MINUTES
City Council
January 13, 2026
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032 5:30 PM

COUNCIL PRESENT:	Mayor Bryan McNeal Council Member Donald Goodwin Council Member Arik Towry Council Member Rich Dean	Mayor Pro Tem Jerry Brewer Council Member Dennis London Council Member John Powers
STAFF PRESENT:	Fabrice Kabona, City Manager Angela Jennings, City Secretary Peyton Sherman, City Planner Eddie Stough, Fire Chief	Michael Halla, City Attorney Jeff White, Finance Director Rockwall County Sheriff's Deputy

1. CALL TO ORDER

Mayor McNeal Called the meeting to order at 5:30 PM and adjourned into executive session at 5:32 PM

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,§551.071 - Consultation with attorney, §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

2.1. The City Council will convene into executive session as authorized by the Texas Government Code, Chapter §551.071 - Consultation with attorney; To seek legal advice regarding a letter received on December 19, 2025 from the attorney for DR Horton regarding the Fire Protection and EMS Services agreement terminated by the City on July 9, 2024.

Mayor adjourned executive session at 6:59 PM and reconvened General Session.

3. INVOCATION AND PLEDGE

Invocation was done by Council Member John Powers and Eddie Stoughm, Fire Chief, led both the US and Texas pledge.

4. RULES OF DECORUM

Tonights meeting is in honor of Eric Benson, M.C. SGT.

5. PROCLAMATIONS

Mayor McNeal read the SafeHaven Baby Box Proclamation that was given at the Installation Ceremony into record.

6. CITIZEN COMMENTS

There were 2 people who spoke during citizens comments and both were trying to make sure they were not going to have to hook onto the sewer if they had septic systems.

7. CONSENT AGENDA

RESULT:	**APPROVED TO**
MOTIONED BY:	Council Member John Powers
SECONDED BY:	Council Member Donald Goodwin
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

7.1. Consider approval of minutes from Dec. 9, 2025 City Council Meeting

7.2. Discuss and consider approving a Resolution amending section 3.01.001 of Article 3.01 of Chapter 3, "Building Regulations, " of the Code of Ordinances by amending the fee schedule

8. ITEMS FOR DISCUSSION

8.1. Discuss and consider a resolution adopting a Wastewater Masterplan.

RESULT:	**APPROVED TO**
MOTIONED BY:	Mayor Pro Tem Jerry Brewer
SECONDED BY:	Council Member Dennis London
FOR:	Unanimous
AGAINST:	None

ABSTAIN:	None

Presentation by Freeman-Millican, INC to present and ask for adaption of a Wastewater Masterplan.

8.2. Receive a presentation from Volkert, Inc. regarding engineering services for a citywide roadway condition assessment and development of a Roadway Capital Improvement Plan.

A presentation fro Volkert, INC regarding Engineering Services for citywide roadway assessment. The council had several questions for the Volkert representive which included questions on timeframes for completion and cost.

There was no action taken on this item.

8.3. Discuss and consider a resolution awarding a contract for the SH 205 and M 550 Sanitary Sewer Improvements project to JWC Excavation, LLC

RESULT:	**APPROVED TO**
MOTIONED BY:	Mayor Pro Tem Jerry Brewer
SECONDED BY:	Council Member Arik Towry
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

Cameron Sloan was here to answer any questions or concerns from the council.

8.4. Discuss and consider authorizing the issuance of a Request for Proposals(RFP) for disaster recovery administrative services and a Request for Qualifications (RFQ) for engineering services related to FEMA Public Assistance (PA) and Hazard Mitigation Assistance (HMA) funding administered by FEMA, the Texas Division of Emergency Management, and/or the Texas Water Development Board.

Fabrice Kabona, City Manager, introduces representative for Grant Works. He explains exactly what they can do in helping the city with grants from FEMA when disasters occur.

RESULT:	**APPROVED TO**

MOTIONED BY:	Mayor Pro Tem Jerry Brewer
SECONDED BY:	Council Member Rich Dean
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.5. Discuss and consider an ordinance amending Article 1 of Chapter 12, Traffic and Vehicles, by adding Section 12-1-006 to prohibiting stopping, standing. or parking on designated residential streets, and establishing a no stopping, standing, or parking zone on the east side of Via Toscana Lane from SH 205 to the roundabout

RESULT:	**APPROVED TO**
MOTIONED BY:	Council Member Donald Goodwin
SECONDED BY:	Council Member John Powers
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.6. Discuss and consider an ordinance amending Chapter 3, "Building Regulations" of the code of ordinances by adding Article 3.09 "Short-Term Rentals", establishing regulations for the registration, permitting and operation of Short-Term Rentals.

RESULT:	**APPROVED TO**
MOTIONED BY:	Council Member Donald Goodwin
SECONDED BY:	Mayor Pro Tem Jerry Brewer
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.7. Discuss and consider a resolution authorizing the installation of eight (8) stop signs and intersections along Settlement Lane between Pullen Road and Birthright Lane.

RESULT:	**APPROVED TO**
MOTIONED BY:	Council Member John Powers
SECONDED BY:	Council Member Donald Goodwin
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.8. Discuss and consider approving the appointment of two members on the Planning & Zoning Commission, and one member to the Board Adjustments as an alternate.

RESULT:	**APPROVED TO**
MOTIONED BY:	Mayor Pro Tem Jerry Brewer
SECONDED BY:	Council Member Dennis London
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.9. Discuss and consider a resolution adopting a Boards, Committees, and Commissions attendance and reappointment policy.

RESULT:	**APPROVED TO**
MOTIONED BY:	Mayor Pro Tem Jerry Brewer
SECONDED BY:	Council Member Dennis London
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.10. Discuss and consider an ordinance approving the order of a special election for the purpose of the abolition of an additional sales and use tax within McLendon-Chisholm at the rate of 0.5 percent and the adoption of a local sales and use tax in McLendon-Chisholm at the rate of 0.5 percent to provide revenue for maintenance and repair of municipal streets.

RESULT:	**APPROVED TO**
MOTIONED BY:	Council Member John Powers
SECONDED BY:	Mayor Pro Tem Jerry Brewer
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.11. Discuss and consider approval of an ordinance establishing a Hotel-Motel Occupancy Tax Fund; providing for the collection, deposit} and use of HotelMotel Occupancy tax revenues.

RESULT:	**APPROVED TO**
MOTIONED BY:	Council Member Donald Goodwin
SECONDED BY:	Council Member Dennis London
FOR:	Unanimous
AGAINST:	None
ABSTAIN:	None

8.12. Discuss and consider a resolution awarding request for proposal (RFP) 202601-05 to PMG Paving, LLC for asphalt paving services and cement stabilization on Smith Rd, Connie Ln, and League Rd.

RESULT:	**Motion to approve resolution awarding PMG Paving for Connie, Smith and League : Failed**
MOTIONED BY:	Council Member Donald Goodwin
SECONDED BY:	Council Member Dennis London
FOR:	
AGAINST:	Unanimously
ABSTAIN:	None

There was a discussion about removing League road and awarding only Connie Lane and Smith Rd due to ongoing construction on League road that could damage new roads. Council feels like a practical approach to the road repairs would best serve the city and that doing repairs on League at this time may be premature. It was agreed that League would be taken off the proposal request. Since the motion and second had been made, council was instructed on how to change the request. The first motion was voted on and Failed. A new motion to include only Smith and Connie was made and vote taken.

Motion was made to approve resolution request for proposal on Smith Road and Connie Lane
Made by: Dennis London
Seconded by: Donald Goodwin
Vote Result: Motion Passes
For: Unanimous
Against: 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.

Eddie Stough, Fire Chief. - Wanted to say thank you for all who contributed to the

baby box installation. It was a good event.
Jeff White, Finance Director - Gave an update on the remodel of the old Firestation. Sorting out the survey to continue moving forward. ERP is moving along and accounting part should be one line by may. Permitting and code compliance should be online within the next couple of months.
Dennis London - thank you for all those who worked on the baby box
Rich Dean - Great job on the Baby Box
Donald Goodwin - Baby Box was a great ceremony, very moving, Also, Rosa's in the morning
John Powers - Baby Box was a great success this morning. It was a great event and he said he was proud to be a part of it.
Fabrice Kabona, - Candidate packets are available to pick up at the City Secretary's office.
Mayor McNeal - First touched on the roads. We have now addressed all the roads that needed to be repaired and they are scheduled or have been started as of today. Says Thank you for all involved in making the Baby Box event a successful one. Everyone who was asked in the beginning to take part was in from day one. We were all on the same page. and other than a couple of very minor items, the city was out $0 dollars for the installation. So Thank you!
Bev Stibbens was asked to talk about the baby box supplies. She is putting up an amazon order for baby wipes, diapers, etc, so that if a baby is placed in the box, we have everything we need to care for it, until help arrives. Once we have what we need the list will be taken down until needed again.

10. ADJOURN

Mayor McNeal adjourns the meeting at 9:21

[MIN_SIGNATURES]