

**AGENDA
CITY COUNCIL
REGULAR CALLED MEETING
MONDAY, MARCH 15, 2021**

Notice is hereby given that the McGregor City Council will hold a Regular Called Meeting on Monday, March 15, 2021 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 THE COUNCIL MEETING HELD ON FEBRUARY 22, 2021.

2. DISCUSSION AND POSSIBLE ACTION REGARDING CHANGE ORDER WITH PIPE WORKS CONSTRUCTION, LLC, REDUCING THE PROJECT COST FOR CLARIFIER “A” IMPROVEMENTS.

3. HOLD PUBLIC HEARING ON SPECIFIC USE PERMIT TO ALLOW A HOME OCCUPATION TO BE KNOWN AS SUPERIOR LOCK & SAFE LOCATED AT 618 S. VAN BUREN STREET, MCGREGOR, TEXAS. (SUPERIOR)

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT TO ALLOW A HOME OCCUPATION TO BE KNOWN AS SUPERIOR LOCK & SAFE LOCATED AT 618 S. VAN BUREN STREET, MCGREGOR, TEXAS. (SUPERIOR)

5. HOLD PUBLIC HEARING ON SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 618 S. ADAMS ST. MCGREGOR, TEXAS. (618 ADAMS LLC)

6. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 618 S. ADAMS ST. MCGREGOR, TEXAS. (618 ADAMS LLC)

7. HOLD PUBLIC HEARING ON A REPLAT ON TRACT OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, BEING THE RESIDUE OF LOT 12, BLOCK 94, AND BEING ALL OF LOTS 4, 5 AND 6, BLOCK 94 OF THE ORIGINAL TOWN OF MCGREGOR, RECORDED IN VOLUME 41, PAGE 168 AND VOLUME 207, PAGE 366 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A 20-FOOT-WIDE ALLEY ABANDONED BY THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, SAID ABANDONMENT RECORDED IN VOLUME 587, PAGE 192 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. (BULLDOG ADDITION)

8. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **REPLAT** ON TRACT OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, BEING THE RESIDUE OF LOT 12, BLOCK 94, AND BEING ALL OF LOTS 4, 5 AND 6, BLOCK 94 OF THE ORIGINAL TOWN OF MCGREGOR, RECORDED IN VOLUME 41, PAGE 168 AND VOLUME 207, PAGE 366 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A 20-FOOT-WIDE ALLEY ABANDONED BY THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, SAID ABANDONMENT RECORDED IN VOLUME 587, PAGE 192 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS, BEING FURTHER DESCRIBED AS FOLLOWS WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. **(BULLDOG ADDITION)**
9. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **INTERLOCAL AGREEMENTS** WITH CITY OF MOODY AND CRAWFORD FOR EMERGENCY MEDICAL DISPATCH SERVICES AND LAW ENFORCEMENT DISPATCH SERVICES WITH THE CITY OF MCGREGOR.
10. DISCUSSION AND POSSIBLE ACTION TO **AWARD BID** FOR THE AGRICULTURAL LAND LEASE OF APPROXIMATELY 2085 ACRES LOCATED IN THE MCGREGOR INDUSTRIAL PARK FOR THE PERIOD OF SEPTEMBER 1, 2021 THROUGH AUGUST 31, 2021.
11. DISCUSSION AND POSSIBLE ACTION TO **AWARD BID** FOR THE AGRICULTURAL LAND LEASE OF APPROXIMATELY 1438 ACRES LOCATED IN THE MCGREGOR INDUSTRIAL PARK FOR THE PERIOD OF SEPTEMBER 1, 2021 THROUGH AUGUST 31, 2021.
12. DISCUSSION AND POSSIBLE ACTION REGARDING THE **RENAMING** OF THE DISC GOLF COURSE LOCATED IN AMSLER PARK.
13. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL TO WAIVE GARAGE SALE PERMIT FEES CITYWIDE FOR SATURDAY, APRIL 3, 2021 IN APPRECIATION OF **DON'T MESS WITH TEXAS TRASH OFF DAY**.
14. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-2-21**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS ESTABLISHING REQUIREMENTS FOR THE PLACEMENT OF MAILBOXES WITHIN PUBLIC RIGHT-OF-WAYS IN THE CITY OF MCGREGOR; CREATING A NEW SECTION 12-21 TO THE CODE OF ORDINANCES RELATING TO REQUIREMENTS FOR PLACEMENT OF MAILBOXES IN PUBLIC RIGHT OF WAY; ADOPTING AN APPENDIX D TO THE CODE ORDINANCES ESTABLISHING REQUIREMENTS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PENALTIES; AND PROVIDING AN EFFECTIVE DATE.
15. RECEIVE UPDATE ON **SWIMMING POOL** REPAIRS NECESSARY TO OPEN THE POOL FOR THE SEASON.
16. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE **JOINT ELECTION** WITH HEWITT, LACY LAKEVIEW, MCGREGOR, ROBINSON, WACO, BOSQUEVILLE ISD, CONNALLY ISD, CRAWFORD ISD, LORENA ISD, MIDWAY ISD, AND WACO ISD FOR MAY 1, 2021 ELECTION.
17. RECEIVE **FINANCIALS** JANUARY 31, 2021

18. 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 DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.

19. ANNOUNCEMENTS FROM THE CITY MANAGER.

20. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.

21. ADJOURNMENT.

PLEASE NOTE:

THE CITY COUNCIL MEETINGS WILL NO LONGER BE ACCESSIBLE BY PHONE OR COMPUTER. COUNCIL MEETINGS ARE OPEN TO THE PUBLIC. FACE COVERINGS ARE ENCOURAGED IF SIX FEET SOCIAL DISTANCING IS NOT FEASIBLE.

I, ANGELIA SLOAN, CITY SECRETARY, DO HEREBY CERTIFY THAT THE AGENDA WAS POSTED CONVENIENT TO THE PUBLIC AT MCGREGOR CITY HALL, 302 S. MADISON, MCGREGOR, TEXAS, 76657 BY 6:30 P.M. ON FRIDAY, MARCH 12, 2021.

ANGELIA SLOAN, CITY SECRETARY