



**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:

March 27, 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

- Monday, March 31, 2025 - Main Street Board Meeting, City Hall, 5:30pm
- Tuesday, April 1, 2025 - Municipal Development District Meeting, City Hall, 5:30pm
- Thursday, April 3, 2025 - Planning and Zoning Commission Meeting, City Hall, 6:30pm
- Monday, April 7, 2025 - Citizens Government Academy, City Hall, 6:00pm
- Thursday, April 10, 2025 - City Council Meeting, City Hall, 6:30pm
- Tuesday, April 15, 2025 - Special City Council Meeting Workshop for Draft Comprehensive Plan, City Hall, 5:30pm

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 13, 2025 City Council meeting minutes.
2. Approval of Pay Application #7 to Plyler Construction in an amount of \$229,720.45, for Fire

Station #3.

3. Approval of Street Closure Request for St. Thomas Aquinas Church Spring Fest on April 27, 2025.
4. Authorize the City Manager to enter in an Agreement for Public Improvement District (PID) administration services with P3 Works, for the Rockhill Development Project.
5. Authorize the City Manager to enter in an Agreement for Public Improvement District (PID) administration services with P3 Works, for the Burks Ranch Development.
6. Authorize the City Manager to enter in an Agreement for Public Improvement District (PID) administration services with P3 Works, for the 1385 Development.
7. Approve the acceptance of 1,402 sq. ft. of land for ROW of Henderson Street. Dedication from BRS Properties.

H. REGULAR AGENDA

1. Workshop presentation of the Proposed Plan Pilot Point Draft Master Plan Set
2. Discuss and act on authorizing the Mayor to enter into a Development Agreement with Bellaire Partners, LLC, 3G Investments, LLC, Winn Farms, LLC, and Jot Gunter Partners, LLC for Shelby Ranch.
3. Discussion of the Henzler Village proposed development north of Holford, east of Alexander and its related Development Agreement
4. Consider and act on authorizing an Interlocal Agreement between the City of Pilot Point and the Texas Government Accountability Association - requested by Mayor Beasley
5. Discuss and act on a resolution of the City Council of the City of Pilot Point, Texas, setting a Public Hearing under section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 363.437 acres of land generally located east of Farm to Market Road 2931, North of Mustang Road, West of Farm to Farm-to-Market Road 1385, and South of Friendship Road and being wholly located within the Extraterritorial Jurisdiction of the City of Pilot Point, Texas; authorizing the issuance of notice by the City of Pilot Point, Texas; authorizing the issuance of notice by the City Secretary of the City of Pilot Point, Texas, regarding the Public Hearing; and directing the City of Pilot Point, Texas to prepare a preliminary reinvestment zone financing plan.

RESOLUTION NO. 2025-08-641

6. Discuss and act on a Resolution of the City Council of the City of Pilot Point, Texas, setting a public hearing under Section 311.003 of the Texas Tax Code for the creation of a tax increment reinvestment zone containing approximately 567.525 acres of land generally located east of Highway 377, North of County Line Road, West of Emberson Chapel Road, and South of Lake Ray Roberts and being wholly located within the extraterritorial jurisdiction of the City of Pilot Point, Texas; authorizing the issuance of notice by the City Secretary of the City of Pilot Point, Texas, regarding the Public Hearing; and directing the City of Pilot Point, Texas to prepare a preliminary reinvestment zone financing plan.

RESOLUTION 2025-08-642

7. Discuss and act on a Resolution of the City Council of the City of Pilot Point, Texas, setting a public hearing under Section 311.003 of the Texas Tax Code for the creation of a tax increment reinvestment zone containing approximately 114.97 acres of land generally located east of Alexander Road, North of W Holdford Street, West of N Saint James Road, and South of Lake Ray Roberts and being wholly located within the extraterritorial jurisdiction of the

City of Pilot Point, Texas; authorizing the issuance of notice by the City Secretary of the City of Pilot Point, Texas, regarding the Public Hearing; and directing the City of Pilot Point, Texas to prepare a preliminary reinvestment zone financing plan.

RESOLUTION 2025-08-643

8. Discuss and act on a 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 two, City of Pilot Point, Texas; making certain findings; providing a severability clause and providing for an immediate effective date.

ORDINANCE NO. 557-16-2025

9. Discuss and act on a resolution of the City Council of the City of Pilot Point, Texas, setting a public hearing under section 311.003 of the Texas Tax Code for the amendment of reinvestment zone number one, City of Pilot Point, Texas; containing approximately 1,872.72 acres of land generally located North of Friendship Road, South of Lake Ray Roberts, East of Massey Road, and West of FM 1385, and being wholly located within the corporate limits and extraterritorial jurisdiction of the City of Pilot Point, Texas; authorizing the issuance of notice by the City Secretary of the City of Pilot Point, Texas, regarding the public hearing; and directing the City of Pilot Point, Texas to prepare and amended and restated reinvestment zone financing plan.

RESOLUTION 2025-08-644

10. Discuss and act on a resolution of the City of Pilot Point, Texas, accepting a petition seeking the creation of the Burks Ranch Public Improvement District within the extraterritorial jurisdiction of the City and Calling for a Public Hearing for the City Council April 24, 2025 meeting.

RESOLUTION 2025-08-645

11. Discuss and act on authorizing the Chief of Police to sign a Local Agreement for the disposition of forfeited property with the Criminal District Attorney of Grayson County, Texas.
12. Discuss and act on authorizing the Chief of Police to sign a Memorandum of Understanding with Denton County MHMR Center

I. STAFF REPORTS

1. February 2025 All American Dogs Report
2. February 2025 Development Services Report
3. February 2025 Finance Report
4. February 2025 Fire Department Report
5. February 2025 Library and Cultural Arts Report
6. February 2025 Main Street - Communications Staff Report
7. February 2025 Municipal Court Report
8. February 2025 Parks and Facilities Report
9. February 2025 Public Works Report

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: City Manager
2. Section 551.071: Consultation with the 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: Amalgamated Properties
3. Section 551.072: Discussing purchase, exchange, lease or value of real property: Project 2501-01
4. Section 551.087: Discussion of possible economic development project: Project Mars

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 items discussed in Executive Session.

L. 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.

1. Consider and act on adopting the Heritage District Design Guidelines as an ordinance - requested by Mayor Pro Tem Ambrosio
2. Consider and act on asking the County Judge to approve Pilot Point to use its Certified Local Government, allowing Pilot Point to apply for the Paul Bruhn Historic Revitalization Grants Program through the National Park Service - requested by Mayor Pro Tem Ambrosio

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, March 24, 2025, and shall remain posted for at least 72 hours preceding the scheduled time of said meeting.

Lenette Cox, City Secretary