

**AGENDA
CITY COUNCIL
REGULAR CALLED MEETING
MONDAY, AUGUST 14, 2023**

Notice is hereby given that the McGregor City Council will hold a Regular Meeting on Monday, August 14, 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 MEETING HELD ON JULY 10, AND JULY 31, 2023.

2. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE CITY OF MCGREGOR ANNUAL COMPREHENSIVE FINANCIAL **AUDIT REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2022 AS PREPARED BY BROOKSWATSON & CO, PLLC.**

3. RECEIVE PRESENTATION ON THE PHI CARES CITY-WIDE COVERAGE PROGRAM REGARDING EMERGENCY AIR MEDICAL MEMBERSHIP.

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF PROPOSAL FROM PHI AIR MEDICAL FOR MEDICALLY NECESSARY EMERGENCY AIR MEDICAL TRANSPORTATION.

5. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-09-2023, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, GRANTING TO ATMOS ENERGY CORPORATION, A TEXAS AND VIRGINIA CORPORATION, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE TO CONSTRUCT, MAINTAIN, AND OPERATE PIPELINES AND EQUIPMENT IN THE CITY OF MCGREGOR, TEXAS, FOR THE TRANSPORTATION, DELIVERY, SALE, AND DISTRIBUTION OF GAS IN, OUT OF, AND THROUGH SAID CITY FOR ALL PURPOSES; PROVIDING FOR THE PAYMENT OF A FEE OR CHARGE FOR THE USE OF THE PUBLIC RIGHTS-OF-WAYS; PROVIDING THAT SUCH FEE SHALL BE IN LIEU OF OTHER FEES AND CHARGES, EXCEPTING AD VALOREM TAXES; REPEALING ALL PREVIOUS GAS FRANCHISE ORDINANCES; AND PROVIDING AN EFFECTIVE DATE. (**SECOND AND FINAL READING** OF ORDINANCE.)**

6. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE AMERICAN LEGION POST 273 (MCGREGOR) TO SELL ALCOHOL DURING THE CHILI COOK-OFF COMMUNITY EVENT AT THE EXCHANGE FROM AUGUST 25TH THROUGH AUGUST 27TH 2023, AS PERMITTED BY TABC (TEXAS ALCOHOL BEVERAGE COMMISSION).
7. HOLD **PUBLIC HEARING** REGARDING ORDINANCE O-11-2023 AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING THE ZONING ORDINANCES OF THE CITY OF MCGREGOR TO PROVIDE ZONING UPON ANNEXATION AS “R-20,000” SINGLE-FAMILY RESIDENTIAL UNLESS DETERMINED OTHERWISE IN ACCORDANCE WITH THE CITY’S COMPREHENSIVE ZONING PLAN; AND TO PROVIDE THAT PROPERTY SHALL BE CONSIDERED TO BE ZONED “R-20,000” WHERE THE ZONING CLASSIFICATION IS UNCERTAIN.
8. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-11-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING THE ZONING ORDINANCES OF THE CITY OF MCGREGOR TO PROVIDE ZONING UPON ANNEXATION AS “R-20,000” SINGLE-FAMILY RESIDENTIAL UNLESS DETERMINED OTHERWISE IN ACCORDANCE WITH THE CITY’S COMPREHENSIVE ZONING PLAN; AND TO PROVIDE THAT PROPERTY SHALL BE CONSIDERED TO BE ZONED “R-20,000” WHERE THE ZONING CLASSIFICATION IS UNCERTAIN.
9. HOLD **SECOND PUBLIC HEARING** REGARDING VOLUNTARY ANNEXATION OF APPROXIMATELY 104.8 ACRES OF LAND; BEING ALL OF THE CALLED 100.71 ACRES, DESCRIBED IN A DEED TO MARK, DAVID, AND RICHARD WESTERFELD (MCAD 135891); ALL OF THE CALLED 4.092 ACRES DESCRIBED IN A DEED TO ONCOR ELECTRIC DELIVERY COMPANY.
10. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF VOLUNTARY ANNEXATION OF APPROXIMATELY 104.8 ACRES OF LAND; BEING ALL OF THE CALLED 100.71 ACRES, DESCRIBED IN A DEED TO MARK, DAVID, AND RICHARD WESTERFELD (MCAD 135891); ALL OF THE CALLED 4.092 ACRES DESCRIBED IN A DEED TO ONCOR ELECTRIC DELIVERY COMPANY.
11. HOLD **PUBLIC HEARING** REGARDING ORDINANCE O-3-2023, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, ANNEXING 104.80 ACRES INTO THE CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS, AND ADOPTING A SERVICE PLAN. (MARK, DAVID, AND RICHARD WESTERFELD)
12. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-3-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, ANNEXING 104.80 ACRES INTO THE CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS, AND ADOPTING A SERVICE PLAN. (MARK, DAVID, AND RICHARD WESTERFELD)
13. HOLD **SECOND PUBLIC HEARING** REGARDING VOLUNTARY ANNEXATION OF APPROXIMATELY 61.0 ACRES OF LAND LOCATED IN THE BENJAMIN F. BREWSTER SURVEY, ABSTRACT 74 IN MCLENNAN COUNTY, TEXAS, BEING A PORTION OF A CALLED 107 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM GARY HERING FOR AN UNDIVIDED ONE-HALF INTEREST, RECORDED UNDER MCLENNAN COUNTY CLERK’S DOCUMENT (M.C.C.D.) 2007004259 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.).

14. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE VOLUNTARY ANNEXATION OF APPROXIMATELY 61.0 ACRES OF LAND LOCATED IN THE BENJAMIN F. BREWSTER SURVEY, ABSTRACT 74 IN MCLENNAN COUNTY, TEXAS, BEING A PORTION OF A CALLED 107 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM GARY HERING FOR AN UNDIVIDED ONE-HALF INTEREST, RECORDED UNDER MCLENNAN COUNTY CLERK'S DOCUMENT (M.C.C.D.) 2007004259 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.).
15. HOLD **PUBLIC HEARING** REGARDING ORDINANCE O-4-2023, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS ANNEXING 61.0 ACRES INTO THE CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS, AND ADOPTING A SERVICE PLAN.
16. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-4-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, ANNEXING 61.0 ACRES INTO THE CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS, AND ADOPTING A SERVICE PLAN.
17. HOLD **PUBLIC HEARING** REGARDING ORDINANCE O-15-2023, AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR A CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR (COUNTRY TRAILS SUBDIVISION WITHIN THE CITY LIMITS FROM R-7.2 TO R-20).
18. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-15-2023**, AN ORDINANCE CHANGING ZONING CLASSIFICATION FOR A CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR (COUNTRY TRAILS SUBDIVISION WITHIN THE CITY LIMITS FROM R-7.2 TO R-20).
19. HOLD **SECOND PUBLIC HEARING** REGARDING VOLUNTARY ANNEXATION OF COTTON BELT CROSSING RESIDENTIAL DEVELOPMENT; BEING 130.133AC IN THE J. B. DORSEY SURVEY, ABSTRACT NO. 277, MCLENNAN COUNTY, TEXAS. THIS TRACT IS PART OF A CALLED 150AC TO WEISS FARM, LLC., RECORDED IN INSTRUMENT NO. 2010011224, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, AND ALL OF THAT 130.133AC DESCRIBED IN A DEED TO COTTON BELT CROSSING, LLC. OF RECORD AS INSTRUMENT NO. 2022027349 IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY (MCAD 356213).
20. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE VOLUNTARY ANNEXATION OF COTTON BELT CROSSING RESIDENTIAL DEVELOPMENT; BEING 130.133AC IN THE J. B. DORSEY SURVEY, ABSTRACT NO. 277, MCLENNAN COUNTY, TEXAS. THIS TRACT IS PART OF A CALLED 150AC TO WEISS FARM, LLC., RECORDED IN INSTRUMENT NO. 2010011224, OFFICIAL PUBLIC RECORDS, MCLENNAN COUNTY, TEXAS, AND ALL OF THAT 130.133AC DESCRIBED IN A DEED TO COTTON BELT CROSSING, LLC. OF RECORD AS INSTRUMENT NO. 2022027349 IN THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY (MCAD 356213).
21. HOLD **PUBLIC HEARING** REGARDING ORDINANCE O-5-2023, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, ANNEXING A TRACT OF 130.133 ACRES INTO THE CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS, AND ADOPTING A SERVICE PLAN. (COTTON BELT CROSSING, LLC.)

22. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-5-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS, ANNEXING A TRACT OF 130.133 ACRES INTO THE CITY LIMITS OF THE CITY OF MCGREGOR, TEXAS, AND ADOPTING A SERVICE PLAN. (COTTON BELT CROSSING, LLC.)
23. HOLD **PUBLIC HEARING** REGARDING ORDINANCE O-14-2023, AMENDING SECTION 2.3 OF THE ZONING ORDINANCES OF THE CITY OF MCGREGOR RELATING TO BED AND BREAKFASTS/ SHORT-TERM RENTALS.
24. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-14-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING SECTION 2.3 OF THE ZONING ORDINANCES OF THE CITY OF MCGREGOR RELATING BED AND BREAKFASTS/ SHORT-TERM RENTALS.
25. **PUBLIC HEARING** REGARDING ORDINANCE O-16-2023, CHANGING ZONING CLASSIFICATION FOR A CERTAIN PROPERTY LOCATED WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR, (CORRECTING SMALL ZONING DISCREPANCY ALONG US-84 GENERAL COMMERCIAL)
26. DISCUSSION AND POSSIBLE ACTION REGARDING **ORDINANCE O-16-2023**, 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. (CORRECTING SMALL ZONING DISCREPANCY ALONG US-84 GENERAL COMMERCIAL).
27. HOLD **PUBLIC HEARING** ON PROPOSAL TO ADOPT TAX RATE OF \$0.543591 PER \$100. VALUATION. THIS RATE EXCEEDS THE NO-NEW REVENUE TAX RATE AND DOES NOT EXCEED THE VOTER-APPROVAL TAX RATE.
28. HOLD **PUBLIC HEARING** ON PROPOSED BUDGET FOR FISCAL YEAR 2023-2024.
29. DISCUSSION AND POSSIBLE ACTION RELATING TO ADOPTION OF PROPOSED BUDGET FOR FISCAL YEAR 2023-2024.
30. RECEIVE FINANCIALS AS OF JUNE 30, 2023, AND QUARTERLY INVESTMENT REPORT.
31. **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.

1. DISCUSSION REGARDING PURCHASE OF PROPERTY-
WALTERS B C ACRES 69.73-MCLENNAN COUNTY PROPERTY
ID #135992.

- 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.
- 32. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE PURCHASE OF PROPERTY- WALTERS B C ACRES 69.73. (MCLENNAN COUNTY PROPERTY ID #135992)
- 33. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF MCGREGOR, TEXAS AND THE CITY OF WACO, TEXAS INCLUDING THE CCN TRANSFER, AND CHANGE OF BOUNDARIES UNDER THE TERMS SET FORTH IN THE AGREEMENT.
- 34. MAYOR TO ANNOUNCE SPECIAL CALLED COUNCIL MEETING TO BE HELD ON AUGUST 17, 2023, FOR THE FINAL ADOPTION OF BUDGET AND TAX RATE.
- 35. ANNOUNCEMENTS FROM THE CITY MANAGER.
- 36. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
- 37. 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, AUGUST 11, 2023.

ANGELIA SLOAN, CITY SECRETARY