

**AGENDA
CITY COUNCIL
REGULAR CALLED MEETING
MONDAY, FEBRUARY 13, 2023**

Notice is hereby given that the McGregor City Council will hold a Regular Called Meeting on Monday, February 13, 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 JANUARY 9, 2023.

2. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF CHANGE ORDER #1 FOR THE RODEO WATER TOWER IMPROVEMENTS PROJECT AS RECOMMENDED BY WALKER PARTNERS.

3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF EMERGENCY MANAGEMENT SERVICE AGREEMENT BETWEEN CORYELL MEMORIAL HOSPITAL AND THE CITY OF MCGREGOR.

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-02-2023, AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF CITY OF MCGREGOR, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023; LEVYING AN ANNUAL AD VALOREM TAX AND PROVIDING FOR THE SECURITY FOR AND PAYMENT OF SAID CERTIFICATES; APPROVING AN OFFICIAL STATEMENT; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.**

5. HOLD **PUBLIC HEARING ON APPLICATION FOR BED AND BREAKFASTS FACILITY OR SHORT-TERM RENTAL FOR 609 W 6TH STREET BY PROPERTY OWNER SALINAS, RAFAEL.**

6. DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION FOR BED AND BREAKFASTS FACILITY OR SHORT-TERM RENTAL FOR 609 W 6TH STREET BY PROPERTY OWNER SALINAS, RAFAEL AS RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION.

7. HOLD **PUBLIC HEARING** ON APPLICATION FOR BED AND BREAKFASTS FACILITY OR SHORT-TERM RENTAL FOR 700 S. HARRISON AVENUE BY POTENTIAL PROPERTY OWNERS DAVID AND CARRIE NILSEN.
8. DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION FOR BED AND BREAKFASTS FACILITY OR SHORT-TERM RENTAL FOR 700 S. HARRISON AVENUE BY POTENTIAL PROPERTY OWNERS DAVID AND CARRIE NILSEN AS RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION.
9. HOLD **PUBLIC HEARING** ON SPECIFIC USE PERMIT FOR CONSTRUCTION OF DUPLEX AT 410 LITTLE AVENUE FOR PROPERTY OWNER MELCHOR MERCADO.
10. DISCUSSION AND POSSIBLE ACTION REGARDING SPECIFIC USE PERMIT FOR CONSTRUCTION OF DUPLEX AT 410 LITTLE AVENUE FOR PROPERTY OWNER MELCHOR MERCADO AS RECOMMENDED FOR DENIAL DUE TO LOT SIZE AND SETBACKS BY PLANNING AND ZONING COMMISSION.
11. HOLD **PUBLIC HEARING** ON SPECIFIC USE PERMIT FOR CONSTRUCTION OF DUPLEX ON AN UNADDRESSED PARCEL (MCAD 137575) CORNER OF E 1ST STREET AND CLEVELAND, FOR PROPERTY OWNER TOBY MCCARVER.
12. DISCUSSION AND POSSIBLE ACTION REGARDING SPECIFIC USE PERMIT FOR CONSTRUCTION OF DUPLEX ON AN UNADDRESSED PARCEL (MCAD 137575) CORNER OF E 1ST STREET AND CLEVELAND, FOR PROPERTY OWNER TOBY MCCARVER AS RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION.
13. HOLD **PUBLIC HEARING** ON ZONING CHANGE OF 8.263 ACRES ON JOHNSON DRIVE FOR THE DEVELOPMENT OF A 90-BED SKILLED NURSING FACILITY, BY PEBBLE BROOKE REALTY, LLC.
14. DISCUSSION AND POSSIBLE ACTION REGARDING ZONING CHANGE OF 8.263 ACRES ON JOHNSON DRIVE FOR THE DEVELOPMENT OF A 90-BED SKILLED NURSING FACILITY, BY PEBBLE BROOKE REALTY, LLC. AS RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION.
15. HOLD **PUBLIC HEARING** ON FINAL PLAT OF COUNTRY ACRES RESIDENTIAL DEVELOPMENT, PHASE I FOR HAUN DEVELOPMENT GROUP, LLC.
16. DISCUSSION AND POSSIBLE ACTION REGARDING FINAL PLAT OF COUNTRY ACRES RESIDENTIAL DEVELOPMENT, PHASE I FOR HAUN DEVELOPMENT GROUP, LLC. AS RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION WITH FINAL COMMENTS/CHANGES BY WALKER PARTNERS APPLIED.
17. HOLD **PUBLIC HEARING** ON ORDINANCE O-01-2023 REMOVING AUTHORIZATION OF DUPLEXES WITHIN R- ZONINGS.

18. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-01-2023**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING SECTIONS 2.3, AND 3.5 AND 3.6 OF THE ZONING ORDINANCES OF THE CITY OF MCGREGOR RELATING TO USES AUTHORIZED IN SINGLE-FAMILY RESIDENTIAL DISTRICTS; R10, R-7.2, AND R-6. (REMOVING AUTHORIZATION OF DUPLEXES WITHIN R- ZONINGS) AS RECOMMENDED FOR APPROVAL BY PLANNING AND ZONING COMMISSION.
19. **PUBLIC HEARING** REGARDING APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN OPEN-AIR PAVILION AT 200 S MAIN STREET.
20. DISCUSSION AND POSSIBLE RECOMMENDATION REGARDING APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF AN OPEN-AIR PAVILION AT 200 S MAIN STREET.
21. **PUBLIC HEARING** REGARDING APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR REMODEL OF 405 W 4TH STREET.
22. DISCUSSION AND POSSIBLE RECOMMENDATION REGARDING APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR REMODEL OF 405 W 4TH STREET.
23. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-1-2023**, A RESOLUTION NOMINATING KEVIN EVANS AS PRIMARY CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS AT THE ANNUAL MEETING OF BLUEBONNET WATER SUPPLY CORPORATION.
24. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-2-2023**, A RESOLUTION NOMINATING CHAD SAYLORS AS ALTERNATE CANDIDATE FOR ELECTION TO THE BOARD OF DIRECTORS AT THE ANNUAL MEETING OF BLUEBONNET WATER SUPPLY CORPORATION.
25. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL TO DESIGNATE THE CITY EMPLOYEES WHO HOLD THE POSITIONS OF CITY MANAGER AND CITY SECRETARY AS AUTHORIZED PERSONS TO SIGN THE TRANSFER DOCUMENT UPON THE PURCHASE OF A BURIAL PLOT IN THE MCGREGOR CEMETERY.
26. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE ORDER OF GENERAL ELECTION FOR WARDS 1, 3, AND AT-LARGE COUNCILMEMBERS ON MAY 6, 2023.
27. DISCUSSION AND POSSIBLE ACTION REGARDING THE NAMING OF AN OFFICIAL NEWSPAPER FOR THE CITY OF MCGREGOR.
28. RECEIVE FINANCIALS AS OF DECEMBER 31, 2022 AND QUARTERLY INVESTMENT REPORT.

29. 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.

30. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF PROJECT CHATTER.

31. ANNOUNCEMENTS FROM THE CITY MANAGER.

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

33. 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, FEBRUARY 10, 2023.

ANGELIA SLOAN, CITY SECRETARY