

**AGENDA
CITY COUNCIL
REGULAR MEETING
TUESDAY, MAY 7, 2019**

Notice is hereby given that the McGregor City Council will hold a Regular Meeting on Tuesday, May 7, 2019, 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. MAYOR TO CALL MEETING TO ORDER.
2. DISCUSSION AND POSSIBLE ACTION REGARDING CERTIFICATION OF SUMMARY OF ELECTION RESULTS AND CONDUCT OFFICIAL CANVASS OF THE GENERAL ELECTION AND LOCAL OPTION SPECIAL ELECTION HELD ON MAY 4, 2019 FOR THE CITY OF MCGREGOR.
3. MAYOR TO SIGN AND PRESENT CERTIFICATES OF ELECTION TO ELECTED OFFICIALS.
4. CITY SECRETARY TO ADMINISTER STATEMENTS AND OATHS OF OFFICE TO NEWLY ELECTED OFFICIALS. THESE DOCUMENTS WILL BE HELD ON FILE WITH CITY SECRETARY.
5. MAYOR PRO TEM TO BE SELECTED FROM AMONG THE MEMBERS OF THE COUNCIL AS PER CITY CHARTER.
6. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE CITY OF MCGREGOR COMPREHENSIVE ANNUAL FINANCIAL AUDIT REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018 AS PREPARED BY M. VAIL & ASSOCIATES.
7. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE MCGREGOR ECONOMIC DEVELOPMENT CORPORATION COMPREHENSIVE ANNUAL FINANCIAL AUDIT REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2018 AS PREPARED BY M. VAIL & ASSOCIATES AND AS RECOMMENDED BY THE MCGREGOR ECONOMIC DEVELOPMENT CORPORATION.
8. **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 MEETINGS HELD MARCH 18TH AND APRIL 8TH, 2019.
9. HOLD **PUBLIC HEARING** ON REPLAT OF A 3.650 ACRE TRACT OF LAND LOCATED IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AND BEING ALL OF BLOCK 1 OF THE FARM & RANCH SUPPLY CO-OP ADD'N RECORDED IN VOLUME 1224, PAGE 136 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND BEING A PORTION OF RAILROAD DRIVE (AVENUE P) CLOSED RIGHT-OF-WAY DEDICATED BY THE MAP OF THE TOWN OF MCGREGOR RECORDED IN VOLUME 41, PAGE 168 AND RE-RECORDED IN VOLUME 207, PAGE 366 OF THE D.R.M.C.T.. **(THE EXCHANGE)**

10. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REPLAT ON A 3.650 ACRE TRACT OF LAND LOCATED IN THE CITY OF MCGREGOR, MCLENNAN COUNTY, TEXAS AND BEING ALL OF BLOCK 1 OF THE FARM & RANCH SUPPLY CO-OP ADD'N RECORDED IN VOLUME 1224, PAGE 136 OF THE DEED RECORDS OF MCLENNAN COUNTY, TEXAS (D.R.M.C.T.) AND BEING A PORTION OF RAILROAD DRIVE (AVENUE P) CLOSED RIGHT-OF-WAY DEDICATED BY THE MAP OF THE TOWN OF MCGREGOR RECORDED IN VOLUME 41, PAGE 168 AND RE-RECORDED IN VOLUME 207, PAGE 366 OF THE D.R.M.C.T. AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION. **(THE EXCHANGE)**
11. HOLD **PUBLIC HEARING** ON SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 312 N. MAIN STREET, MCGREGOR, TEXAS. **(312 CENTRAL PARK)**
12. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 312 N. MAIN STREET, MCGREGOR, TEXAS AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION. **(312 CENTRAL PARK)**
13. HOLD **PUBLIC HEARING** ON REPLAT OF SUBDIVISION B OF BLOCK 114 ORIGINAL TOWN OF MCGREGOR RECORDED IN VOLUME 133, PAGE 484 DEED RECORDS MCLENNAN COUNTY TEXAS. **(OLD EMS)**
14. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REPLAT OF SUBDIVISION B OF BLOCK 114 ORIGINAL TOWN OF MCGREGOR RECORDED IN VOLUME 133, PAGE 484 DEED RECORDS MCLENNAN COUNTY TEXAS AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION. **(OLD EMS)**
15. HOLD **PUBLIC HEARING** ON PROPOSED PLANNED DEVELOPMENT (PD) TO BE LOCATED AT THE CORNER OF HWY 317 AND FM 3047 IN THE CITY LIMITS OF MCGREGOR. **(NEW WINDSOR PLACE)**
16. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF PROPOSED PLANNED DEVELOPMENT (PD) TO BE LOCATED AT THE CORNER OF HWY 317 AND FM 3047 IN THE CITY LIMITS OF MCGREGOR AS RECOMMENDED BY THE PLANNING AND ZONING COMMISSION. **(NEW WINDSOR PLACE)**
17. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-6-19**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS CREATING A NEW SECTION 34-31 "OPEN STORAGE PROHIBITED;" PROHIBITING THE OPEN STORAGE OF CERTAIN APPLIANCES, TIRES, FURNITURE, AUTOMOBILE PARTS, BUILDING MATERIALS AND OTHER MATERIALS.
18. HOLD **PUBLIC HEARING** REGARDING THE CITY OF MCGREGOR, TEXAS RE-NOMINATING AN AREA FOR DESIGNATION AS A DEFENSE ECONOMIC READJUSTMENT ZONE.
19. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-7-19**, AN ORDINANCE OF THE CITY OF MCGREGOR, TEXAS RE-NOMINATING AN AREA FOR DESIGNATION AS A DEFENSE ECONOMIC READJUSTMENT ZONE; FINDING THAT THE AREA HAS PREVIOUSLY BEEN DESIGNATED AS A DEFENSE ECONOMIC READJUSTMENT ZONE; FINDING THAT THE STATUS OF THE AREA AS A DEFENSE ECONOMIC READJUSTMENT ZONE SHOULD BE RENEWED AND EXTENDED; DESCRIBING THE AREA TO BE INCLUDED IN THE BOUNDARIES OF THE DEFENSE ECONOMIC READJUSTMENT ZONE; FINDING THAT THE AREA MEETS THE REQUIREMENTS OF CHAPTER 2310 OF THE TEXAS GOVERNMENT CODE; SUMMARIZING INCENTIVES THAT MAY, AT THE ELECTION OF THE CITY COUNCIL, APPLY TO BUSINESS ENTERPRISES IN THE AREA; AND NOMINATING THE AREA AS A READJUSTMENT ZONE.

20. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF THE EMERGENCY MANAGEMENT COORDINATOR AND SEND NOTIFICATION TO THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM).
21. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **RESOLUTION R-3-19**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCGREGOR, TEXAS SELECTING AN ELECTED OFFICIAL OF THE CITY AS THE CITY'S NOMINEE FOR SERVICE AS A MEMBER OF THE GOVERNING BODY OF THE MCLENNAN COUNTY RURAL TRANSIT DISTRICT.
22. RECEIVE AND DISCUSS CITY FINANCIALS AS OF MARCH 31, 2019, QUARTERLY INVESTMENT REPORT, AND THE PRELIMINARY BUDGET CALENDAR.
23. **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 DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.
24. ANNOUNCEMENTS FROM THE CITY MANAGER.
25. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
26. ADJOURNMENT.

I, ANGELIA SLOAN, CITY SECRETARY, DO HEREBY CERTIFY THAT THE AGENDA WAS POSTED CONVENIENT TO THE PUBLIC AT MCGREGOR CITY HALL COUNCIL CHAMBERS (NORTH ENTRANCE), 302 S. MADISON, MCGREGOR, TEXAS, 76657 BY 5:30 P.M. ON FRIDAY, MAY 3, 2019.

ANGELIA SLOAN, CITY SECRETARY