

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

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

2. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF RESOLUTION R-3-2023, A RESOLUTION OF THE CITY COUNCIL OF MCGREGOR, TEXAS, AUTHORIZING THE SUBMISSION OF A TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND.

3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF RESOLUTION R-4-2023, A RESOLUTION OF THE CITY COUNCIL OF MCGREGOR, TEXAS AUTHORIZING MCGREGOR REPRESENTATIVES IN MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF RESOLUTION R-5-2023, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCGREGOR, TEXAS APPROVING AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO ALLOW THE CITY OF MCGREGOR TO CONSTRUCT SHOULDER IMPROVEMENTS ALONG WESTBOUND FM 2671 AND MOTHER NEFF PARKWAY TO PROVIDE FOR SAFER TRAFFIC MOVEMENTS AT THE INTERSECTION OF FM 2671 AND JUDITH ROAD IN THE CITY OF MCGREGOR; AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT FOR A LOCAL ON-SYSTEM IMPROVEMENT PROJECT.

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

6. HOLD **PUBLIC HEARING** REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 201 SOUTH MADISON AVE.
7. DISCUSSION AND POSSIBLE ACTION REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 201 SOUTH MADISON AVE.
8. HOLD **PUBLIC HEARING** REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 207 SOUTH MADISON AVE.
9. DISCUSSION AND POSSIBLE ACTION REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 207 SOUTH MADISON AVE.
10. HOLD **PUBLIC HEARING** REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 304 HAYES STREET.
11. DISCUSSION AND POSSIBLE ACTION REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 304 HAYES STREET.
12. HOLD **PUBLIC HEARING** REGARDING MINOR REPLAT FOR 103 PULLEN STREET.
13. DISCUSSION AND POSSIBLE ACTION REGARDING MINOR REPLAT FOR 103 PULLEN STREET.
14. HOLD **PUBLIC HEARING** REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 103 PULLEN STREET.
15. DISCUSSION AND POSSIBLE ACTION REGARDING ZONING VARIANCE FOR CONSTRUCTION OF SINGLE-FAMILY HOME AT 103 PULLEN STREET.
16. HOLD **PUBLIC HEARING** REGARDING APPLICATION FOR SHORT-TERM RENTAL AT 402 SPRING STREET.
17. DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION FOR SHORT-TERM RENTAL AT 402 SPRING STREET.
18. HOLD **PUBLIC HEARING** REGARDING APPLICATION FOR SHORT-TERM RENTAL AT 700 S. MAIN STREET.
19. DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION FOR SHORT-TERM RENTAL AT 700 S. MAIN STREET.
20. HOLD **PUBLIC HEARING** REGARDING APPLICATION FOR SHORT-TERM RENTAL AT 700 S. HARRISON AVENUE.
21. DISCUSSION AND POSSIBLE ACTION REGARDING APPLICATION FOR SHORT-TERM RENTAL AT 700 S. HARRISON AVENUE.
22. HOLD **PUBLIC HEARING** REGARDING FINAL PLAT OF MORRIS COURT TOWNHOMES PLANNED USE DEVELOPMENT FOR MCGREGOR SPRINGS SQUARE, LLC.

23. DISCUSSION AND POSSIBLE ACTION REGARDING FINAL PLAT OF MORRIS COURT TOWNHOMES PLANNED USE DEVELOPMENT FOR MCGREGOR SPRINGS SQUARE, LLC.
24. HOLD **PUBLIC HEARING** REGARDING PRELIMINARY PLAT OF A SKILLED NURSING FACILITY OFF JOHNSON DRIVE AND 6TH STREET.
25. DISCUSSION AND POSSIBLE ACTION REGARDING PRELIMINARY PLAT OF A SKILLED NURSING FACILITY OFF JOHNSON DRIVE AND 6TH STREET.
26. DISCUSSION AND POSSIBLE ACTION ON A TEMPORARY MORATORIUM ON SHORT TERM RENTALS AND BED AND BREAKFASTS UNTIL THE PLANNING AND ZONING COMMISSION CAN STUDY AND MAKE RECOMMENDATION.
27. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE NOTICE OF GENERAL ELECTION FOR WARDS 1, 3, AND 5 (AT-LARGE) ON MAY 6, 2023.
28. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE 2023 CONTRACT AND ELECTION AGREEMENT BETWEEN THE CITY OF MCGREGOR AND MCLENNAN COUNTY ELECTIONS OFFICE.
29. DISCUSSION AND POSSIBLE ACTION REGARDING REQUEST FROM CARONDOLET HOLDINGS LLC TO HAVE PENALTY AND INTEREST WAIVED FOR 2022 PROPERTY TAXES FOR 302 LAUREL LANE, MCGREGOR TEXAS.
30. RECEIVE FINANCIALS AS OF JANUARY 31, 2023.
31. **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 PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY SKY.
- 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.

32. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SALES CONTRACT FOR EIGHTEEN ACRES OF LAND IN MCGREGOR INDUSTRIAL PARK.
33. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE DEVELOPMENT AGREEMENT FOR DEVELOPMENT OF EIGHTEEN ACRES OF LAND LOCATED IN A PORTION OF M.C.C.D. PROPERTY ID 135917, MCGREGOR INDUSTRIAL PARK.
34. ANNOUNCEMENTS FROM THE CITY MANAGER.
35. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
36. 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, MARCH 10, 2023.

ANGELIA SLOAN, CITY SECRETARY