

**AGENDA  
CITY COUNCIL  
REGULAR MEETING  
MONDAY, APRIL 15, 2024**

Notice is hereby given that the McGregor City Council will hold a Regular Meeting on Monday, April 15, 2024 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 MEETING HELD ON MARCH 11, 2024.**

**2. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE CITY OF MCGREGOR ANNUAL COMPREHENSIVE FINANCIAL AUDIT REPORT (ACFR) FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2023 AS PREPARED BY BROOKSWATSON & CO, PLLC.**

**3. HOLD PUBLIC HEARING REGARDING APPLICATION FOR SPECIFIC USE PERMIT AT 616 W. MCGREGOR DRIVE.**

**4. DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION FOR SPECIFIC USE PERMIT AT 616 W. MCGREGOR DRIVE AS RECOMMENDED BY PLANNING AND ZONING COMMISSION.**

**5. HOLD PUBLIC HEARING REGARDING REVISED CONCEPTUAL PLAN FOR THE RANCH PLANNED USE DEVELOPMENT.**

**6. DISCUSSION AND POSSIBLE REGARDING REVISED CONCEPTUAL PLAN FOR THE RANCH PLANNED USE DEVELOPMENT AS RECOMMENDED BY PLANNING AND ZONING COMMISSION.**

**7. HOLD PUBLIC HEARING REGARDING ORDINANCE O-03-2024, AN ORDINANCE OF THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AMENDING CHAPTER 12 ARTICLE III BUILDING AND TECHNICAL CODES OF THE CITY OF MCGREGOR CODE OF ORDINANCES; REVISING BUILDING CONSTRUCTION CODES; REPEALING EXISTING BUILDING CONSTRUCTION CODES (2021 ICC AND 2020 NEC).**

8. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-03-2024**, AN ORDINANCE OF THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AMENDING CHAPTER 12 ARTICLE III BUILDING AND TECHNICAL CODES OF THE CITY OF MCGREGOR CODE OF ORDINANCES; REVISING BUILDING CONSTRUCTION CODES; REPEALING EXISTING BUILDING CONSTRUCTION CODES (2021 ICC AND 2020 NEC).
9. **HOLD PUBLIC HEARING** REGARDING ORDINANCE O-06-2024, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS ABANDONING AN UNDEVELOPED RIGHT OF WAY ORIGINALLY DESIGNATED AS MCKINLEY STREET IN THE PLAT OF OLD TOWN MCGREGOR; DIRECTING THAT THE ABANDONED RIGHT OF WAY BE SOLD TO LANDLOCKED PROPERTY OWNERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED.
10. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-06-2024**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS ABANDONING AN UNDEVELOPED RIGHT OF WAY ORIGINALLY DESIGNATED AS MCKINLEY STREET IN THE PLAT OF OLD TOWN MCGREGOR; DIRECTING THAT THE ABANDONED RIGHT OF WAY BE SOLD TO LANDLOCKED PROPERTY OWNERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED.
11. DISCUSSION AND POSSIBLE ACTION REGARDING **RESOLUTION R-01-2024**, A RESOLUTION AUTHORIZING EXECUTION OF AN ADVANCE FUNDING AGREEMENT (AFA) WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR SH 317\_0398-03-066 (PEDESTRIAN ACTIVATED CROSSING SIGNALS).
12. DISCUSSION AND POSSIBLE ACTION REGARDING **RESOLUTION R-5-2024**, A RESOLUTION OF THE CITY OF MCGREGOR, TEXAS, TO ISSUE REQUESTS FOR PROPOSALS (RFP) FOR ADMINISTRATIVE AND PLAN DEVELOPMENT SERVICES FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT - MITIGATION (CDBG-MIT) GRANT PROGRAMS BEING ADMINISTERED BY TEXAS GENERAL LAND OFFICE (GLO).
13. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE NOTICE OF GENERAL ELECTION FOR WARD 2 ON MAY 4, 2024.
14. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL TO CANCEL A PORTION OF THE CITY OF MCGREGOR GENERAL ELECTION BEING THAT THE POSITION OF MAYOR AND WARD 4 WAS UNOPPOSED.
15. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE CONTRACT FOR ELECTION SERVICES BETWEEN THE MCLENNAN COUNTY ELECTION ADMINISTRATION DEPARTMENT AND THE CITY OF MCGREGOR FOR THE MAY 4, 2024 JOINT GENERAL ELECTION.
16. RECEIVE FINANCIALS AS OF FEBRUARY 29, 2024.
17. **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.
18. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF FIRST AMENDMENT TO DEVELOPMENT AGREEMENT WITH MESSER LLC.
  19. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MCGREGOR, A&C REAL ESTATE INVESTMENT, INC AND ELCTRONIC FLUOROCARBONS, LLC.
  20. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE CITY MANAGER TO EXECUTE AN INDUSTRY TRACK AGREEMENT WITH BNSF RAILROAD.
  21. DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE THE EXPENDITURE OF \$4,565,723 FROM TIRZ NO. 1 CERTIFICATE OF OBLIGATION FUNDS TO BE PAID TO BNSF RAILROAD FOR THE CONSTRUCTION OF ONE NO. 9 POWER TURNOUT, ONE NO. 11 POWER TURNOUT, TRACK PANELS ON BNSF RIGHT OF WAY, AND ALL SIGNAL COMPONENTS FOR THE SWITCHES, DERAIL AND THE HIGHWAY 317 ROAD CROSSING FOR THE RAILROAD SPUR TO SERVE THE MCGREGOR INDUSTRIAL PARK.
  22. ANNOUNCEMENTS FROM THE CITY MANAGER.
  23. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
  24. 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, APRIL 12, 2024.

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ANGELIA SLOAN, CITY SECRETARY