



## **MINUTES**

### **City Council Meeting**

**Tuesday, September 23, 2025 @ 6:30 PM**

**1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032**

#### **1 CALL TO ORDER**

**Mayor called the meeting to order at 6:30 PM**

#### **2 INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS**

**Mayor McNeal led the Invocation**

**Council Member Donald Goodwin led council in both US and Texas Pledges**

#### **3 RULES OF DECORUM**

**Tonights meeting is dedicated to John McDonald**

#### **4 PROCLAMATION**

**Proclamation of Appreciation for Bev Stibbens.**

#### **5 CITIZEN COMMENTS**

**There were no Citizen Comments**

#### **6 CONSENT AGENDA**

**Mayor ask for a motion to approve Consent Agenda unless anyone had any items to be removed.**

**Council Member Goodwin asks that 6.2 be removed from consent agenda.**

**Mayor ask for a motion to approve the remaining items on Consent Agenda.**

**Motion made by Council Member Dennis London**

**Seconded by Mayor Pro Tem Jerry Brewer  
Motion Passed Unanimously**

- 6.1. Consider approval of the updated sewer rates (City Manager)
- 6.2. Discuss and consider approval of a final plat that provides for the development of 406 residential lots and 7 open space lots on 105.099 acres of land located generally at the intersection of FM 548 and Mann Road. The Rockwall CAD property identification number is 10985. (City Manager)
- 6.3. Consider approval of the updated Agenda Prep Resolution. (City Manager)
- 6.4. Consider approving the minutes from the Sept 9, 2025 City Council Meeting. (City Manager)
- 6.5. Discuss and consider approval of a final plat of one lot necessary for development. The property consists of 23.10 acres across two tracts within the McLendon-Chisholm Single Family Residential (SF-2.5) zoning district. The property is located on the east side of FM 550, approximately 495 feet past FM 1139, and identified by Rockwall CAD property IDs 51610 and 11067. (City Manager)
- 6.6. Monthly Reports

**7 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

- 7.1. Action as a Result of Executive Session

**8 ITEMS FOR DISCUSSION**

6.2 From the Consent Agenda is Discussed First.

**Discuss and consider approval of a final plat that provides for the development of 406 residential lots and 7 open space lots on 105.099 acres of land located generally at the intersection of FM 548 and Mann Road. The Rockwall CAD property identification number is 10985. (City Manager)**

**Motion to discuss and consider approval  
Made by Mayor Pro Tem Brewer  
Seconded by Council Member Goodwin**

**Mayor ask a question of Micheal Halla, City Attorney about plats in the ETJ. Council Member Goodwin wanted to know if this agreement effected the Fire District 22 at all.**

**Fire Chief, Eddie Stough explained that they have a separate agreement with Kaufman County**

Mayor calls for a vote

**Motion passes Unanimously.**

- 8.1. Discuss and consider approval for the donation of a 1995 Pierce Fire Engine to the NorthTexas Fire Academy for training (City Manager)

Mayor ask for a motion.

**Motion to discuss and consider approval made by Council Member John Powers**

**Seconded by Council Member Rich Dean**

**Fabrice Kabona, City Manager gives the staff report on the item.**

**Mayor Pro Tem states that it is his understanding that the Truck has been there at North Texas Fire Academy for some time, City Manager verifies that the logo will be coming off of the vehicle and Bev Stibbens, (Interim City Manager) lets them know that the Title is being signed over to them as she speaks to give you the title this evening.**

**Motion passes unanimously.**

- 8.2. Discuss and determine whether the proposed site plan conforms to the Crossroads Planned Development District. (City Manager)

**Mayor McNeal ask the Developer, Bryan Berry to come to the podium to speak to the council.**

**Mr. Berry begins by stating that he is a little frustrated with the process since his site plan is in compliance with the one that was previously submitted and approved by a previous council. He states that the current site plan was denied due to non-compliance. He then goes through the packet given to the council to show why he believes he IS in compliance. He answers questions from the Mayor and Council.**

**Mayor then adjourns the council into executive session at 7:08 PM**

**Mayor reconvenes the Council into the general session at 7:45**

**Mayor ask Mr. Halla, City Attorney, to explain the legal process has to be going forward on this project. He explains that although the council is excited about your project, we still have to go thru the correct process. He explains that at this point the developer has several options but voting or taking action tonight is not one of them.**

**Mr. Barry reiterates that he is here to find out if he is in conformance because he cannot move forward until the question of conformance is solved and he believes the planner and he will not be able to come to an agreement.**

**Mayor calls council into executive session to have some additional questions answered at 8:05PM Mayor reconvenes General Session at**

**8:22 PM.**

**Mayor turns the floor back over to Mr. Halla, and the Mayor lets Mr. Barry know that Mr. Halla and the City Manager will both reach out to you so that we can get this worked out. Meeting is set up at 3:30 PM here at City Hall.**

**There is no action taken**

- 8.3.** Discuss and consider a Resolution restricting the use of proceeds of bonds issued to finance public improvements in the Sonoma Public Improvement District (City Manager)

**Motion to consider a Resolution  
Made by Mayor Pro Tem Brewer  
Seconded by Council Member Goodwin**

**Bev Stibbens gives the staff report on this item.**

**Motion passes Unanimously.**

- 8.4.** Discuss and approve a bid for the remodel of the old fire station which will house the Public Works Department and the accounting clerk. (City Manager)

**Removed item and directed staff to do an RFP and bring it back to council.**

- 8.5.** Discuss and consider approving an ordinance amending the 2024-2025 Fiscal Year budget, finding municipal purposes; authorizing expenditures; providing for a severability clause and providing for an effective date. (Finance Director)

**Motion to approve  
Made by Council Member Goodwin  
Seconded by Mayor Pro Tem Brewer  
Motion Passes Unanimously**

- 8.6.** Discuss and consider approval of the appointment of 5 members to the Comprehensive Plan Advisory Committee. (City Manager)

**Motion to approve  
Made by Council Member Goodwin  
Seconded by Mayor Pro Tem Brewer  
Motion passes Unanimously**

- 8.7.** Discuss and Consider Rockwall County Appraisal District Board of Directors Nominee. (City Manager)

**Motion to approve**  
**Made by Council Member Goodwin**  
**Seconded by Mayor Pro Tem Brewer**  
**Motion passes Unanimously**

- 8.8. Discuss and consider directing staff to Advertise for Finance & Audit Committee members. (City Manager)

**Mayor instructs staff to advertise for the Finance and Audit Committee members.**

- 8.9. Discuss and consider approving the creation of an Economic Development committee. (City Manager)

**Staff is directed to create and advertise for volunteers for the Economic Development Committee.**

- 8.10. Discuss and consider action to approve the Requests for Qualification Notice and Packets to be sent to engineering firms specializing in road maintenance. (City Manager)

**Motion to approve**  
**Made by Council Member London**  
**Seconded by Council Member Powers**

Council Member Powers states what he is looking for by asking for the RFQ to be sent out to contractors.

**Motion passes unanimously**

- 8.11. Discuss and consider approval of a final plat of one lot necessary for development. The property is a a 3.0-acre tract of land located on the north side of SH 205 between League Rd. and FM 548 within the City limits of McLendon-Chisholm. The tract is fully zoned in the Single-Family Residential SF 2.5 district.

**Motion to approve the final plat**  
**Made by Mayor Pro Tem Brewer**  
**Seconded by Council Member Rich Dean**

**Peyton Sherman, City Planner gives the staff report and recommends approval.**

**Motion passes Unanimously.**

## **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.

**Mr. London says Thank you for letting him participate in the Charlie Kirk memorial operation. Thanks Bev for her guidance**

**Mr. Brewer, thanks Bev for all her work and for being a great Den Mother to the council! She has done a great job in the transition into a Home Rule City.**

**Mr Towry thanks Bev for all her help and says he could not have asked for someone better to be by their side.**

**Mr. Rich Dean - Said thank you to Bev and then to the Mayor for the Charlie Kirk Memorial.**

**Mr. Donald Goodwin Says Oct 1 Breakfast at Rosa's and Bev Stibbens for helping him to connect the dots sometimes.**

**Mr. Powers tells Bev she is truly a treasure to the City. He also told her that he was looking forward to seeing her on the other side giving her unfiltered opinion.**

**Mr. Halla, tells Bev what a great asset she is and has been to the city. Stating he sometimes he forgot that she was not always a city manager.**

**Mr. Fabrice Kabona, Thanks Bev for the wealth of knowledge she brings and is grateful that she has been there to answer questions when needed. He reminds the council of the joint training session. Also Saturday, Extreme Green Event 8-12**

**Angela Jennings, City Secretary Thanks Bev for all she has done, helped us through 2 transitions, so thank you from the staff. Fabrice, we are glad you are here.**

**Mayor McNeal Thanks Bev, for all the Hats she has worn and for the guidance she has given him through the last few months. Fabrice welcome, we are glad to have you here. Mayor ask that we all were red at the next meeting. We will also be cancelling the meeting on Nov 11.**

**Jeff White, Finance Director Extreme Green Event, adds that there is a list of items that will accept on the website.**

**10 ADJOURN**

**Mayor adjourns the meeting at 8:55 PM**

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to seek confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Sept 16, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

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Mayor