

**AGENDA
CITY COUNCIL
REGULAR CALLED MEETING
MONDAY, JANUARY 10, 2022**

Notice is hereby given that the McGregor City Council will hold a Regular Called Meeting on Monday, January 10, 2022, beginning at 6:30 p.m. in the Council Chambers at City Hall (North Entrance), 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 REGULAR COUNCIL MEETING HELD ON DECEMBER 13, 2021.

2. HOLD PUBLIC HEARING ON ORDINANCE O-1-2022, AN ORDINANCE OF THE CITY OF MCGREGOR CHANGING ZONING CLASSIFICATION FOR CERTAIN PROPERTIES LOCATED WITHIN THE CITY LIMITS OF MCGREGOR.

3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF ORDINANCE O-1-2022, AN ORDINANCE OF THE CITY OF MCGREGOR CHANGING ZONING CLASSIFICATION FOR CERTAIN PROPERTIES LOCATED WITHIN THE CITY LIMITS OF MCGREGOR.

4. HOLD PUBLIC HEARING ON REPLAT OF A 0.513 ACRE TRACT OF LAND SITUATED IN E.G. PHIPPS SURVEY, ABSTRACT 714, MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 109.8 ACRE TRACT (PROPERTY SIXTEEN) OF LAND DESCRIBED IN DEED TO FARMING BY FAITH PROPERTIES LLC, AS RECORDED IN DOCUMENT NO. 2021002774, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), (ONCOR 1)

5. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REPLAT OF A 0.513 ACRE TRACT OF LAND SITUATED IN E.G. PHIPPS SURVEY, ABSTRACT 714, MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 109.8 ACRE TRACT (PROPERTY SIXTEEN) OF LAND DESCRIBED IN DEED TO FARMING BY FAITH PROPERTIES LLC, AS RECORDED IN DOCUMENT NO. 2021002774, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS (O.P.R.M.C.T.), (ONCOR 1)

6. HOLD PUBLIC HEARING ON REPLAT OF A 4.092 ACRE TRACT OF LAND SITUATED IN E.G. PHIPPS SURVEY, ABSTRACT 714, MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 109.8 ACRE TRACT (PROPERTY SIXTEEN) OF LAND DESCRIBED IN DEED TO FARMING BY FAITH PROPERTIES LLC, AS RECORDED IN DOCUMENT NO. 2021002774, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. (O.P.R.M.C.T.) (ONCOR 2)

7. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REPLAT FOR A 4.092 ACRE TRACT OF LAND SITUATED IN E.G. PHIPPS SURVEY, ABSTRACT 714, MCLENNAN COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 109.8 ACRE TRACT (PROPERTY SIXTEEN) OF LAND DESCRIBED IN DEED TO FARMING BY FAITH PROPERTIES LLC, AS RECORDED IN DOCUMENT NO. 2021002774, OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS. (O.P.R.M.C.T.) (ONCOR 2)
8. **HOLD PUBLIC HEARING** ON REPLAT OF A TRACT OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF LOTS 12 THRU 16 IN BLOCK 7 OF THE GRANTHAM-MEADOR ADDITION TO THE CITY OF MCGREGOR, MCLENNAN COUNTY TEXAS, AS PER PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER 2012020184 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY TEXAS. (JOHNSON 2)
9. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REPLAT ON TRACT OF LAND IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS, AND BEING ALL OF LOTS 12 THRU 16 IN BLOCK 7 OF THE GRANTHAM-MEADOR ADDITION TO THE CITY OF MCGREGOR, MCLENNAN COUNTY TEXAS, AS PER PLAT RECORDED IN COUNTY CLERK'S FILE NUMBER 2012020184 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY TEXAS. (JOHNSON 2)
10. **HOLD PUBLIC HEARING** ON SPECIFIC USE PERMIT TO ALLOW A DUPLEX TO BE BUILT, MORE COMMONLY KNOWN AS 628 & 630 PULLEN STREET MCGREGOR, TEXAS. (THULASI)
11. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT TO ALLOW A DUPLEX TO BE BUILT, MORE COMMONLY KNOWN AS 628 & 630 PULLEN STREET. (THULASI)
12. **HOLD PUBLIC HEARING** ON SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 609 W. 6TH STREET, MCGREGOR, TEXAS. (STIEHL & ASH)
13. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 609 W. 6TH STREET, MCGREGOR, TEXAS. (STIEHL & ASH)
14. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-1-2022**, A RESOLUTION NOMINATING KEVIN EVANS AS PRIMARY CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS AT THE ANNUAL MEETING OF BLUEBONNET WATER SUPPLY CORPORATION.
15. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-2-2022**, A RESOLUTION NOMINATING CHAD SAYLORS AS ALTERNATE CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS AT THE ANNUAL MEETING OF BLUEBONNET WATER SUPPLY CORPORATION.
16. DISCUSSION AND POSSIBLE ACTION REGARDING THE AWARD OF THE CONSTRUCTION-MANAGER-AT-RISK SERVICES FOR THE AMSLER PARK NEW RESTROOM FACILITIES PROJECT.
17. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-3-2022**, A RESOLUTION TO APPROVE CONTRACT BETWEEN THE CITY OF MCGREGOR AND MCCREARY VESELKA BRAGG & ALLEN, P.C. FOR COLLECTION OF DELINQUENT PROPERTY TAXES AND MUNICIPAL ASSESSMENTS.

18. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-4-2022**, A RESOLUTION TO IMPOSE ADDITIONAL PENALTY FOR COLLECTION COSTS.
19. RECEIVE FINANCIALS AS OF NOVEMBER 30, 2021 AND THE 4TH QUARTER FISCAL YEAR 2021 INVESTMENT REPORT.

20. 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.
21. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A DEVELOPMENT AGREEMENT, INCLUDING PROVISIONS AUTHORIZED UNDER CHAPTER 380 OF THE TEXAS LOCAL GOVERNMENT CODE, WITH MESSER, LLC.
 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 (NORTH ENTRANCE) 302 S. MADISON, McGREGOR, TEXAS, 76657 BY 6:30 P.M. ON FRIDAY, JANUARY 7, 2022.

ANGELIA SLOAN, CITY SECRETARY