



City of Howe, Texas

AGENDA  
REGULAR CITY COUNCIL MEETING

April 16, 2024  
6:00 pm

Summit Gardens – City Council Chambers  
100 E. O’Connell Street, Howe, Texas 75459

*Citizens may appear before the City Council to address items not listed on the agenda, in accordance with procedural rules as determined by the meeting Chair and by submitting a “Public Comment Form” to the mayor no later than the conclusion of Agenda Item (Call to Order).*

**CALL MEETING TO ORDER**

**INVOCATION**

**PLEDGE TO FLAGS**

“I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.”

“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

**CITIZEN COMMENTS:** *The City Council invites citizens to speak to the Council on topics not already scheduled for public hearing or on the agenda. Citizens may address the Council for a maximum of two minutes. The Council is unable to respond to or discuss any issues that are brought up during this section that are not on the agenda, other than to make statement of specific factual information in response to a citizen’s inquiry or to recite existing policy in response to the inquiry.*

**MAYOR COMMENTS:** *Election day is Saturday, May 4 – same as the Founders Day Festival. The Howe Hump Day Network Breakfast is held every first Wednesday of the month from 8 am – 9 am at Summit Gardens; everyone is welcome to attend.*

**CONSENT ITEMS:** These items consist of non-controversial, or “housekeeping” items required by law. Items may be considered individual by any Council member making such request prior to a motion and vote on the Consent Items:

- 1. Discuss, consider, and act upon consent items which are marked by an \*.
  - \* Minutes of Regular Council Meeting March 19, 2024.
  - \* Bills being paid for the month
  - \* Detailed check register report
  - \* Statement of Revenue and Expenditures
  - \* Independent Financial – Secured Deposits, March 31, 2024
  - \* Recap and Standings – March 2024

**ACTION ITEMS:**

- 1. Discuss, consider, and act upon Addendum to Noble Ridge Development Agreement, amending the Noble Ridge Development Agreement.

- 2. Discuss, consider, and act upon temporary closure of Smith Road for road rehabilitation work (proposed closure from the southwest corner of Noble Ridge Tract 1 south to Young Street), including authorizing City staff to coordinate closure with construction efforts and said closures being subject to City engineer and/or City Administrator approvals of the specific closure plans.
- 3. Discuss, consider, and act upon a Notice to Vacate Conveyance Plat previously approved by the City of Howe on March 7, 2023 and recorded on April 26, 2023, as Document No. 2023-83 in the Property (Plat) Records of Grayson County, Texas (Ponderosa Point).
- 4. Discuss, consider and act upon revised Conveyance Plat of PONDEROSA POINT, Block A, Lots 1 and 2.
- 5. Discuss, consider, and act upon opening an interest-bearing account specifically for the Wastewater Treatment Plant and Property
- 6. Review and discuss Section 3 policy updates and information for the City's TxCDBG Contract #CDV23-0055

**RESOLUTION NO. 2024-0004**  
**RESOLUTION AUTHORIZING CITIZEN PARTICIPATION PLAN AND GRIEVANCE PROCEDURES; AND EXCESSIVE FORCE POLICY; AND FAIR HOUSING POLICY; AND SECTION 504 POLICY AND GRIEVANCE PROCEDURES; AND CODE OF CONDUCT POLICY FOR THE TxCDBG FUNDING THROUGH A TxCDBG GRANT FROM THE TEXAS DEPARTMENT OF AGRICULTURE**

**Public Hearing for Resolution No. 2024-0004**

- 7. Discuss, consider, and act upon Resolution No. 2024-0004

**RESOLUTION NO. 2024-0005**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS, OPPOSING AIR QUALITY PERMIT 167047, PREVENTION OF SIGNIFICANT DETERIORATION (PSD) PERMIT PSDTX1602, GREENHOUSE GAS PREVENTION OF SIGNIFICANT DETERIORATION (GHGPSD) PERMIT GHGPSDTX212, AND ALL OTHER PERMITS SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND OTHER GOVERNMENTAL AGENCIES BY BM DORCHESTER, LLC, REGARDING THE CONSTRUCTION OF THE PROPOSED DORCHESTER CEMENT PRODUCTION PLANT (PRECALCINER KILN AND ASSOCIATED EQUIPMENT FACILITY) AND OPERATION OF PERMANENT ROCK AND CONCRETE CRUSHERS (QUARRY) AT A SITE EAST OF THE HIGHWAY 289 AND FM 902 INTERSECTION APPROXIMATELY .80 MILES, DIRECTLY NORTH OF FM 902 AFTER THE TAYLOR ROAD INTERSECTION; RECOGNIZING THE PUBLIC HEALTH, SAFETY, AND WELFARE IMPLICATIONS OF THE PROPOSED OPERATION; AND URGING THOROUGH REVIEW OF SAID APPLICATIONS.**

**Public Hearing for Resolution No. 2024-0005**

- 8. Discuss, consider, and act upon Resolution No. 2024-0005

**ORDINANCE NO. 817**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS, APPROVING AND ADOPTING THE GRAYSON COUNTY THOROUGHFARE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING FOR A REPEALER; PROVIDING FOR AN EFFECTIVE DATE; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED WAS NOTICED AND IS OPEN TO THE PUBLIC AS REQUIRED BY LAW.**

**Public Hearing for Ordinance No. 817**

- 9. Discuss, consider, and act upon Ordinance No. 817



## ORDINANCE NO. 818

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOWE, TEXAS, AMENDING HOWE'S ZONING ORDINANCE, AS AMENDED, TO REZONE A TRACT OF LAND, CONSISTING OF 0.1148± ACRES OF LAND LOCATED IN THE OTP HOWE, BLOCK 3, LOT 9 10, ABSTRACT NO. 5912 – OTP HOWE, GRAYSON COUNTY, TEXAS, IN THE CITY OF HOWE, GRAYSON COUNTY, TEXAS, HERETOFORE ZONED SF-2; PROVIDING THAT THE TRACT IS HEREBY REZONED AS C-2; DESCRIBING THE TRACT TO BE REZONED; PROVIDING A PENALTY CLAUSE, SAVINGS AND REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

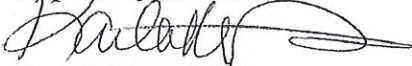
## Public Hearing for Ordinance No. 818

10. Discuss, consider, and act upon Ordinance No. 818

11. Departmental Reports:
- i. Police Department
  - ii. Fire Department
  - iii. Code Enforcement
  - iv. Public Works
  - v. Economic Development
  - vi. Municipal Court
  - vii. Administration
  - viii. Utility Department

## ADJOURNMENT:

Respectfully submitted,



Karla McDonald, Mayor  
City of Howe

I the undersigned authority, do hereby certify that the above Notice of Meeting of the City Council of the City of Howe, is a true and correct copy of said Notice: and that I posted a true and correct copy of said notice on a bulletin board, located at a place convenient and readily accessible to the general public at all times at **HOWE CITY HALL** located at **116 EAST HANING STREET, Howe, Texas** a place convenient to the public, and said Notice was posted no later than the 12<sup>th</sup> day of April, 2024 at 5:30 P.M. and remained so posted for at least 72 hours preceding the scheduled time of said meeting.

Dated this 12th day of April 2024

City Secretary Michelle Hewitt

