

**AGENDA
CITY COUNCIL
REGULAR CALLED MEETING
MONDAY, FEBRUARY 14, 2022**

Notice is hereby given that the McGregor City Council will hold a Regular Called Meeting on Monday, February 14, 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 JANUARY 10, 2022.

2. 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 SALE OF REAL PROPERTY.

- 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.

3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A DEVELOPMENT AGREEMENT, INCLUDING TAX ABATEMENT AGREEMENT (PERSONAL PROPERTY), CONVEYANCE OF REAL PROPERTY AND AGREEMENTS UNDER CHAPTER 380 LOCAL GOV'T CODE, WITH KNAUF INSULATION, INC.
 - a) NAME OF PROPERTY OWNER: KNAUF INSULATION, INC
 - b) NAME OF APPLICANT FOR TAX ABATEMENT AGREEMENT: KNAUF INSULATION INC
 - c) REINVESTMENT ZONE: TAX INCREMENT REINVESTMENT ZONE NUMBER ONE, CITY OF MCGREGOR, TEXAS WHICH INCLUDES MCGREGOR INDUSTRIAL PARK
 - d) IMPROVEMENTS INCLUDED IN AGREEMENT: MANUFACTURING EQUIPMENT AND OTHER BUSINESS PERSONAL PROPERTY TO BE LOCATED AT OR WITHIN A MANUFACTURING FACILITY OF APPROXIMATELY 600,000 SQUARE FEET TO BE PLACED ON A TRACT OF APPROXIMATELY 170 ACRES LOCATED IN THE MCGREGOR INDUSTRIAL PARK.
 - e) CAPITAL INVESTMENTS: PERSONAL PROPERTY HAVING AN ESTIMATED COST OF AT LEAST \$119,000,000 ALONG WITH REAL PROPERTY IMPROVEMENTS OF AT LEAST \$75,600,000
 - f) JOB CREATION: THIS PROJECT IS EXPECTED TO CREATE 150 JOBS AT AN AVERAGE SALARY OF \$50,000 PER YEAR
4. ANNOUNCEMENTS FROM THE CITY MANAGER.
5. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
6. 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 MONDAY, JANUARY 10, 2022.

ANGELIA SLOAN, CITY SECRETARY