

**AGENDA  
CITY COUNCIL  
REGULAR MEETING  
MONDAY, DECEMBER 11, 2023**

Notice is hereby given that the McGregor City Council will hold a Regular Meeting on Monday, December 11, 2023 beginning at 6:30 p.m. **in the Council Chambers at City Hall, 302 S. Madison Street**, McGregor, Texas, 76657, as prescribed by V.T.C.S., Government Code Section §551.041, to consider the following agenda items. Items do not have to be taken in the same order as shown in the meeting notice.

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**1. CONSENT AGENDA.**

All matters listed in Item 1, Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

**A. CONSIDER APPROVING MINUTES OF COUNCIL MEETINGS HELD ON NOVEMBER 13<sup>TH</sup>, AND NOVEMBER 27<sup>TH</sup>, 2023.**

**2. DISCUSSION AND POSSIBLE ACTION REGARDING ADOPTION OF AMENDED TAX INCREMENT REINVESTMENT ZONE ONE (TIRZ #1) PROJECT AND FINANCING PLAN WITH REVISED BASE YEAR VALUE FOR 2021.**

**3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-27-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS APPROVING AND AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF MCGREGOR, TEXAS, AND THE COUNTY OF McLENNAN, TEXAS RELATING TO THE PARTICIPATION OF MCGREGOR COUNTY IN REINVESTMENT ZONE NUMBER TWO (TIRZ #2), CITY OF MCGREGOR, TEXAS.**

**4. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF REPLACEMENT BOARD MEMBER(S) FOR TAX INCREMENT REINVESTMENT ZONE ONE (TIRZ #1) BOARD OF DIRECTORS.**

**5. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF THE CITY OF MCGREGOR'S EMERGENCY MANAGEMENT COORDINATOR TO BE SUBMITTED BY THE CITY SECRETARY BY UPDATING THE TDEM 147 FORM ONLINE AS REQUIRED EACH YEAR BY DEADLINE OF JANUARY 31, 2023.**

**6. HOLD **PUBLIC HEARING** ON APPLICATION FOR SPECIFIC USE PERMIT FOR 925 W. MCGREGOR DRIVE.**

**7. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT FOR 925 W. MCGREGOR DRIVE.**

8. **HOLD PUBLIC HEARING ON VOLUNTARY ANNEXATION OF 688 WILDFLOWER DRIVE.**
9. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-06-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, ANNEXING A TRACT OF 5.568 ACRES INTO THE CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS AND ADOPTING A SERVICE PLAN. (VOLUNTARY ANNEXATION OF 688 WILDFLOWER DRIVE).
10. **HOLD PUBLIC HEARING ON ORDINANCE O-13-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, CHANGING ZONING CLASSIFICATION FOR A CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR. (R-7.2 TO MI SOUTH OF DAVID DAVIS ADDITION, ALONG TX-317)
11. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-13-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, CHANGING ZONING CLASSIFICATION FOR A CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR. (R-7.2 TO MI SOUTH OF DAVID DAVIS ADDITION, ALONG TX-317)
12. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-25-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, ABANDONING A PORTION OF AN UNDEVELOPED RIGHT OF WAY ORIGINALLY DESIGNATED AS RAILROAD DRIVE NEAR THE OLD WATERTOWER SITE.
13. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-10-2023**, A RESOLUTION OF THE CITY OF MCGREGOR, TEXAS, RENAMING A ROAD WITHIN THE MCGREGOR INDUSTRIAL PARK.
14. **CLOSED MEETING**

CLOSED MEETING PURSUANT TO CHAPTER §551. TEXAS GOVERNMENT CODE IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN SECTION §551.071 LEGAL, SECTION §551.072 REAL ESTATE, SECTION §551.074 PERSONNEL, AND SECTION §551.087 ECONOMIC DEVELOPMENT.

- A. LEGAL - UNDER TEXAS GOVERNMENT CODE, SECTION §551.071 AND RULE 1.05 PROFESSIONAL RULES OF CONDUCT-DISCUSSION WITH ATTORNEY ON CONFIDENTIAL MATTERS.
- B. REAL ESTATE - UNDER TEXAS GOVERNMENT CODE, SECTION §551.072.
- C. PERSONNEL - UNDER TEXAS GOVERNMENT CODE, SECTION §551.074.
- D. ECONOMIC DEVELOPMENT - UNDER TEXAS GOVERNMENT CODE, SECTION §551.087-

1. DISCUSSION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS INCLUDING COMMERCIAL OR FINANCIAL INFORMATION RECEIVED FROM A BUSINESS PROSPECT SEEKING TO LOCATE, STAY OR EXPAND IN OR NEAR THE CITY OF MCGREGOR AND TO DISCUSS ECONOMIC DEVELOPMENT NEGOTIATIONS AND/OR TO DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.

15. ANNOUNCEMENTS FROM THE CITY MANAGER.
16. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
17. ADJOURNMENT.

I, ANGELIA SLOAN, CITY SECRETARY, DO HEREBY CERTIFY THAT THE AGENDA WAS POSTED CONVENIENT TO THE PUBLIC AT MCGREGOR CITY HALL, 302 S. MADISON (NORTH ENTRANCE), MCGREGOR, TEXAS, 76657 BY 6:30 P.M. ON FRIDAY, DECEMBER 8, 2023.

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ANGELIA SLOAN, CITY SECRETARY