

**SPECIAL MEETING OF THE CANTON CITY COUNCIL  
12 NOON, MAY 26, 2021**

Canton City Hall  
201 N. Buffalo, Canton, Texas 75103

**AGENDA**

1. CALL MEETING TO ORDER AND DECLARE A QUORUM PRESENT

**EXECUTIVE SESSION**

**In accordance with the authority contained in the Texas Government Code, Chapter 551, including but not limited to, Sections 551.071, 551.072, 551.074 and 551.087. Council will convene in closed or executive session to discuss the following matters.**

2. EXECUTIVE SESSION FOR DELIBERATIONS REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS (Section 551.087) REGARDING THE FOLLOWING:

Section 551.087 – to deliberate commercial or financial information the CEDC has received from a business prospect, and to deliberate the offer of a financial or other incentive for Project Bluegreen Development, and other business prospects, including but not limited to, a mixed-use development project, a local business retention and expansion project, a local capital investment project, a downtown retail rent subsidy prospect, and recruitment of new commercial, industrial, retail, restaurant, hospitality, and family entertainment prospects.

3. EXECUTIVE SESSION FOR CONSULTATION WITH ATTORNEY (Section 551.071)

**RETURN TO OPEN SESSION**

4. CONDUCT FIRST READING AND DISCUSSION OF RESOLUTION NO. 2021-17 APPROVING AND AUTHORIZING A CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF CANTON, CANTON ECONOMIC DEVELOPMENT CORPORATION, AND HBIC, LLC REGARDING BLUEGREEN DEVELOPMENT PROJECT.
5. CONDUCT SECOND READING AND CONSIDER APPROVAL OF RESOLUTION NO. 2021-17 APPROVING AND AUTHORIZING A CHAPTER 380 ECONOMIC DEVELOPMENT PROGRAM AGREEMENT AND PERFORMANCE AGREEMENT BY AND BETWEEN THE CITY OF CANTON, CANTON ECONOMIC DEVELOPMENT CORPORATION, AND HBIC, LLC REGARDING BLUEGREEN DEVELOPMENT PROJECT.
6. CONSIDER APPROVAL OF DEVELOPMENT AGREEMENT BETWEEN CITY OF CANTON AND HBIC, LLC. ON APPROXIMATELY 20.006 ACRES OF LAND IN THE Q.C. NUGENT SURVEY, A-618, VAN ZANDT COUNTY, TEXAS, OWNED BY BETTY

WILKERSON, EDWARD DEARING, DORIS BUTLER, AND THE ESTATE OF JOYCE CRABTREE

7. CONSIDER ADOPTION OF ORDINANCE NO. 2021-2 ANNEXING APPROXIMATELY 20.006 ACRES OF LAND IN THE Q.C. NUGENT SURVEY, A-618, VAN ZANDT COUNTY, TEXAS, OWNED BY BETTY WILKERSON, EDWARD DEARING, DORIS BUTLER, AND THE ESTATE OF JOYCE CRABTREE
8. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2021-3 GRANTING A ZONING CHANGE FROM RURAL AGRICULTURAL (RA) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT ON THAT APPROXIMATELY 20.006 ACRE TRACT OF LAND IN THE Q.C. NUGENT SURVEY, A-618, LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF HWY 19 AND I-20, CURRENTLY UNDER CONSIDERATION FOR ANNEXATION INTO THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY EDWARD DEARING, BETTY WILKERSON, DORIS BUTLER, AND THE ESTATE OF JOYCE CRABTREE
9. DISCUSSION REGARDING FIRST MONDAY, INCLUDING
  - A. FIRST MONDAY POLICIES AND PROCEDURES
  - B. FIRST MONDAY GENERAL OPERATIONS
  - C. FIRST MONDAY GROUNDS IMPROVEMENTS
  - D. FUTURE PLANNING
10. CONSIDER ADOPTION OF ORDINANCE NO. 2021-9 REGARDING FIRST MONDAY POLICIES AND PROCEDURES
11. DISCUSSION REGARDING CODE ENFORCEMENT PROCEDURES / POLICIES
12. DISCUSSION REGARDING WATER RIGHTS FOR LAKE
13. ITEMS FOR FUTURE AGENDAS
14. ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda.

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.

The City of Canton City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary 48 hours prior to this meeting at (903) 567-1841 so that appropriate arrangements may be made.

I, Debra Johnson, do hereby certify this Notice was posted at the Canton City Hall bulletin board, on May 20, 2021, at 4:55 p.m.

ATTEST:

  
Debra Johnson, City Secretary

Removed this the \_\_\_\_\_ day of May, 2021, at \_\_\_\_\_ .m.

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Debra Johnson, City Secretary