mayor calls on the Finance Director, Jeff White to provide council with the staff report.
Mr. White gives the staff report and answers questions about what was included.
Eddie Stough, Fire Chief, states it will help their space to get all the equipment from their storage and give them work space currently being occupied by Mark Woodruff.
Council Member London says he is all for it.
Council Member Towry asks about a generator cost that was in question.

RESULT:	**APPROVED 7 TO 0**
MOTIONED BY:	London
SECONDED BY:	Brewer
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

8.8. Discuss and consider approval of an ordinance reducing the speed limit along FM 550 within the City limits , between Rabbit Ridge Rd and SH 205, from 55 MPH to 50 MPH, consistent with the findings of the TxDOT speed study

Mr. Kabona gives the staff report and explains that Tex Dot does these studies occasionally to determine the best speed according to the traffic flow and road conditions. Staff recommends approval. He also introduced Mr. Worthington to answer any questions council might have.
Mayor ask for Mr. Worthington to explain why the studies are done, and what happens if the City does not agree to the reduction.
Mr. Worthington explains that TexDot does these studies every 3 to 10 years to make sure speed limits are set according to safety of the road ways.
There were several comments from the council all agreeing that it is a good idea with the growth of the City. Chief Stough also states that this is a good idea and we should have probably initiated this sooner.

RESULT:	**APPROVED 7 TO 0**
MOTIONED BY:	London
SECONDED BY:	Powers
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

8.9. Discuss and consider approving a resolution casting votes for candidates to serve on the Rockwall Central Appraisal District (RCAD) Board of Directors for a two-year term beginning January 1, 2026.

Mr. Kabona gives the staff report and explains how the vote is tallied.
Mayor McNeal reminds the council how Tony Crawford became our nominee, and how the county CAD elections will work.

Mayor McNeal calls for the motion and vote.

RESULT:	**APPROVED 7 TO 0**
MOTIONED BY:	Goodwin
SECONDED BY:	London
FOR:	McNeal, Brewer, London, Powers, Towry, Dean, Goodwin
AGAINST:	None
ABSTAIN:	None

9. COUNCIL MEMBER REPORTS AND ANNOUNCEMENTS

The City Council will have an opportunity to address items of community interest including: expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of McLendon-Chisholm; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of McLendon-Chisholm that was attended or is scheduled to be attended by a member of the City Council or an official or employee of the City of McLendon-Chisholm; and announcements involving an imminent threat to the public health and safety of people in the City of McLendon-Chisholm that has arisen after posting the agenda.

Jeff White, Finance Director gives an update on Utility Account Delinquencies.
Eddie Stough, Fire Chief, Introduced Shelby Lee as the new FD Administrative Assistant.
CM Dennis London - Happy Birthday to the Marines, and reminds council and public to Thank a Veteran when you see them tomorrow. Also Reminds all about toy for tots.
CM Arik Towry - update on the ALS Response - we are in process on getting this done.
CM Jerry Brewer - Emergency services meeting a week from Wednesday. States his appreciation to all veterans.
CM Goodwin - Looking for volunteers for the Park Board and Rosa's on Wednesday Dec 12 - Breakfast with the council. 7:30 - 9 AM

CM John Powers - Also the FD Liason, had a meeting with Chief Stough. He got to ride along with the Dept. to a active fire. He also met with Mitch Omby about the ALS Service
Fabrice Kabona, Reminds council that City Hall will be closed tomorrow. Thanks the Veterans for thier service. and reminds public we still have several opening for our various boards and committees.
Mayor McNeal - Happy Birthday to the Marines. CM Towry , Fabrice and myself met developers on Klutts road. We now know that all of our Roads that were of concern will be taken care of by May of 2026. Reminds people of the Veterans event at the Fire Station tomorrow. 6:30 - 8 ;30 . Also Christmas Village is coming up on Dec. 1. He also reminds people to step up and volunteer for some of the committees that need volunteers. Step up and get involved.

10. ADJOURN

Mayor adjourns the meeting at 8:44 PM

[MIN_SIGNATURES]