



MINUTES
REGULARLY SCHEDULED MEETING
WESTON CITY COUNCIL 6:30PM
TUESDAY, MARCH 12, 2024

WESTON CITY HALL
301 MAIN STREET
WESTON, TEXAS

1. CALL TO ORDER & DETERMINATION OF QUORUM

Call to Order 6:30 p.m.

Quorum – All council members present.

2. PUBLIC COMMENT

- a. The public is invited to speak for up to three minutes on any subject of which the City of Weston has authority. However, no discussion or action, by law, may be taken on the topic unless the item is on the agenda or until properly posted on a future agenda, 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.

3. CONSENT ITEMS

- a. Consider and accept:
- i. Regular Meeting Minutes for February 13, 2024, and February 27, 2024
 - ii. Financial report for February 2024

Motion to Accept: MPT Richardson
Second: CM Coleman
Vote: For: 5 Against: 0

4. INDIVIDUAL CONSIDERATION ITEMS

a. PUBLIC HEARING – ANNEXATION

Public Hearing and Consideration of an Ordinance Concerning the Annexation of:

- 1. Approximately 125 Acres located at CR 171, Celina, Texas ABS A0184 William Culwell Survey, Tract 24; and
- 2. Approximately 25 Acres located at Lot 4, Weston Pirates, situated in the J. Wilson Survey, Abstract Number 963,

in the City of Weston's Extra Territorial Jurisdiction on petition of Landowner; Providing that the Owners and Inhabitants of the Subject Area of Land shall be entitled to the Rights and Privileges of Other Citizens of the City of Weston and Shall be Bound by the Acts and Ordinances now in Effect and hereinafter Adopted; Authorizing Execution of the Annexation Service Plan Agreement; Providing a Penalty for a Violation of this Ordinance and Weston Zoning Ordinance, Providing a Savings/Repealing Clause, Severability Clause, and an Effective Date; and Providing for the Publication of the Caption hereof.

Open Public Hearing at 6:41 p.m.
Close Public Hearing at 6:42 p.m.

b. PUBLIC HEARING – TIRZ CREATION

Conduct a Public Hearing and Consider the Creation of a Tax Increment Reinvestment Zone No. 1, City of Weston, Encompassing approximately 291.42 Acres within the Corporate Limits and Extra Territorial Jurisdiction of the City of Weston, Texas.

Open Public Hearing at 6:44 p.m.
Close Public Hearing at 6:47 p.m.

c. CREATE TIRZ & APPOINT BOD

Consider and Act on an Ordinance of the City Council of the City of Weston, Texas Designating a Non-Contiguous Geographic Area within the Corporate Limits and Extra Territorial Jurisdiction of the City as a

Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be known as Tax Increment and Reinvestment Zone No. One, City of Weston Describing the Boundaries of the Zone; Creating a Board of Directors for said Reinvestment Zone; Establishing a Tax Increment 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 and Effective Date.

Motion to Approve TIRZ & Appoint BOD: CM Whitworth
Second: CM Hill
Vote: For: 5 Against: 0

d. WESTON TRAILS – AMENDED PLAT

Consider and Act upon the request of Matrix Equities Inc., Mr. Ron Smith, and BGE, Inc. Surveyors concerning the property located west of FM 543 (Weston Road) and along and north of CR 170, being 462.678 acres in the Andrew J. Culwell Survey, Abstract No. 209, the Grizzel Kennady Survey Abstract No. 498 & The Leonidas Wilson Survey, Abstract No. 982 in the City of Weston, Collin County, Texas, and currently zoned Planned Development as follows: Preliminary Plat of Weston Trails. (Mayor)

Motion to Approve: CM Metzger
Second: CM Coleman
Vote: For: 5 Against: 0

e. Consider and Act on agreements between the City of Weston and P3 Works LLC for P3 Works LLC to provide (Mayor)

- i. Public Improvement District Administration Services
- ii. Tax Increment Reinvestment Zone Administration Services

Motion to Approve Subject to Minor Adjustments by Attorneys: CM Whitworth
Second: CM Metzger
Vote: For: 5 Against: 0

f. Discuss FY 2024 Budget & Priorities

g. Consider and Act on The Staffing for Adequate Fire and Emergency Response (SAFER) grant application and the funding of a grant writer.

Motion to Approve Full Grant Writing Package: MPT Richardson
Second: CM Hill
Vote: For: 5 Against: 0

h. Discuss the status of a City Fire Department

5. COUNCIL AND MAYOR ANNOUNCEMENTS/COMMENTS/UPDATES

6. ADJOURN

Meeting Adjourned at 7:33 p.m.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney is authorized by the Texas Open Meetings Act, Texas Government Code 551.001 et seq., will be held by the City Council at the date, hour and place given in this notice or as soon after the commencement of the meeting covered by this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- 551.087 Deliberation regarding Economic Development Negotiations
- 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