

**AGENDA
CITY COUNCIL
SPECIAL CALLED MEETING
MONDAY, OCTOBER 25, 2021**

Notice is hereby given that the McGregor City Council will hold a Special Called Meeting on Monday, October 25, 2021 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 AND SPECIAL CALLED COUNCIL MEETINGS ON JULY 12TH AND 27TH, AUGUST 12TH AND 16TH, AND SEPTEMBER 13TH AND 27TH, 2021, AND OCTOBER 11, 2021.

2. DISCUSSION AND POSSIBLE ACTION REGARDING THE APPROVAL OF THE MUNICIPAL ADVISORY AGREEMENT BETWEEN THE CITY OF MCGREGOR AND HILLTOP SECURITIES, INC.

3. HOLD PUBLIC HEARING ON AMENDING ORDINANCE O-21-19, TO EXTEND THE ADOPTED TAX ABATEMENT GUIDELINES FOR THE REINVESTMENT ZONE AN ADDITIONAL TWO YEARS PER STATE LAW.

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-17-21, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING (ORDINANCE O-21-19) THE PREVIOUSLY ADOPTED TAX ABATEMENT GUIDELINES AND ESTABLISH EFFECTIVE DATE.**

5. HOLD PUBLIC HEARING ON AMENDING ORDINANCE O-22-19, TO EXPAND THE CURRENT REINVESTMENT ZONE BOUNDARIES FOR REINVESTMENT ZONE NUMBER ONE, FROM APPROXIMATELY 1,600 ACRES TO APPROXIMATELY 8,179 ACRES OF LAND LOCATED WITHIN AND ADJACENT TO THE MCGREGOR INDUSTRIAL PARK.

6. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-18-21, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING (ORDINANCE O-22-19) TAX INCREMENT REINVESTMENT ZONE NO. 1 FOR THE CITY OF MCGREGOR PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE; ADOPTING ALL RIGHTS AND POWERS RELATING TO THE CREATION, OPERATION, FINANCING AND MAINTENANCE OF TAX INCREMENT REINVESTMENT ZONE NO.1 AUTHORIZED BY**

CHAPTER 311, TEXAS TAX CODE; AND AUTHORIZING THE CITY OF McGREGOR TO EXERCISE ANY POWER NECESSARY AND CONVENIENT TO ACCOMPLISH THE PURPOSES AND ENDS OF SECTION 311 OF THE TEXAS TAX CODE AND TO IMPLEMENT AND MAKE USE OF TAX I N C R E M E N T FINANCING WITHIN THE TAX INCREMENT REINVESTMENT ZONE NO. 1 IN ACCORDANCE WITH CHAPTER 311 OF THE TEXAS TAX CODE.

7. HOLD **PUBLIC HEARING** ON AMENDING ORDINANCE O-23-19, TO EXTEND THE TERMINATION DATE OF TIRZ#1 AND THE AVAILABILITY OF TAX INCREMENT FINANCING THEREIN FROM DECEMBER 31, 2050 TO DECEMBER 31, 2061.
8. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-19-21**, AN ORDINANCE OF THE CITY OF McGREGOR, TEXAS AMENDING ORDINANCE O-23-19 TO EXTEND THE TERMINATION DATE OF AVAILABILITY OF TAX INCREMENT FINANCING IN TIRZ NO. 1.
9. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-10-21**, A RESOLUTION OF THE CITY OF MCGREGOR, TEXAS APPPROVING AND ADOPTING AN AMENDED PRELIMINARY REINVESTMENT ZONE PROJECT AND FINANCING PLAN.
10. DISCUSSION AND POSSIBLE ACTION REGARDING THE NAMING OF AN OFFICIAL NEWSPAPER FOR THE CITY OF MCGREGOR.
11. **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.

12. ANNOUNCEMENTS FROM THE CITY MANAGER.
13. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
14. 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, OCTOBER 22, 2021.

ANGELIA SLOAN, CITY SECRETARY