



**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:

September 25, 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

- Wednesday, October 1, 2025 - Parks Board Meeting, City Hall, 12:00pm
- Thursday, October 2, 2025 - Planning and Zoning Commission Meeting, City Hall, 6:30pm
- Monday, October 6, 2025 - Main Street Advisory Board Meeting, City Hall, 6:00pm
- Tuesday, October 7, 2025 - Municipal Development District Board Meeting, City Hall, 5:30pm
- Thursday, October 9, 2025 - City Council Meeting, City Hall, 6:30pm
- Saturday, October 11, 2025 - Bonnie and Clyde Days, Historic Downtown Square, 11:00am-8:00pm
- Monday, October 13, 2025 - City Offices Closed

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 September 11, 2025 City Council meeting minutes.

2. Authorize the City Manager to enter in an Agreement for Tax Increment Reinvestment Zone (TIRZ) Administration Services with P3 Works for the Talley Ranch Land Development (TIRZ #16).
3. Approval of Pay Application #13 to Plyler Construction in the amount of \$208,033.85, for the build of Fire Station #3.

H. REGULAR AGENDA

1. 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 Fourteen, 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. 14 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 603-16-2025

2. 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 617.629 acres of land generally located east of Foutch Road, North of Friendship Road, West of FM-1385, and South of Strittmatter 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 2025-09-668

3. Discuss and act on a Development Agreement with Red Gable for the development of 89 lots in the Reserve at Pilot Point Subdivision.
4. Hold a Public Hearing, discuss and act on an ordinance to rezone 28.296 acres from Single Family (SF-2) to Planned Development (PD) for Single Family uses for a vacant parcel located on the east side of N. Washington Street, east of Yarborough Street, and south of Peel Street in the City of Pilot Point.

ORDINANCE 604-16-2025

5. Discuss and act on awarding a Construction Manager at Risk Service to Archer Western for the Wastewater Treatment Plant Project.
6. Discuss and act on authorizing the City to enter into an agreement with Walsh Construction Company, doing business as Archer Wester, for Construction Manager at Risk for the construction of the Waste Water Treatment Plant.
7. Consider and act on Amendment No. 1 to the Economic Development Incentive Agreement between the City of Pilot Point and Pilot Point Land Estates, LLC.
8. Discuss and act on appointing a Council Member to the Parks and Recreation Board.

I. STAFF REPORTS

1. August 2025 Development Services Report
2. August 2025 Finance Report

3. August 2025 Fire Department Report
4. August 2025 Library and Cultural Arts Report
5. August 2025 Main Street - Communications Report
6. August 2025 Municipal Court Report
7. August 2025 Parks Department Report
8. August 2025 Police Department Report
9. August 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 551.071: 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: Talley Ranch-Pelzel Road

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.

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 September 18, 2025, and shall remain posted for at least three days preceding the scheduled time of said meeting.

Lenette Cox, City Secretary