

**AGENDA  
CITY COUNCIL  
REGULAR CALLED MEETING  
MONDAY, MAY 11, 2020**

Notice is hereby given that the McGregor City Council will hold a Regular Called Meeting on Monday, May 11, 2020 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 MEETINGS HELD ON FEBRUARY 10<sup>TH</sup>, MARCH 16<sup>TH</sup>, AND APRIL 13<sup>TH</sup>, 2020, AND EMERGENCY CALLED MEETING ON MARCH 16<sup>TH</sup>, SPECIAL CALLED MEETING ON MARCH 23<sup>RD</sup> ALONG WITH ADDITION OF AN EMERGENCY SUPPLEMENT AGENDA ITEM AND SPECIAL CALLED MEETING ON APRIL 6<sup>TH</sup>.**

**2. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF ORDINANCE O-04-20, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS REPEALING AND REPLACING ORDINANCE O-3-14, AS AMENDED; PROVIDING FOR CERTAIN LIMITED INCENTIVES TO PROMOTE HEALTHY ECONOMIC DEVELOPMENT AND REDEVELOPMENT WITHIN THE CITY LIMITS OF THE CITY OF MCGREGOR; PROVIDING A DESCRIPTION OF PROPERTIES QUALIFYING FOR SUCH INCENTIVES; ESTABLISHING QUALIFYING CRITERIA; ESTABLISHING AN APPLICATION PROCESS; PROVIDING FOR INCENTIVES; AND PROVIDING THAT APPLICATIONS IN PROCESS AND AUTHORIZED INCENTIVES MAY CONTINUE UNDER PREVIOUS ORDINANCES.**

**3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF ORDINANCE O-10-20, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS AMENDING THE DEFINITION OF "CHILD SAFETY ZONE" IN SECTION 36-170 OF THE CODE OF ORDINANCES OF THE CITY OF MCGREGOR; AND PROVIDING FOR AN ADDITIONAL AFFIRMATIVE DEFENSE.**

**4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITIES OF WACO, ROBINSON, HEWITT, WOODWAY, LORENA, LACY LAKEVIEW, BELLMEAD, MCGREGOR AND OTHER CITIES THAT MAY JOIN IN THIS AGREEMENT FOR THE PURPOSE OF PROVIDING MUTUAL AID WHERE REQUESTED THROUGH THEIR LAW ENFORCEMENT AGENCIES.**

5. DISCUSSION AND POSSIBLE ACTION REGARDING BALLOT FOR SEAT TWO ON THE MCLENNAN COUNTY 9-1-1 EMERGENCY ASSISTANCE DISTRICT.
6. HOLD **PUBLIC HEARING** ON REPLAT ON 31.99 ACRES OF LAND OUT OF THE R. OLIVER SURVEY, ABSTRACT NUMBER 697 AND THE A.J. HANDLEY SURVEY, ABSTRACT NUMBER 1001 IN MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CALLED 17.006 ACRE TRACT DESCRIBED IN A DEED TO DANNY BENITEZ AND WIFE, ALICIA ANNA BENITEZ, RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2016037221 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND ALL OF THAT CALLED 14.993 ACRE TRACT DESCRIBED IN A DEED TO DANNY BENITEZ AND WIFE, ALICIA ANNA BENITEZ, RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2016037221 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.. (BENITEZ)
7. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REPLAT ON 31.99 ACRES OF LAND OUT OF THE R. OLIVER SURVEY, ABSTRACT NUMBER 697 AND THE A.J. HANDLEY SURVEY, ABSTRACT NUMBER 1001 IN MCLENNAN COUNTY, TEXAS, BEING ALL OF THAT CALLED 17.006 ACRE TRACT DESCRIBED IN A DEED TO DANNY BENITEZ AND WIFE, ALICIA ANNA BENITEZ, RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2016037221 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS, AND ALL OF THAT CALLED 14.993 ACRE TRACT DESCRIBED IN A DEED TO DANNY BENITEZ AND WIFE, ALICIA ANNA BENITEZ, RECORDED UNDER MCLENNAN COUNTY CLERK'S FILE NUMBER 2016037221 OF THE OFFICIAL PUBLIC RECORDS OF MCLENNAN COUNTY, TEXAS.. (BENITEZ)
8. HOLD **PUBLIC HEARING** ON A SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 414 SPRING STREET (UPSTAIRS REAR ONLY), MCGREGOR, TEXAS. (NIEMEIER)
9. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 414 SPRING STREET (UPSTAIRS REAR ONLY), MCGREGOR, TEXAS. (NIEMEIER)
10. RECEIVE FINANCIALS AS OF MARCH 2020.
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.
  1. CONVENIENCE STORE TRACT LOCATED AT ENTRANCE OF MCGREGOR EXECUTIVE AIRPORT.
  2. SMALL TRACT OF LAND BETWEEN 501 W MCGREGOR DR AND HWY 84.

- 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 DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.

- 12. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF ASSIGNMENT OF LEASE FOR CONVENIENCE STORE TRACT (APPROXIMATELY 3 ACRES) LOCATED AT ENTRANCE TO MCGREGOR EXECUTIVE AIRPORT.
- 13. ANNOUNCEMENTS FROM THE CITY MANAGER.
- 14. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
- 15. ADJOURNMENT.

**\*\*PLEASE NOTE:** If you wish to attend the meeting in person, please *be aware that COVID-19 PROTOCOL will be followed.*

Council Meeting is also open to the public by way of phone due to COVID-19 PROTOCOL.

You may dial the number listed below, from any phone, and enter the access code. Meeting will be **audio only**, no visual.

**You can dial in using your phone.**

United States: [+1 \(646\) 749-3122](tel:+16467493122)

**Access Code: 575-817-845**

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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 5:30 P.M. ON FRIDAY, MAY 8, 2020.

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ANGELIA SLOAN, CITY SECRETARY