



**NOTICE OF REGULAR COUNCIL MEETING
CITY OF PILOT POINT
CITY COUNCIL MEETING**

NOTICE IS HEREBY GIVEN THAT CITY COUNCIL OF THE CITY OF PILOT POINT, TEXAS, WILL HOLD A REGULAR COUNCIL MEETING ON:

February 10, 2022

AT 6:30 PM - PILOT POINT CITY HALL - COUNCIL CHAMBERS

AGENDA

VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.
<https://meet.goto.com/884127445>

You can also dial in using your phone.
United States: +1 (872) 240-3412

Access Code: 884-127-445

Get the app now and be ready when your first meeting starts: <https://meet.goto.com/install>

A. ROLL CALL/CALL TO ORDER

B. PLEDGE TO FLAGS

1. United States of America
2. Texas Flag

Honor the Texas Flag, I pledge allegiance to thee,
Texas, one state under God, one and indivisible

C. INVOCATION

D. ITEMS OF COMMUNITY INTEREST

- Saturday, February 12, 2022 - Pilot Point Educational Foundation Gala at Saint Thomas Aquinas Parish Center
- Thursday, February 17, 2022 - Chamber of Commerce Networking Luncheon 11:30am-1:00pm PointBank Community Center - Speaker, "State of the City" with Britt Lusk
- Friday, February 18, 2022 5:00pm - Last Day to File for a Place on the May 7, 2022 General Election for Mayor, City Council Place 4, and City Council Place 6
- Monday, February 21, 2022 - City Offices Closed for President's Day
- Thursday, February 24, 2022 - City Council Meeting

E. PUBLIC FORUM, PRESENTATIONS AND RECOGNITION:

Public Forum:(Citizens are allowed 3 minutes to speak. If the issue is on the agenda, the City Council may choose to discuss and consider the item. If the issue is not on the agenda, the Council is not permitted by state law to respond to or discuss the item other than to make statements of

specific factual information in response to a citizen's inquiry or to recite existing policy in response to the inquiry. The Council may request the issue to be placed on a future agenda for action in accordance with state law. This forum is not the appropriate place to address complaints against Public Officials and/or Staff . Complaints of this nature should be made in writing and filed with the City Manager.)

1. Presentation on the Creekview Development

F. EXECUTIVE SESSION

The City Council of the City of Pilot Point will recess into Executive Session (Closed Meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to discuss the following:

1. Section 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding: Creekview Development

G. RECONVENE INTO REGULAR SESSION

The City Council of the City of Pilot Point will reconvene into Regular Session (Open Meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding the following items discussed in Executive Session:

1. Section 551.071: Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter regarding: Creekview Development

H. CONSENT AGENDA

1. Approval of the January 27, 2022 meeting minutes.
2. Approval of Interlocal Agreement between the City of Pilot Point and the Municipal Development District.
3. Authorize Payment of Pay Application #11 for the Police Station Project.
Value of Payment is \$14,622.40
4. Authorize payment of Pay Application #12 (retainage) for the close out of the Police Department Project.
Value of Payment is \$65,377.84

I. REGULAR AGENDA

1. Discuss, consider, and possible action on Notice of Award for contractor of Rural Watermain Extensions.
2. Discuss, consider, and possible action on designating the Pilot Point Post Signal as the primary official newspaper for the City of Pilot Point.
RESOLUTION 2022-07-533
3. Discuss, consider and possible action on authorization for the City Manager to enter into a Professional Services Agreement with KJ Environmental Mgt. Inc (KJE) to provide engineering services to the city for Yarbrough Street upgrades.
4. Consider all matters incident and related to the issuance and sale of "City of Pilot Point,

Texas, Combination Tax and Revenue Certificate of Obligation, Series 2022," including the adoption of an ordinance authorizing the issuance of such certificates of obligation.

ORDINANCE 471-14-2022

5. Discuss, consider, and possible action to authorize the Mayor to execute a Development Agreement by and between the City of Pilot Point and MM Creekview 1027, LLC, in connection with the Creekview Public Improvement District.
6. The Pilot Point City Council will conduct a public hearing to consider testimony regarding the creation of the Creekview Public Improvement District and act upon a resolution creating the Creekview Public Improvement District.

RESOLUTION 2022-07-540

- Public Hearing
 - Action Item
7. The Pilot Point City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Mobberly Public Improvement District Service and Assessment Plan, including the Major Improvement Area assessment roll; making a finding of special benefit to property within the Major Improvement Area of the Mobberly Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the Major Improvement Area assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended.

ORDINANCE 472-14-2022

- Public Hearing
 - Action Item
8. Discuss, consider, and possible action on a resolution approving and authorizing the Mayor to execute the Mobberly Public Improvement District Major Improvement Area - Reimbursement Agreement.

RESOLUTION 2022-07-535

9. The Pilot Point City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Mobberly Public Improvement District Service and Assessment Plan, including the Improvement Area #1 assessment roll; making a finding of special benefit to property within Improvement Area #1 of the Mobberly Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the Improvement Area #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended.

ORDINANCE 473-14-2022

- Public Hearing
 - Action Item
10. Discuss, consider, and possible action on approving and authorizing the Mayor to execute the Mobberly Public Improvement District Improvement Area #1 Reimbursement Agreement
- RESOLUTION 2022-07-536**
11. The Pilot Point City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Mobberly Public Improvement District Service and Assessment Plan, including the Improvement Area #2 assessment roll; making a finding of special benefit to property within Improvement Area #2 of the Mobberly Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the

assessments levied against the Improvement Area #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended.

ORDINANCE 474-14-2022

- Public Hearing
- Action Item

12. Discuss, consider, and possible action on approving and authorizing the Mayor to execute the Mobberly Public Improvement District Improvement Area #2.

RESOLUTION 2022-07-537

13. Discuss, consider, and approve a resolution for Public Improvement District (PID) and Tax Increment Reinvestment Zone (TIRZ) creation and Administration Services Agreement with P3Works, LLC for Pecan Creek.

RESOLUTION 2022-07-534

14. Discuss, consider, and possible action on an ordinance ordering a General (Regular) Election to be held on May 7, 2022, for the purpose of electing a Mayor, City Council Place 4, and City Council Place 6; calling a Run-Off Election.

ORDINANCE 475-14-2022

15. Discuss, consider, and possible action on a resolution adopting updates to the Property Enhancement Program.

RESOLUTION 2022-07-538

16. Discuss, consider, and possible action on a resolution authorizing the Pilot Point Municipal Development District to make improvements to the Icehouse property located at 123 E. Main Street.

J. EXECUTIVE SESSION

The City Council of the City of Pilot Point will recess into Executive Session (Closed Meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code to discuss the following:

1. Section 551.074: Deliberate the appointment, employee, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - a. City Secretary
 - b. Police Chief

K. RECONVENE INTO REGULAR SESSION

The City Council of the City of Pilot Point will reconvene into Regular Session (Open Meeting) pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding the following items discussed in Executive Session:

1. Section 551.074: Deliberate the appointment, employee, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - a. City Secretary
 - b. Police Chief

L. FUTURE AGENDA ITEMS/REQUESTS BY COUNCILMEMBERS TO BE ON NEXT AGENDA

Councilmembers shall not comment upon, deliberate, or discuss any item that is not on the agenda. Councilmembers shall not make routine inquiries about operations or project status on an

item that is not posted. Any Councilmember may, however, state an issue and a request that this issue be placed on a future agenda.

M. ADJOURN

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including 551.071 (private consultation with the attorney for the City); 551.072 (discussing purchase, exchange, lease or value of real property); 551.074 (discussing personnel or to hear complaints against personnel); and 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting. A quorum will be physically present at the posted meeting location of City Hall. In compliance with the Americans with Disabilities Act, the City of Pilot Point will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received at least 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 940-686-2165.

I the undersigned authority do hereby certify this notice was posted on the official bulletin board for the City of Pilot Point, Texas on Monday, February 7, 2022 by 6:30pm, and shall remain posted for at least 72 hours preceding the scheduled time of said meeting.

Lenette Cox, City Secretary