

CITY OF DORCHESTER

**FBC Dorchester
11831 FM 902**

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**AGENDA AND NOTICE OF MEETING
REGULAR CITY COUNCIL MEETING**

**September 9th, 2024
6:30 pm**

Members of the public may appear before the City Council to address items listed on this meeting agenda and topics not already scheduled for public hearing or on the agenda in accordance with procedural rules as determined by the meeting Chair and by submitting a "Public Comment Form" to the City Secretary no later than the conclusion of Agenda Item I (Call Meeting to Order)

I. CALL MEETING TO ORDER

II. INVOCATION

III. PUBLIC COMMENTS: *The City Council invites members of the public to speak to the Council on items listed on this meeting agenda and topics not already scheduled for public hearing or on the agenda. Citizens may address the Council for a maximum of two minutes, unless the member of the public is a non-English speaker and must address the Council through a translator, in which case the person may address the Council for a maximum of four minutes. The Council is unable to respond to or discuss any issues that are brought up during this item that are not on the 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.*

IV. CONSENT ITEMS: These items consist of non-controversial items that are considered routine in nature. The Consent Agenda can be acted upon in one motion. A majority of the Council is required to remove any item for discussion and separate action.

1. Approve Minutes of **Regular City Council Meeting August 5th, 2024** and **Special City Council Meeting August 26th, 2024**
2. Approve the bills being paid for the month

V. ACTION ITEMS:

A. PUBLIC HEARING:

1. Introduction and Public Hearing of Ordinance No. 2407

An Ordinance of the City Council of the City of Dorchester, Texas, accepting and approving a final Cottonwood Public Improvement District Service and Assessment Plan, including the Improvement Area #1 Assessment Roll; making a finding of special benefit to property within Improvement Area #1 of the Cottonwood Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended.

2. Introduction and Public Hearing of Ordinance No. 2408

An Ordinance of the City Council of the City of Dorchester, Texas accepting and approving the final Cottonwood Public Improvement District Service and Assessment Plan, including the Major Improvement Area Assessment Roll; making a finding of special benefit to property within the Major Improvement Area of the Cottonwood Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended.

B. Close Public Hearing and Consider Adoption of Ordinances

Adoption of Ordinances:

1. Consider and act on Adoption of **Ordinance 2407**
2. Consider and act on Adoption of **Ordinance 2408**

C. New Business:

1. Consider and act upon Ordinance **2409** of the City of Dorchester, Texas approving and authorizing the issuance and sale of the City of Dorchester, Texas, Special Assessment Revenue Bonds, Series 2024 (Cottonwood Public Improvement District Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date.
2. Consider and act upon Ordinance **2410** of the City of Dorchester, Texas approving and authorizing the issuance and sale of the City of Dorchester, Texas, Special Assessment Revenue Bonds, Series 2024 (Cottonwood Public Improvement District Major Improvement Area Project); approving and authorizing related agreements; and providing an effective date.
3. Consider and act upon Resolution **0924** of the City of Dorchester, Texas, determining the costs of certain supplemental services to be financed within the Cottonwood O&M Public Improvement District; approving a preliminary operations and maintenance service plan and assessment plan, including a proposed assessment roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on October 7th, 2024, to consider an ordinance levying assessments on property located within the Cottonwood O&M Public Improvement District.
4. Consider and act on authorizing the Mayor to execute the Right-of-Way Escrow Agreement between MM Cottonwood 640, LLC and the City of Dorchester, Texas.
5. Consider and act on Ordinance **2411** in support of TXDOT lowering speed limit to 55 mph from 70 mph during construction on SH 289
6. Consider/Discuss/Act on accepting bid from Hankins Eastup Deaton Tony Seay & Scarborough, LLC for preparing City of Dorchester 2023-2024 audit.
7. Consider and discuss 2024-2025 Budget. (City will need to hold a Special meeting in September to have Public Hearing and approve Budget)

D. OLD BUSINESS

1. Discuss leak detection/water loss

2. Update and discuss proposed BM Dorchester (Kiln & Concrete plant)
3. Update on Building permits
4. Update on Two Way Water and Stewart Rd. meter
5. Update on Air Quality Permit for Concrete Batch Plant-Sunrise Redi Mix LLC
6. Update on Sunrise Hill MUD
7. Update on making City Hall safer, by moving building or purchasing land

VI. EXECUTIVE SESSION:

1. *In accordance with the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council will hold an Executive Session on the items identified below*

VII. DISCUSSION ITEMS:

1. Mayor Comments
2. Discuss any problems with the water utility or city
3. Applications for new meter request

VIII. REPORTS:

1. Water loss report & leak report
2. Delinquent water bill report

IX. ADJOURNMENT:

Respectfully submitted,

**David Smith, Mayor
City of Dorchester**

If, during the course of the meeting covered by this notice, the City Council should determine that a closed or executive session of the City Council should be held or is required, then such closed or executive session as authorized by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code..will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive session 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:

- 551.071 - Private consultation with the attorney for the City.
- 551.072 – Deliberating the purchase, exchange, lease or value of real property.
- 551.073 – Deliberating a negotiated contract for a prospective gift or donation to the City.
- 551.074 – Deliberating personnel or to hear complaints against personnel.
- 551.076 – Deliberating deployment, or specific occasions for implementation, of security personnel or devises or security audit
- 551.087 – Deliberating commercial or financial information that the City has received from a business prospect or deliberating the offer of financial or other incentives to a business prospect.
- 551.089 – Deliberating security assessments or deployments relating to security or critical infrastructure.

CERTIFICATION

I, the undersigned authority, do hereby certify that the above Agenda and Notice of Meeting of the City Council of the City of Dorchester, is a true and correct copy of said Notice. I posted a true and correct copy of said notice at Dorchester City Hall located at 373 Main Street Dorchester, Texas, a place convenient and readily accessible to the public at all times, and on the City website; - and said Notice was posted on 6th day of September 2024 at 4:00 P.M. and remained so posted for at least 72 hours preceding the scheduled time and said meeting.

Dated this 6th day of September, 2024

City Secretary Becky Vincent _____

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

The location of this meeting is wheelchair accessible. Access to the building and special parking are available at the primary entrance of the meeting location. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to contact the City Secretary's Office at least 48-hours prior to the meeting. Braille is not available.