

**AGENDA
CITY COUNCIL
REGULAR CALLED MEETING
MONDAY, JUNE 10, 2019**

Notice is hereby given that the McGregor City Council will hold a Regular Called Meeting on Monday, June 10, 2019 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 COUNCIL MEETING HELD ON MAY 7, 2019.

2. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **BID AWARD OF CONSTRUCTION CONTRACT FOR THE MCGREGOR-WACO-WOODWAY 16” WATERLINE AS RECOMMENDED BY WALKER PARTNERS.**

3. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **BID AWARD OF CONTRACT FOR 9TH STREET PUMP STATION IMPROVEMENTS AS RECOMMENDED BY WALKER PARTNERS.**

4. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF **ORDINANCE O-8-19, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCGREGOR, TEXAS, ADOPTING AN AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING ON OCTOBER 1, 2018 AND ENDING ON SEPTEMBER 30, 2019, AND MAKING APPROPRIATIONS FOR THE SAID YEAR IN ACCORDANCE WITH THE HOME RULE CHARTER FOR THE CITY OF MCGREGOR, TEXAS AND THE LAWS OF THE STATE OF TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

5. HOLD **PUBLIC HEARING ON SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 1006 W. 2ND STREET, MCGREGOR, TEXAS. (HURST)**

6. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF SPECIFIC USE PERMIT TO ALLOW AN AIRBNB/SHORT TERM RENTAL, MORE COMMONLY KNOWN AS 1006 W. 2ND STREET, MCGREGOR, TEXAS AS RECOMMENDED BY PLANNING AND ZONING COMMISSION. (HURST)

7. HOLD **PUBLIC HEARING ON PROPOSED PLANNED DEVELOPMENT (PD) TO BE LOCATED AT THE CORNER OF JEFFERSON WAY AND WINDSOR RD IN THE CITY LIMITS OF MCGREGOR (THE RESERVE @ HARRIS CREEK).**

8. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF PROPOSED PLANNED DEVELOPMENT (PD) TO BE LOCATED AT THE CORNER OF JEFFERSON WAY AND WINDSOR RD IN THE CITY LIMITS OF MCGREGOR (THE RESERVE @ HARRIS CREEK) AS RECOMMENDED BY PLANNING AND ZONING COMMISSION.

9. HOLD **PUBLIC HEARING** ON REZONE FROM MEDIUM INDUSTRIAL (MI) TO HEAVY INDUSTRIAL (HI). THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS:

J L JOHNSON SURVEY CONTAINING APPROXIMATELY 70.06 ACRES WITH PROPERTY ID # 135646 KNOWN AS THE AFFLERBACH PROPERTY

10. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REZONE FROM MEDIUM INDUSTRIAL (MI) TO HEAVY INDUSTRIAL (HI) THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS AND AS RECOMMENDED BY PLANNING AND ZONING COMMISSION:

J L JOHNSON SURVEY CONTAINING APPROXIMATELY 70.06 ACRES WITH PROPERTY ID # 135646 KNOWN AS THE AFFLERBACH PROPERTY.

11. HOLD **PUBLIC HEARING** ON REZONE FROM MEDIUM INDUSTRIAL (MI) TO HEAVY INDUSTRIAL (HI). THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS:

APPROXIMATELY 1205.00 ACRES OF PROPERTY CURRENTLY OWNED BY THE CITY OF MCGREGOR AND LOCATED IN THE MCGREGOR INDUSTRIAL PARK.

12. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REZONE FROM MEDIUM INDUSTRIAL (MI) TO HEAVY INDUSTRIAL (HI) THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS AND AS RECOMMENDED BY PLANNING AND ZONING COMMISSION:

APPROXIMATELY 1205.00 ACRES OF PROPERTY CURRENTLY OWNED BY THE CITY OF MCGREGOR AND LOCATED IN THE MCGREGOR INDUSTRIAL PARK.

13. HOLD **PUBLIC HEARING** ON REZONE FROM LIGHT INDUSTRIAL (LI) AND SINGLE FAMILY R 7.2 TO MEDIUM INDUSTRIAL (MI). THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS:

MCGREGOR INDUSTRIAL PARK BLOCK 1 LOT 1 CONTAINING 96.06 ACRES WITH PROPERTY ID # 137173

J L JOHNSON SURVEY CONTAINING APPROXIMATELY 63.91 ACRES WITH PROPERTY ID # 135650

J L JOHNSON SURVEY CONTAINING APPROXIMATELY 1.13 ACRES WITH PROPERTY ID # 135651

14. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF REZONE FROM LIGHT INDUSTRIAL (LI) AND SINGLE FAMILY R 7.2 TO MEDIUM INDUSTRIAL (MI). THE PROPERTY INVOLVED IN THIS REZONE APPLICATION IS AS FOLLOWS AND AS RECOMMENDED BY PLANNING AND ZONING COMMISSION:

MCGREGOR INDUSTRIAL PARK BLOCK 1 LOT 1 CONTAINING 96.06 ACRES WITH PROPERTY ID # 137173

J L JOHNSON SURVEY CONTAINING APPROXIMATELY 63.91 ACRES WITH PROPERTY ID # 135650

J L JOHNSON SURVEY CONTAINING APPROXIMATELY 1.13 ACRES WITH PROPERTY ID # 135651

15. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF TWO (2) EXPIRED POSITIONS ON THE HISTORIC COMMISSION.
16. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF AN ADVISORY BOARD CONSISTING OF TWO (2) COUNCILMEMBERS FOR THE MCGREGOR EVENT CENTER.
17. DISCUSSION AND POSSIBLE ACTION REGARDING APPOINTMENT OF TWO (2) COUNCILMEMBERS TO REVIEW AND ADVISE ON THE SINGLE-FAMILY RESIDENTIAL GUIDELINES AS IT PERTAINS TO POSSIBLE ADDITIONAL INCENTIVES FOR SINGLE FAMILY INFILL DEVELOPMENT.
18. RECEIVE FINANCIALS AS OF APRIL 2019.
19. **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. POSSIBLE LAND LEASE IN THE INDUSTRIAL PARK.
 2. POSSIBLE LAND LEASE OF APPROXIMATELY 50 ACRES OF CITY OWNED 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 DELIBERATE THE OFFER OF A FINANCIAL OR OTHER INCENTIVE TO A BUSINESS PROSPECT.
20. DISCUSSION AND POSSIBLE ACTION REGARDING MCGREGOR INDUSTRIAL PARK LAND LEASE.

21. ANNOUNCEMENTS FROM THE CITY MANAGER.
22. REQUESTS/COMMENTS FROM THE MAYOR AND/OR COUNCIL MEMBERS.
23. 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 5:30 P.M. ON FRIDAY, JUNE 7, 2019.

ANGELIA SLOAN, CITY SECRETARY