MINUTES
City Council
October 14, 2025
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 6:30 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	
	Eddie Stough, Fire Chief/Fire Marshal	

1. CALL TO ORDER

Meeting was called to order at 6:31 PM by Mayor Bryan McNeal.

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

3. ADJOURN EXECUTIVE SESSION

4. RECONVENE PUBLIC MEETING

5. INVOCATION AND PLEDGE

Mr. Michael Halla, City Attorney, leads the council and audience in the Innvocation.

Council Member John Powers leads council and audience in both US and Texas Pledge.

6. RULES OF DECORUM

This weeks meeting is dedicated to CHARLIE KIRK.

7. PROCLAMATIONS

7.1. Appreciation Proclamation for Bradley Vallance
Domestic Violence Awareness Month

8. CITIZEN COMMENTS

There were no Citizens Comments

9. CONSENT AGENDA

Mayor McNeal called for a Motion on the consent agenda.

9.1. Consider approval of Minutes from City Council Meeting Sept. 23, 2025

9.2. Consider approval of a Resolution adding Fabrice Kabona, City Manager and removing Jerry Brewer, Mayor Pro Tem as authorized signatories to the City's Financial Accounts.

10. ITEMS FOR DISCUSSION

10.1. Discuss and consider approval of a Resolution approving the Willow Creek Annexation,Development and Chapter 380 Agreement

This item was pulled. No Discussion

10.2. Discuss and consider a Resolution, changing start times for city council meetings from 6:30 PM to 5:30 PM to allow Executive Sessions to be held prior to public session.

Motioned By: None
Seconded by: None
Vote Result: Yes 5, No 2, Abstained 0
Yes: Bryan McNeal, Jerry Brewer, Dennis London, Arik Towry, Rich Dean
No: John Powers, Donald GoodwinThis is was introduced by the Mayor to help reduce time taken away from Citizens in General Session.
Vote was taken and passed with a 5-2 count. (Donald Goodwin and John Powers were Nay)

After Item 10.4 was voted on the Mayor came back to 10.2 in order to address a few concerns. The motion was reopened for discussion
Council Member Arik Towry wanted to say he was for it as long as everyone could do it and stated he was also open on the time.
Council Member Goodwin stated that he would be 45 minutes late. Mayor states that maybe he can dial in or get direction or comments prior to the meeting.
Council Member Powers also states that he had misunderstood and is for it if general session does not start until 6:30.
The vote was reconsidered and unanimous.

The new vote was then called for.

Motion: Dennis London
Seconded by: John Powers
Vote Result: Yes 5, No 2, Abstained 0
Yes: Bryan McNeal, Jerry Brewer, Dennis London, John Powers, Arik Towry, Rich Dean, Donald Goodwin
No: None

10.3. Discuss and consider a Resolution supporting the environmental clearance of the Rockwall County portion of the regional outer loop from the Collin County line to the Kaufman County Line

Fabrice Kabona, City Manager, gave the staff report on the outer loop project and recommended approval of the Resolution.
The Mayor calls for comments or question from the council.

Council Member Dennis London states that although he has been against the project from the beginning, he knows it is coming and knows that it has to be done. He supports the Resolution.

Council Member Rich Dean ask what is involved in environmental clearance and is this just in support of Rockwall county? Who would be footing the bill?

Mr. Kabona states that the Resolution is in support of Rockwall County handling the project.

Council Member Donald Goodwin states that after looking at the project, it is going to be a few years out, but we have to think about how it will look here. And that
without this major artery, it would be much harder to commute to other areas. He believes it is necessary.

There are no other comments or questions so Mayor McNeal calls for the vote.

Motioned By: Jerry Brewer
Seconded by: Rich Dean
Vote Result: Yes 7, No 0, Abstained 0
Yes:Bryan McNeal, Jerry Brewer, Dennis London, John Powers, Arik Towry, Rich Dean, Donald Goodwin
No: None

10.4. Discuss and consider approving an Ordinance amending Chapter 13, “Utilities” of the Code of Ordinances by adding Article 13.05 “Lien against real property of utility customers for delinquent utility bills”.

Jeff White, Finance Director, gave the staff report on this item, explaining that this will allow the city to place a lien on property for delinquent utility bills.

Council Member Dean ask what the current options are. Mr. White explains that there are none beyond sending out a bill requesting payment.
Council Member Goodwin asked if this is in addition to having water cut off on sewer clients, Mr. White states, yes, this is in addition to turning off the water, and it gives us the ability to do something also on those who have only trash service. Council Member Goodwin asks if we can put the lien on the property prior to water cut-off.
Mr. White asks Mr. Halla, to comment on that question. Mr. Halla explains the process to the council, stating that the goal is definitely not to be foreclosing on property but
to have another tool to keep the city's financial health from being affected by these delinquencies.

Mayor called for a vote.

10.5. Discuss and consider a Resolution approving a letter of agreement between the City of McLendon-Chisholm and TDI GP, LLC, regarding the Sonoma

Verde Sanitary Sewer.

Before the item was read, Mayor ask to revisit 10.2 He felt as if maybe he went too quickly and wanted to address a couple of the concerns.

Mr. Kabona give the staff report explaining the agreement and its purpose. He also invites Mr. Davis to make any comments or answer questions.
Mr. Davis explains further what the agreement covers and gives some background on the previous agreement. He explains that the upgrades the agreement
covers will not cost the city an addional funds. He answers questions and addresses concerns of the council.
Mr. Halla says the motion needs to be amended and tells council how to state the motion.

10.6. Discuss and consider approval of an Ordinance amending Zoning Ordinance, Chapter 3, "Building Regulations", Ariticle 3.05 "Signs" by Repealing and replacing Section 3.05.023, Subsection (2).

Mr. Kabona gives a short description of the item but then turns it over to Arik Towry, for further explanation.

Council Members London and Brewer both thank Council Member Towry for bringing these changes to the council.
Council Members Goodwin and Powers also thanked Mr. Towry and others that worked on the ordinance.
Mayor also thanks Mr. Towry and commends the rest of the council for not being focused on just one thing but on all things that will make our city better.

Mayor calls for the vote.

11. 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.

Announcements:

Chief Stough — Halloween drive-thru at the Fire Station
Dennis London - Toys for Tots kickoff. You can go to Toysfortots.org. Also, Mayor announced Midget Wrestling event.
Arik Towry — Reminds the public to email him if there are things they want to address.
Donald Goodwin — Wednesday, Nov 12 at Rosa's 7:30 Breakfast with Council.
John Powers — As Liaison for the Fire Dept., he had a meeting with Chief Stough, and he will make sure he gives a report to council as they move forward with additional meeting.
Fabrice Kabona, reminds the council and the public that we still have openings for committees and applications/requirements can be found on our website.
Mayor — two meetings have been changed — Oct 28, 2025 will be changed to Oct. 27, 2025 and the Nov. 11 meeting has been changed to Nov 10. The mayor also read a thank-you note addressed to himself and the council from Bev Stibbens.

12. ADJOURN

Mayor adjourns the meeting at 7:25 PM

[MIN_SIGNATURES]