



**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:

April 10, 2025

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

AGENDA

A. ROLL CALL/CALL TO ORDER

B. INVOCATION

C. 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

D. APPROVE THE AGENDA ORDER

E. ITEMS OF COMMUNITY INTEREST

- Saturday, April 12, 2025 - Easter Egg Hunt, Old City Park, 10:00am
- Saturday, April 12, 2025 - Flower Festival, Historic Downtown Square, 10:30am-2:00pm
- Tuesday, April 15, 2025 - Special City Council Meeting, City Hall, 5:30pm
- Friday, April 18, 2025 - City Offices Closed
- Monday, April 21, 2025 - Citizens Government Academy, Pilot Point Library, 6:00pm
- Thursday, April 23, 2025 - City Council Meeting, City Hall, 6:30pm
- Saturday, April 26, 2025 - Keep Pilot Point Beautiful Trash Off, 8:00am
- Saturday, April 26, 2025 - Pilot Point Market, Historic Downtown Square, 5:00pm

F. 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.)

G. CONSENT AGENDA

1. Approval of the March 27, 2025 City Council meeting minutes.
2. Approval of Pay Application #12 to Landmark Structures in the amount of \$86,359.75 for the

elevated storage tank project.

3. Approval of a resolution of the City Council of the City of Pilot Point, Texas authorizing and approving a new Employment Agreement of Britt Lusk to serve as City Manager for the City of Pilot Point; repealing prior agreements; and providing an effective date.

RESOLUTION 2025-08-650

H. REGULAR AGENDA

1. Discuss and act on George W. Hilz Naming and Recognition Request.
2. Discuss and act on a nomination for the Denco Area 9-1-1 District Board of Managers.

RESOLUTION 2025-08-647

3. Discuss and act on authorizing the City Manager to approve an extension of the 380 Economic Development Incentive Agreement between the City and Pilot Point Land Estates LLC, using deadlines and key performance indicators approved by City Council.
4. Consider and act on a resolution approving a Development Agreement with Lake Henzler Village, LP for the development of approximately 112 acres of real property; authorizing the City Manager to execute the agreement and other related documents; and providing an effective date.

RESOLUTION 2025-08-648

5. Discuss and act on a resolution of the City of Pilot Point, Texas approving a Chapter 380 Incentive Agreement with MM Bryson Ranch, LLC to incentivize development of Bryson Ranch; authorizing the City Manager to execute the agreement and other related documents; and providing an effective date.

RESOLUTION 2025-08-649

6. Discuss and act on an ordinance of the City Council of the City of Pilot Point, Texas amending the boundary of Reinvestment Zone Number One, City of Pilot Point, to exclude approximately 215.79 total acres; approving an amended and restated Project and Finance Plan for Tax Increment Financing Reinvestment Zone Number One, City of Pilot Point, Texas pursuant to Chapter 311 of the Texas Tax Code; making certain findings; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing for an immediate effective date.

ORDINANCE 584-16-2025

7. Discuss and act on an ordinance of the City Council of the City of Pilot Point, Texas, approving a Final Tax Increment Reinvestment Zone Project and Finance Plan for Reinvestment Zone Number Five, City of Pilot Point, Texas; making certain findings; providing a severability clause; and providing for an immediate effective date.

ORDINANCE 585-16-2025

8. Discuss and act on an ordinance of the City Council of the City of Pilot Point, Texas, designating a geographic area within the extraterritorial jurisdiction of the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Nine, City of Pilot Point, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund (TIRZ No. 9 Fund) for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

ORDINANCE 586-16-2025

9. Discuss and act on an ordinance of the City Council of the City of Pilot Point, Texas, designating a geographic area within the extraterritorial jurisdiction of the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Ten, City of Pilot Point, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund (TIRZ No. 10 Fund) for the zone, containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

ORDINANCE 587-16-2025

10. Discuss and act on an ordinance of the City Council of the City of Pilot Point, Texas, designating a geographic area within the corporate limits and extraterritorial jurisdiction of the city as a Tax Increment Reinvestment Zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Eleven, City of Pilot Point, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone and appointing members of the board; establishing a Tax Increment Fund (TIRZ No. 11 FUND) for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

ORDINANCE 588-16-2025

11. The Pilot Point City Council will conduct a public hearing to consider comment and act upon an ordinance accepting and approving a final Bryson Ranch Public Improvement District Service and Assessment Plan, including the Zone A Improvement Area #1 assessment roll; making a finding of special benefit to property within Zone A Improvement Area #1 to the Bryson Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property, all in accordance with Chapter 372 of the Texas Local Government Code, as amended.

1. Public Hearing

2. ORDINANCE 576-16-2025

12. The Pilot Point City Council will conduct a public hearing to consider comment and act upon an ordinance accepting and approving a Final Bryson Ranch Public Improvement District Service and Assessment Plan, including the Zone A Remainder Area assessment roll; making a finding of special benefit to property within Zone A Remainder Area of the Bryson Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property, all in accordance with Chapter 372 of the Texas Local Government Code, as amended.

1. Public Hearing

2. ORDINANCE 577-16-2025

13. The Pilot Point City Council will conduct a public hearing to consider comment and act upon an ordinance accepting and approving a final Bryson Ranch Public Improvement District Service and Assessment Plan, including the Zone B Improvement Area #1 assessment roll; making a finding of special benefit to property within Zone B Improvement Area #1 of the Bryson Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property, all in accordance with Chapter 372 of the Texas Local Government Code, as amended.

1. Public Hearing

2. ORDINANCE 578-16-2025

14. The Pilot Point City Council will conduct a public hearing to consider comment and act upon

an ordinance accepting and approving a final Bryson Ranch Public Improvement District Service and Assessment Plan, including the Zone B Remainder Area assessment roll; making a finding of special benefit to property within Zone B Remainder Area of the Bryson Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property; all in accordance with Chapter 372 of the Texas Local Government Code, as amended.

1. Public Hearing

2. ORDINANCE 579-16-2025

15. Consider and act upon an ordinance of the City of Pilot Point, Texas, approving and authorizing the issuance and sale of the City of Pilot Point, Texas, Special Assessment Revenue Bonds, Series 2025 (Bryson Ranch Public Improvement District Zone A Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date.

ORDINANCE 580-16-2025

16. Consider and act upon an ordinance of the City of Pilot Point, Texas, approving and authorizing the issuance and sale of the City of Pilot Point, Texas, Special Assessment Revenue Bonds, Series 2025 (Bryson Ranch Public Improvement District Zone A Remainder Area Project); approving and authorizing related agreements; and providing an effective date.

ORDINANCE 581-16-2025

17. Consider and act upon an ordinance of the City of Pilot Point, Texas, approving and authorizing the issuance and sale of the City of Pilot Point, Texas, Special Assessment Revenue Bonds, Series 2025 (Bryson Ranch Public Improvement District Zone B Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date.

ORDINANCE 582-16-2025

18. Consider and act upon an ordinance of the City of Pilot Point, Texas, approving and authorizing the issuance and sale of the City of Pilot Point, Texas, Special Assessment Revenue Bonds, Series 2025 (Bryson Ranch Public Improvement District Zone B Remainder Area Project); approving and authorizing related agreements; and providing an effective date.

ORDINANCE 583-16-2025

I. FUTURE AGENDA ITEM REQUESTS (Requires previous written submission for consideration)

The requesting Council Member may be asked to provide a brief explanation of why they think the Council should add the item to a future meeting for full discussion. It's imperative that everyone understands that the item or issue is NOT ACTUALLY BEING DISCUSSED at this point. The question on the floor is simply on WHETHER TO ADD the item to a future meeting agenda. The Council will vote on the question to add and a simple majority will rule.

J. 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, April 7, 2025, and shall remain posted for at least 72 hours preceding the scheduled time of said meeting.

Lenette Cox, City Secretary