



MINUTES
City Council
February 24, 2026
1371 WEST FM 550 - McLendon-Chisholm, Texas 75032 5:30 PM

COUNCIL	Council Member Donald Goodwin	Council Member Dennis London
PRESENT:	Council Member Arik Towry	Council Member John Powers
STAFF	Fabrice Kabona, City Manager	Michael Halla, City Attorney
PRESENT:	Angela Jennings, City Secretary	Rockwall County Sheriff's Deputy
	Peyton Sherman, City Planner	
	Eddie Stough, Fire Chief	

1. CALL TO ORDER

Council Member John Powers acting as Mayor Pro Tem opens meeting at 5:30

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

Acting Mayor Pro Tem John Powers adjourns council into executive session @ 5:33 PM

Acting MPT calls council back to order and reconvenes general session at 6:31PM

- 2.1. Consultation with attorney to discuss a site plan for a 1.5 acre lot generally located at the southeast corner of FM 550 and State Highway 205 Rockwall CAD Property ID 101321, designated as Block1, Lot 1-R and zoned a Planned Development District with city limits of the City of McLendon-Chisholm.

3. INVOCATION AND PLEDGE

**Council Member Dennis London leads the council in the invocation.
Chief Stough leads council and audience in both the US and TX pledges.**

**Prior to moving the next agenda item Dennis London moves that CM John Powers serves as presiding officer for tonight's meeting.
Council member Donald Goodwin seconds the motion,
Motion passes Unanimously.**

4. RULES OF DECORUM

Acting MPT reminds audience and speakers of the rules of decorum and asks that comments be limited to 3 minutes.

5. PROCLAMATIONS

6. PUBLIC HEARING

- 6.1. Discuss and consider an ordinance amending the City's zoning ordinance by adding a new section 5.2, "State Highway 205 Overlay District," to Article 5, "Special Districts".

Dennis London - spoke on the overlay stating that it is the right thing to do and will give residents a clear picture of what new businesses will look at, and developers a clear view on what is expected with each project. It is about predictability and responsibility for the growth of our city.

7. CITIZEN COMMENTS

Mark Kipphut spoke on his pride for the city and what they have accomplished and stated it is now time to focus on improving the city's financial stability and public safety. Our fire dept has grown into a very professional and capable department. He believes that the fact that we provide fire service to all of district 22 and the citizens of McLendon-Chisholm pay for 90% of the coverage for just as many people outside the city as within. He asks the council to please look at updating the construct of this agreement. Being good neighbor is a two way street. If everyone who received service paid their fair share, it would free up money to use for maintaining streets and other services.

Tony Crawford announced there will be a candidate forum at city hall on March 26, 2026 at 6:30PM Everyone is invited to attend to meet all candidates for city council.

There were no more comments.

8. CONSENT AGENDA

RESULT: Approve Consent Agenda
MOTIONED Council Member Arik Towry
BY:
SECONDED Council Member Donald Goodwin
BY:
FOR: 4 - Unanimous
AGAINST: None
ABSTAIN: None

8.1. Minutes for Feb 10, 2026 City Council Meeting

9. ITEMS FOR DISCUSSION

9.1. Discuss and consider the selection and appointment of an Interim Mayor Pro Tem (MPT) to serve until a permanent appointment is made.

John Powers introduces item 9.1.

There was a motion made to appoint John Powers and Mayor Pro Tem until a permanent appointment is made.

RESULT: APPROVED TO APPOINT JOHN POWERS AS MAYOR PRO TEM
MOTIONED BY: CM Dennis London
SECONDED BY: CM Donald Goodwin
FOR: 3
AGAINST: None
ABSTAIN: 1

9.2. Receive a presentation and discuss the 2025 Sanitation Services Annual Review from CWD.

Jason Roemer and Wanda Smith give the annual review for CWD.

There were a few questions from the council and thanks to Jason for the report

9.3. Discuss and consider a resolution approving an agreement for professional services with Volkert, Inc. for the roads assessment project.

MPT John Powers introduces the item and ask City Manager Fabrice Kabona for the staff report.

Mr Kabona explains that this service was sought out as a result of the

instructions given to staff by council to prioritize road improvement projects. He introduces Volkert representative to answer questions about the report.

CM Towry ask Fabrice what is included in the bid price. He inquired if engineering standards were included in the package. He states that is the only part that he thinks we need. The price tag doesnt really make sense to him,

CM London ask if the 2023 survey they did included all the streets?. Fabrice answered that the last report only had city owned streets. Also ask if gated communities will also be included.

CM Goodwin states he does not believe now is the time for the cost. Asked if we have a breakdown on the different cost, the engineer standards and manual. Mr Kabona states estimated cost for engineer standards and manual is \$32,000.00

MPT John Powers states that even though this was originally his agenda item, he thought it was important to know what roads were out there and what shape they were in. He also believes that the price tag is just too much for him. Council directs staff to put this out to bid

- 9.4. Discuss and consider approving a Master Agreement for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) Creation and Administration Project Agreement Form related to the Willow Creek Public Improvement District.

MPT Powers ask for a motion.

Mr. Kabona introduces the item and explains the contents of the agreement. He pointed out that the council has already approved the PID and the agreement is to allow P3 to oversee the PID.

CM London wants to make sure this is only for the PID and not the TIRZ. Mr. Kabona confirms it is just the PID

CM Goodwin also ask a few questions about the TIRZ. P3 representative answers council questions and when asked explained what a TIRZ is and how it functions.

RESULT: APPROVED AGREEMENT FOR PID, REMOVING MENTION OF THE TIRZ

MOTIONED BY: CM Donald Goodwin

SECONDED BY: CM Arik Towry

FOR: 4 - UNANIMOUS

AGAINST: None

ABSTAIN: None

- 9.5. Discuss and consider an ordinance amending the City's zoning ordinance by adding a new section, 5.2, "State Highway 205 Overlay District", to Article 5,

"Special Districts".

RESULT:	APPROVED TO
MOTIONED BY:	CM Dennis London
SECONDED BY:	CM Donald Goodwin
FOR:	4 - Unanimous
AGAINST:	None
ABSTAIN:	None

MPT John Powers ask CM Towry to explain the ordinance since he was the person who brought this to the table. He also says thank you and thinks it is a good move for the city.

CM Towry explained what was behind the overlay and pointed out a few of the specific items that will help to beautify the commercial areas of the city.

CM London spoke about the overlay and the response they have gotten so far. He believes that it also lays out clearly what we expect from all involved.

CM Goodwin says thank you for doing the work and bringing this to council.

10. 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. Fabrice Kabona - Reminder to the residents that we still have plenty of opportunities to serve on the varies boards. CM Goodwin - Breakfast with the council - 8AM Rosa's - still looking for park board members. CM Towry - thank you to staff for all the work you did on the overlay. CM London - reminds people to vote, and lets public know that he is running again for his current seat.

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11. ADJOURN

Mayor Pro Tem John Powers adjourns the meeting at 7:32 PM

[MIN_SIGNATURES]