



**NOTICE OF REGULAR MEETING  
FOR MUNICIPAL DEVELOPMENT DISTRICT  
THURSDAY, FEBRUARY 8, 2024, AT 6:00 P.M.  
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS 76227**

Call to Order

1. Roll Call
2. Citizen Input for Items both ON and NOT on the Agenda  
*Please limit your comments to three minutes in duration, and you are restricted from passing your time or any portion of unused minutes to another citizen for comment. The Board is restricted from discussing or taking action on items not posted on the agenda. Action on your statement may be taken only at a future meeting.*
3. Updates:
  - a. Review of Financials
  - b. Local Development Update
  - c. US 380 Update
4. Discuss and consider approval of the December 14, 2023, Meeting Minutes.
5. Discuss and consider items related to Council direction and updates to the strategic plan from the Council retreat.
6. Discuss and consider participating in the September 21, 2024, Founder's Day event as an event sponsor.

**EXECUTIVE SESSION**

7. The Municipal Development District will convene into Executive Session pursuant to the following:
  - a. Texas Government Code, Section 551.087 - Deliberation Regarding Economic Development Negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.
    - a. Project Alpha
    - b. Project Bravo
    - c. Project Charlie
8. Take action as may be necessary or appropriate on matters discussed in Executive Session.
9. Request for future agenda items.

10. Adjourn

Upcoming Events:

- *Town Council Meeting - Tuesday, February 20, 2024 at 6:00 p.m. – Moved to holiday*
- *Town Council Meeting – Monday, March 4, 2024 at 6:00 p.m.*
- *Planning and Zoning Commission Meeting – Tuesday, March 5, 2024 at 7:00 p.m.*
- *Parks and Recreation Board Meeting - Wednesday, March 6, 2024 at 6:00 p.m.*
- *Municipal Development District Meeting – Thursday, March 14, 2024 at 6:00 p.m.*

**A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.  
NO ACTION BY THE TOWN COUNCIL WILL BE TAKEN AT THIS MEETING.**

CERTIFICATION:

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board, at the Town Hall of the Town of Cross Roads, Texas on or before February 5<sup>th</sup>, 2024, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at 940-365-9693. Reasonable accommodation will be made to assist your needs. This facility is wheelchair accessible and accessible parking spaces are available.

\_\_\_\_\_  
Donna Butler, Town Secretary

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_, Title: Donna Butler, Town Secretary



**MINUTES OF REGULAR MEETING  
FOR MUNICIPAL DEVELOPMENT DISTRICT  
THURSDAY, DECEMBER 14, 2023, AT 6:00 P.M.  
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS 76227**

Call to Order – **6:00 P.M.**

1. Roll Call: **President Steve Zuczek; Members Paula Paus, Ruben Coronado, and Ron King.**
2. Citizen Input for Items both ON and NOT on the Agenda.  
**None.**
3. Updates:
  - a. Review of Financials
  - b. Local Development Update
  - c. US 380 Update**Town Administrator Kristi Gilbert gave the updates.**
4. Discuss and consider approval of the October 12, 2023, Meeting Minutes.  
**Motion to approve the October Meeting Minutes made by Paus;  
Second by King;  
Passed unanimously.**
5. Discuss and consider activities related to business retention action items, including a participation agreement for a mutual access between Rustic Furniture and Sonic.

**Phil Moreno, owner of Rustic Furniture, spoke in favor of a mutual access between Rustic Furniture and Sonic.**

**Motion to direct staff to work with adjacent property owners on an agreement;  
Motion made by Coronado;  
Second by Paus;  
Passed unanimously.**

**EXECUTIVE SESSION – 6:14 P.M. to 7:25 P.M.**

6. The Municipal Development District will convene into Executive Session pursuant to the following:
  - a. Texas Government Code, Section 551.087 - Deliberation Regarding Economic Development Negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect.

- a. Project Alpha
- b. Project Bravo
- c. Project Charlie

7. Take action as may be necessary or appropriate on matters discussed in Executive Session.

**Motion to fund a consultant for Project Alpha, not to exceed \$85,000.00;**

**Motion made by Coronado;**

**Second by Paus;**

**Passed unanimously.**

8. Request for future agenda items.

**None.**

9. Adjourn – **7:27 P.M.**

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Steve Zuczek, MDD President

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Donna Butler, Town Secretary