

PUBLIC NOTICE

**THE BONHAM CITY COUNCIL WILL BE MEETING FOR THE PURPOSE OF
REGULAR MEETING**

DATE OF MEETING:	January 9, 2023
TIME OF MEETING:	5:30 P.M. – Regular Meeting
LOCATION OF MEETING:	Bonham City Hall – 514 Chestnut Bonham, Texas

REGULAR MEETING AGENDA

Call to Order

1. Consider and take action to approve minutes of the December 12th regular meeting and December 27th special meeting. *(Pgs. 1-4)*
2. Consider and take action to accept financial report for month ending December 31, 2022.
3. **Citizens Opportunity to Speak:** *[The City Council invites persons with comments or observations to briefly address the Council for the limited purpose of determining whether the matter should be referred to staff for study and response and/or be placed on a future meeting agenda. State law prohibits the City Council from considering deliberations on any item not listed on the posted City Council Agenda.]*
4. Presentation of Employee of the Year.
5. Consider and take action to adopt an Agriculture Lease for undeveloped acreage at Jones Field Airport. *(Pgs 5- 16)*
6. **Hold public hearing** and consider and take action on an ordinance adopting the Master Thoroughfare Plan of the City of Bonham. *(Pgs 17- 20)*
7. **Hold public hearing** and consider and take action on an ordinance adopting the Water Master Plan. *(Pgs 21- 23)*
8. **Hold public hearing** and consider and take action on an ordinance annexing approximately 3.844 acres of land in the J. Whittenburg survey, Abstract Number 1165 and located at the East side of FM 87 and County Road 1535 being PID # 128769, said annexation to include a portion of FM 87 contiguous to the property and the City's boundaries, authorizing the publication of such public hearing and directing the City Manager, or his designee, to prepare a service plan for an area that the City intends to annex into the city limits. *(Pgs 24- 33)*
9. Consider and take action to approve a resolution adopting a Tax Abatement Agreement by and between the City of Bonham, Shanjen, LLC, a Texas limited liability Company and Tongrun International, LLC, a Texas limited liability company, and authorizing the Mayor to execute the Tax Abatement Agreement. The applicant and owner for said Tax Abatement Agreement is Tongrun International, LLC of Bonham, Texas. Said tax abatement reinvestment zone is Tax Abatement Reinvestment Zone Number One generally located on an approximately 37.754-acre tract of land located in the William Cox Survey, Abstract No. 191, City of Bonham, Fannin County, Texas. Said tax abatement reinvestment zone is generally located at 2501 Pecan St, City of Bonham, Fannin County, Texas. The applicant will construct or cause to be constructed approximately 50,000 square feet of commercial and or industrial space for an estimated minimum cost of \$2,000,000.00. *(Pgs 34-51)*

[Continue on next page]

10. Consider and take action to approve Memorandum of Understanding between the City of Bonham and Fannin County regarding property located at 407/411 Chestnut St (PID # 92295, 92296) in Bonham, TX. *(Pgs 52- 59)*
11. Recess into closed executive session for attorney client consultation to seek legal advice 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 as it relates to current contracts involving 9100 Timbercreek Drive including but not limited to a Real Estate Contract, Lease Agreement, Affidavit and Indemnity Agreement and related closing documents and as permitted by Texas Government Code §551.071(2). *(Pg 60)*
12. Reconvene in open public session and take action to approve Real Estate Contract, Lease Agreement, Affidavit and Indemnity Agreement and related closing documents.
13. Adjourn

The Bonham City Council hereby expresses its intention of considering, deliberating, and taking action on any item listed on this agenda unless specifically stated otherwise.

Posted January 6, 2023 at 1:15 p.m.

Heather Stockton, City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 903-583-7555 before 10:00 a.m. on the date of the meeting so that appropriate arrangements can be made.