

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
November 16, 2020
6:30 P.M.

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, November 16, 2020 at 6:30 p.m. by videoconferencing. An electronic copy of the agenda packet has been made available on the City's website and a recording of the meeting will be made available at: <https://us02web.zoom.us/j/98967890821>. Meeting ID Number 989 6789 0821. Passcode: 556575

THE CITY COUNCIL INTENDS TO PARTICIPATE IN THE MEETING VIA VIDEOCONFERENCE.

Members of the public may dial the following number to join the meeting starting at 6:30 p.m.: 1-346-248-7799 (Houston) 1-669-900-6833 (San Jose). Please email the City Secretary at thomassd@cityofalvarado.org if you plan to provide public hearing comments during the meeting and indicate which item you would like to comment on. The speaking list will be called at which time you will be provided an opportunity to comment. You are encouraged to email your public hearing comments to the City Secretary at: thomasd@cityofalvarado.org, any comments submitted will be read aloud during the respective public hearing.

CALL TO ORDER- Roll Call

INVOCATION

CITY MANAGERS REPORTS:

CONSENT AGENDA:

- A. Minutes, Regular called meeting on October 19, 2020.
 - B. Minutes, Special Called Meeting November 2, 2020
 - C. Minutes, Special Called Canvassing Authority November 9, 2020.
-
- 1. Public Hearing and consideration and action regarding a re-plat for property known as Lots 1R through 14R, Block 38, Original Town Addition, also known as Baugh Street and Magnolia Street, Alvarado, Johnson County, Texas.,
 - 2. Public Hearing and consideration and action regarding a request for a Specific Use Permit for installation of an Ice/Water machine located on property known as Lot 2, Block 1, Sledge Addition, Alvarado, Johnson County, Texas also known as 90 N. Cummings.

3. Consideration and action regarding a non-corporate Resolution amending signatures for Multi-Bank Securities, Inc.
4. Consideration and action regarding a Letter of Engagement from Waters, Vollmering and Associates for the annual audit.
5. Public Hearing and consideration and action for the purpose of determining whether certain buildings or structures comply with building standards set out in the City's substandard ordinances for property known as 805 W. Davis, Alvarado, Johnson County, Texas.

EXECUTIVE SESSION

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code executive session may be held under one or more of Sections 551.071, 551.073, 551.074, 551-.76, 551.087, 413.183(f) and 418.106(d) & (e), either at the end of The Regular Session or at any time during the meeting on any item on the agenda if a need arises for the City Council to seek advice from the City Attorney or otherwise convene in closed session as permitted by such sections of the Open Meetings Act. The City Council may take action on any agenda item listed for executive session consideration upon reconvening in open session. Please refer to agenda for the items posted.

- a. §551.071 Consultation with Attorney The City Council may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council seeks the advice of its Attorney about pending or contemplated litigation, a settlement offer, or 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 the provision of Chapter 551, including the following items:

1. Any posted item on the agenda.

- b. §551.072 Deliberation regarding real property. A governmental body can conduct an executive session to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

1. Real Estate on the Square.

- c. §551.073 Personnel Matters. A governmental body may conduct an executive session to discuss matters dealing with individual officers or employees. They may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or hear a complaint or charge against an officer or employee.

1. City Manager

- 6 Consideration and action regarding items discussed in Executive Session.

COUNCIL COMMENTS

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

Regular Council Meeting
Agenda
November 19, 2020
Page Three

- * Expressions of thanks, congratulations, or condolence;
- * Information regarding holiday schedules;
- * An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- * A reminder about an upcoming event organized or sponsored by the governing body;

Information regarding a social, ceremonial, or community event organized or sponsored by an entity Other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

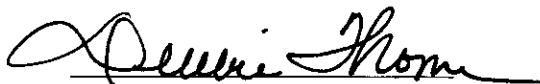
6. Adjourn.

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. 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 817-790-3351, FAX: 817-783-7925, e-mail:. Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services. I, the undersigned authority do hereby certify that the above Agenda was posted on the city's website at :<https://www.cityofalvarado.org> on this the 12th day of November, 2020 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Debbie Thomas, TRMC
City Secretary

CITY OF ALVARADO

County of Johnson

State of Texas

October 19, 2020

MINUTES

The City Council of the City of Alvarado met in Regular Called Session on Monday, October 19, 2020 at 6:30 p.m. via videoconferencing through Zoom. The following were present for roll call:

Tom Durlington	*	Mayor
Shawn Goulding	*	Mayor Pro Tem
Jacob Wheat	*	Councilperson
Michael Bennett	*	Councilperson
Lydia Moon	*	Councilperson
Cherry Bryant	*	Councilperson
Beverly Short	*	Councilperson

Others Present:

Rick Holden	*	City Manager
Debbie Thomas	*	City Secretary
Brad Anderson	*	Chief of Police
Richard Van Winkle	*	Fire Chief
Ashley Dierker	*	City Attorney

INVOCATION

Mayor Durlington called this regular meeting to order at 6:30 P.M. and gave the invocation.

CITY MANAGER'S REPORT

Rick Holden City Manager, explained to the council that the financing options for the Maple Street sewer project had begun. There will be a Special Called Meeting on December 7, 2020 to discuss these options.

CONSENT AGENDA

Motion was made by Councilperson Cherry Bryant, duly seconded by Councilperson Lydia Moon to approve the consent agenda as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A RE-PLAT FOR PROPERTY KNOWN AS LOTS 1, 2, AND 3, BLOCK 1, BRIDGE OAKS ADDITION, ALSO KNOWN AS 604 W COTTER, ALVARADO, JOHNSON COUNTY, TEXAS.

Mayor Tom Durlington opened this Public Hearing at 6:33 p.m. He then closed the Public Hearing at 6:35 p.m. Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Cherry Bryant, to approve the plat as presented. This motion supported six vote in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING REQUEST A RESOLUTION DIRECTING PUBLICATION OF NOTICE OF INTENTION TO ISSUE COMBINATION TAX AND REVENUE CERTICATES OF OBLIGATION.

Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Michael Bennett, to approve the resolution directing publication of notice of intention to issue combination tax and revenue certificates of obligation.. This motion supported six votes in approval, and zero votes opposed with a rool call vote as follows:

Jacob Wheat – Aye
Lydia Moon - Aye
Michael Bennett – Aye
Beverly Short – Aye
Cherry Bryant – Aye
Shawn Goulding – Aye

Motion carried.

CONSIDERATION AND ACTION REGARINDING APPOINTMENT OF MEMBERS TO THE ALVARADO PLANNING AND ZONING COMMISSION

Motion was made by Councilperson Lydia Moon, duly seconded by Councilperson Beverly Short, to table this item. This motion supported sixvotes in approval and zero votes opposed. Motion carried.

Regular Called Council Meeting
Minutes
October 19,2020
Page Three

carried.

EXECUTIVE SESSION

Mayor Tom Durlington then convened into Executive Session at 6:50 p.m. He then reconvened into open session at 7:11 p.m.

CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION

Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Michael Bennett, to accept Rick Holdens resignation and appoint Emile Moline as Interim City Manager. This motion supported six votes in approval and zero votes opposed. Motion carried.

COUNCIL COMMENTS

There were no council comments at this meeting.

ADJOURNMENT

Mayor Tom Durlington then adjourned this regular meeting of the Alvarado City Council at 7:12 p.m.

Passed and approved this the _____ day of _____, 2020.

Mayor Tom Durlington

Debbie Thomas, TRMC, City Secretary

CITY OF ALVARADO

County of Johnson

State of Texas

November 2, 2020

MINUTES

The City Council of the City of Alvarado met in Special Called Session on Monday, November 2, 2020 at 6:30 p.m. via videoconferencing through Zoom. The following were present for roll call:

Tom Durington	*	Mayor
Shawn Goulding	*	Mayor Pro Tem
Jacob Wheat	*	Councilperson
Michael Bennett	*	Councilperson
Lydia Moon	*	Councilperson
Cherry Bryant	*	Councilperson
Beverly Short	*	Councilperson

Others Present:

Emile Moline	*	Interim City Manager
Debbie Thomas	*	City Secretary

INVOCATION

Mayor Durington called this regular meeting to order at 6:33 P.M. and gave the invocation.

EXECUTIVE SESSION

Mayor Tom Durington called for an Executive Session at 6:33 p.m. He then reconvened into open session at 6:58 p.m.

CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Cherry Bryant, to authorize a contract for purchase and an appraisal for property located at 107 E. College, Alvarado, Texas. This motion supported six votes in approval and zero votes opposed. Motion carried.

Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Michael Bennett, to advertise the City Manager's position on the TML website. This motion supported six votes in approval and zero votes opposed. Motion carried.

Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Cherry Bryant, to increase the Interim City Managers's pay by \$1,000.00 per month per a stipend. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING THE APPOINTMENT OF MEMBERS TO THE ALVARADO PLANNING AND ZONING COMMISSION.

After discussion the names of all persons that have agreed to serve will be emailed to the Council members and they will vote for their top five to serve on the commission. Motion was made by Councilperson Brverly Short, duly seconded by Mayor Pro Tem Shawn Goulding, to approve the top five candidates as members of the Alvarado Planning and Zoning Commission. This motion supported six votes in approval, and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A RESOLUTION OF THE CITY COUNCIL OF ALVARADO, TEXAS DESIGNATING CERTAIN POSITIONS AS AUTHORIZED SIGNATURES FOR ALL CITY ACCOUNTS MAINTAINED BY FIRST FINANCIAL BANK OF ALVARADO, TEXAS AND ESTALISHING AN EFFECTIVE DATE.

Motion was made by Councilperson Lydia Moon, duly seconded by Councilperson Cherry Bryant to remove Rick Holden and add Emile Moline as a signature on all bank accounts for First Financial Bank of Alvarado. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION AMENDING REPRESENTATIVES FOR TEXPOOL.

Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Cherry Bryant to remove Rick Holden and add Emile Moline as a signature on all Texpool accounts. This motion supported six votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

Mayor Tom Durington then adjourned this regular meeting of the Alvarado City Council at 7:16 p.m.

Passed and approved this the _____ day of _____, 2020.

Mayor Tom Durington



Debbie Thomas, TRMC, City Secretary



CITY OF ALVARADO

County of Johnson

State of Texas

November 9, 2020

MINUTES

The City Council of the City of Alvarado met as the Canvassing Authority on Monday, November 9, 2020 at 6:30 p.m. in the council chambers at City Hall. The following were present for roll call:

Tom Durlington	*	Mayor
Lydia Moon	*	Councilperson

Others Present:

Emile Moline	*	Interim City Manager
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CONSIDERATION AND ACTION REGARDING A RESOLUTION CANVASSING AND DECLARING THE RESULTS OF THE NOVEMBER 3, 2020 ELECTION REGARDING A PROPOSITION TO DECREASE THE CURRENT ONE-HALF OF ONE PERCENT (0.50%) SALES AND USE TAX FOR THE BENEFIT OF THE TYPE B ECONOMIC DEVELOPMENT CORPORATION TO ONE-QUARTER OF ONE PERCENT (0.25%) AND ADOPT A LOCAL SALES AND USE TAX IN THE IN THE CITY OF ALVARADO AT THE RATE OF ONE-QUARTER OF ONE PERCENT (0.25%) TO PROVIDE REVENUE FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS.

Motion was made by Councilperson Lydia Moon, duly seconded by Mayor Tom Durlington to approve the canvassing resolution as presented. This motion supported two votes in approval and zero votes opposed. Motion carried.

ADJOURNMENT

Mayor Tom Durlington then adjourned this regular meeting of the Alvarado City Council at 6:10 p.m.

Passed and approved this the _____ day of _____, 2020.

Mayor Tom Durlington

Debbie Thomas, TRMC, City Secretary

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Plat change is: Preliminary / Final / Combo / Replat

DATE: 9/14/00 CLERK: Pray FEE: 370⁰⁰ CASE NO: 2020-0456

NAME OF APPLICANT: Prescher Custom Homes PH: (817) 2959010

MAILING ADDRESS: 10049 Eldorado Dr Burleson TX 76028

APPLICANT IS THE: OWNER / LEASER / PURCHASER OF THE PROPERTY.

NAME OF OWNER: Same PH: (817) 9806599

MAILING ADDRESS: Same

STREET ADDRESS OF PROPERTY: Achley, Weaver, Baugh, Magnolia

LEGAL DESCRIPTION: See attached

ACREAGE: _____ PRESENT USE: _____

PROPOSED USE OF PROPERTY: new construction

USAGE OF ADJACENT PROPERTY NORTH: residential

SOUTH: Residential

EAST: Residential

WEST: Residential

☒ A tax certificate from Johnson County is attached indicating all property taxes are current.

NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: _____

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: _____

SWORN TO AND SUBSCRIBED before me this _____ day of _____, _____, by the person whose signature appears directly above.

<Seal>

Notary Public in and for The State of Texas.

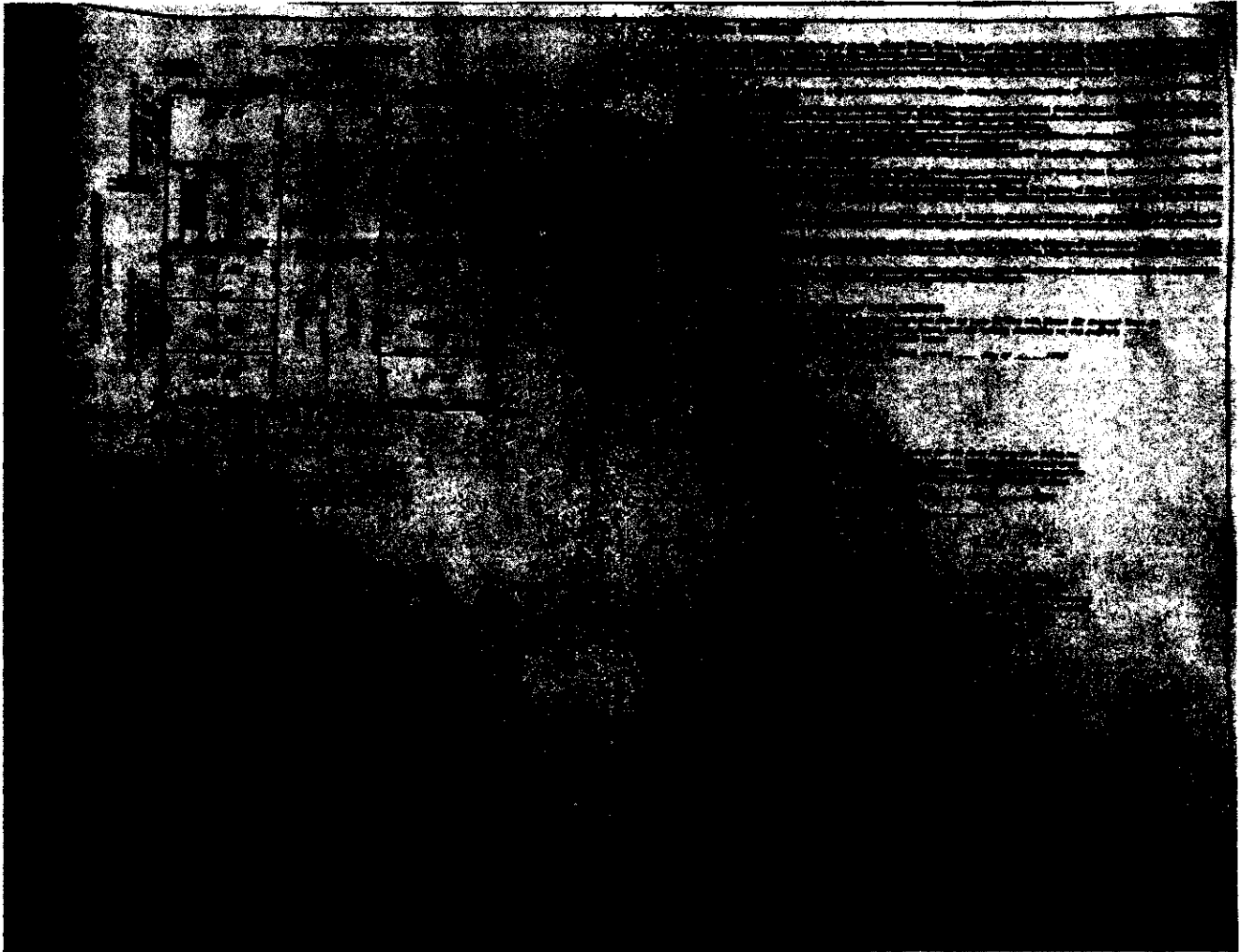
My Commission expires _____

From: **Emile Moline** molinee@cityofalvarado.org
Subject: **Weaver/Magnolia/Atchley/Baugh Final Plat**
Date: Nov 5, 2020 at 2:52:38 PM
To: **Debbie Thomas** Thomasd@cityofalvarado.org

Debbie,

Here's the Weaver Plat.

Emile



CITY OF ALVARADO

rec #284746

APPLICATION FOR A SPECIFIC USE PERMIT

DATE: 9-4-2020 CLERK: Dana FEE: 250.00 CASE NO: 2020-0474

NAME OF APPLICANT: Lightning Strikes Vending, LLC PH: (707) 338-9286

MAILING ADDRESS: 841 County Road 904, Joshua, TX 76058

APPLICANT IS THE: OWNER LEASER PURCHASER OF THE PROPERTY.
circle one

NAME OF OWNER: Saleem Tareen PH: (817) 307-3100

MAILING ADDRESS: 1503 Royal Ln Colleyville, TX 76034

STREET ADDRESS OF PROPERTY: 905 N Cummings ACREAGE: 2.66

LEGAL DESCRIPTION: Lot 2 Block 1 Sledge Addition

PRESENT ZONE OF PROPERTY: Commercial PRESENT USE: Strip Mall

REASON FOR NEEDING A SPECIFIC USE PERMIT: Installation of Ice/Water Vending Machine

USAGE OF ADJACENT PROPERTY NORTH: Dentist office

SOUTH: Hwy 67

EAST: N Cummings - strip mall

WEST: O'Reilly Auto Parts

PLEASE ATTACH REQUIRED SITE PLAN FOR APPLICATION CONSIDERATION.

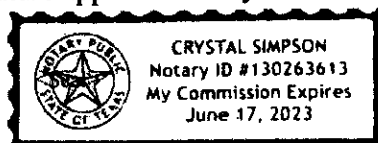
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property is not part of a subdivision or addition plat, give the complete metes and bounds description of the property and indicate the location of said property by identifying one or more adjacent tracts and/or rights-of-way or attach a surveyor's plat of the property.

APPLICANT'S SIGNATURE: Deborah Norman

The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: Saleem Tareen ZAMCEN VENTURE LLC

SWORN TO AND SUBSCRIBED before me this 23 day of September, 2020, by the person whose signature appears directly above.



Crystal Simpson
Notary Public in and for the State of Texas.
My Commission expires June 17, 2023

KOOLER ICE VENDING MACHINE

ALVARADO TERRACE SHOPPING CENTER - 906 N. CUMMINGS DRIVE, ALVARADO, TX. 76009

PROJECT INFORMATION

SITE ADDRESS:
906 N. CUMMINGS DRIVE
ALVARADO, TX. 76009

ASSESSOR PARCEL I.D.N.:
126.2482.00025 (7000070490)

ZONING:
COMMERCIAL

PARCEL SIZE:
117,900 SQ. FT. (2.71 AC.) +/-

CURRENT USE:
COMMERCIAL - SERVICES AND RETAIL STORES

EXISTING IMPROVEMENTS:
COMMERCIAL BUILDING (APPROX. 10,500 SQ. FT.), PAVED
VEHICLE CIRCULATION AND PARKING AREAS, LANDSCAPING,
AND PUBLIC STREET IMPROVEMENTS.

PROPERTY OWNER:
SALEEM TAREEN
1803 ROYAL LANE
COLLEYSVILLE, TEXAS 76034

OWNER'S REPRESENTATIVE - JOSE PINEDA
TELEPHONE: 817/803-3297
EMAIL: jose@visioncommercial.com

LEASE HOLDER:
LIGHTING STRIKES VENDING, L.L.C.
ATTN: DEBORAH NORMAN
841 COUNTY ROUTE 804
JOSHUA, TX. 76058
TELEPHONE: 707-336-9268
EMAIL: womenfy1230@gmail.com

T.B.D.

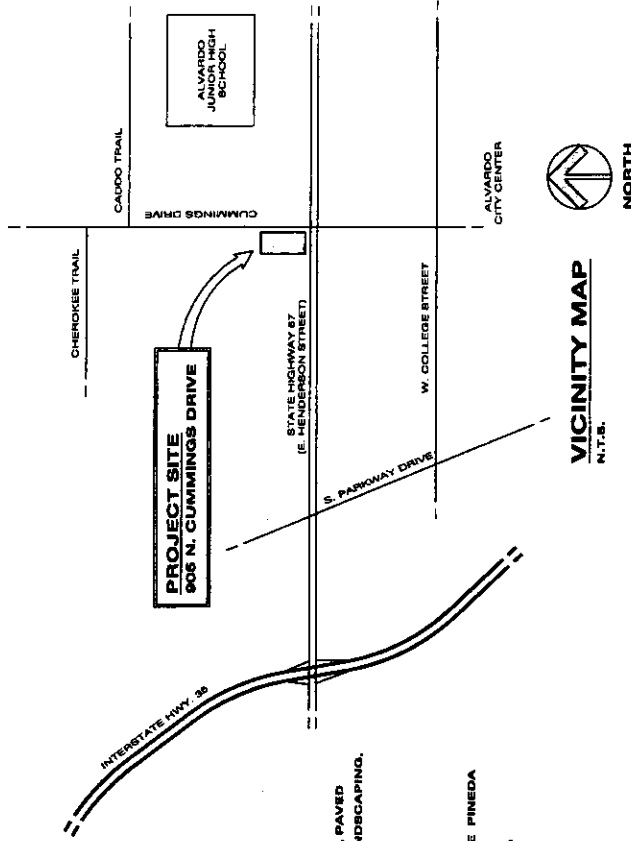
GENERAL CONTRACTOR:

PROJECT SCOPE:

INSTALL NEW KOOLER ICE FREE STANDING, SELF CONTAINED PURIFIED
WATER AND ICE VENDING MACHINE THAT OCCUPIES 35 SQ. FT. OF SITE AREA.
PER PLAN; NEW ELECTRICAL SERVICE WITH METER FROM EXISTING TEXAS POWER AND
LIGHT POLE; CONNECT TO EXISTING WATER MAIN LINE, AND, DRAINAGE TO SUMP AND
EXISTING SEWER LINE. THERE IS NO CHANGE IN AMOUNT OF IMPERVIOUS SURFACES ON
SITE WITH INSTALLATION OF VENDING MACHINE.

APPLICABLE CODES:

CITY OF ALVARADO TEXAS CODE OF ORDINANCES
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 NATIONAL ELECTRICAL CODE



VICINITY MAP

N.T.S.



NORTH

DRAWING INDEX

SHEET	DESCRIPTION
1	PROJECT INFORMATION, VICINITY MAP
2	PROPERTY SITE PLAN
3	DETAILED SITE PLAN AT VENDING MACHINE, PLUMBING SCHEMATIC, MACHINE SPECIFICATIONS

SCALE:
AS NOTED
DATE:
06-10-20
REVISIONS:

ALVARADO TERRACE
SHOPPING CENTER
KOOLES ICE VENDING MACHINE
309 E. 12TH STREET
JOSHUA, TX. 76005

VLAD VOYTILLA
LANDSCAPE ARCHITECT
DESIGN
PROJECT MANAGEMENT
CONSULTING
TELEPHONE: 809-222-4837
E-MAIL: vvoytilla@gmail.com

1
SHEET No. 1
OF 3 SHEETS

SCALE:
1" = 40'

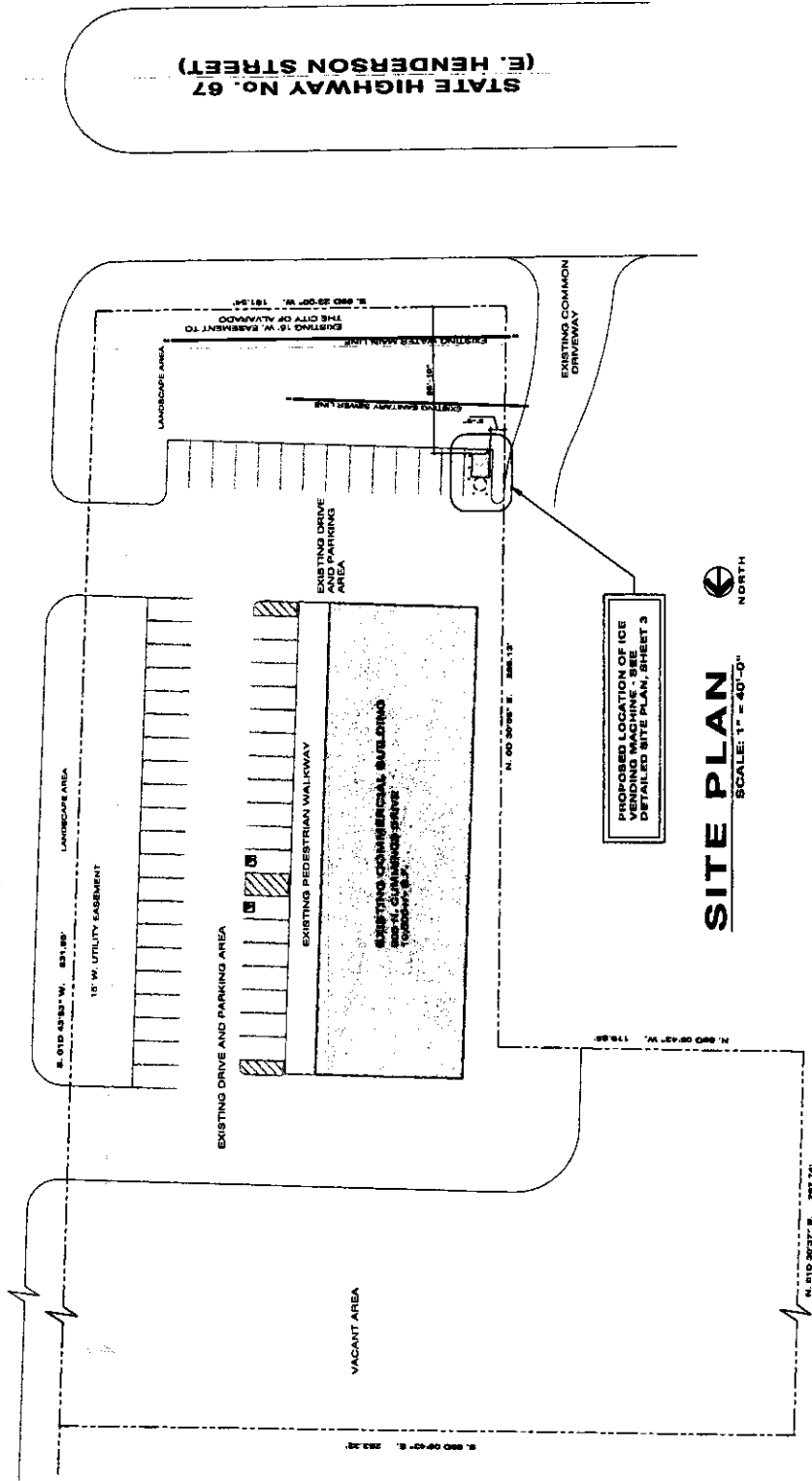
DATE:
REVISIONS:

SITE AND IMPROVEMENT PLAN:
ALVARADO TERRACE
SHOPPING CENTER
KOOLEA ICE VENDING MACHINE
905 N. CUMMINGS DRIVE
ALVARADO, TX 78009

VLAD VOYTILLA
PLANNING
DESIGN
LAND USE SETTLEMENTS
PROJECT MANAGEMENT
CONSULTING
TELEPHONE: 909.522.4837
E-MAIL: vvoytilla@gmail.com

SHEET No.:
2
OF 3 SHEETS

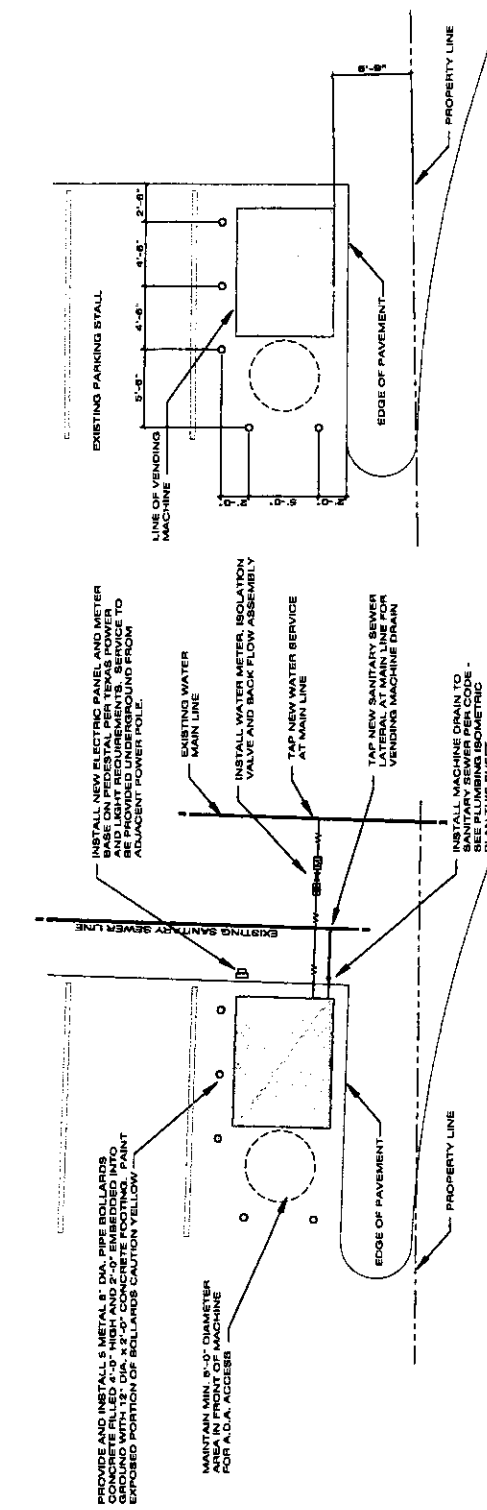
NORTH CUMMINGS DRIVE



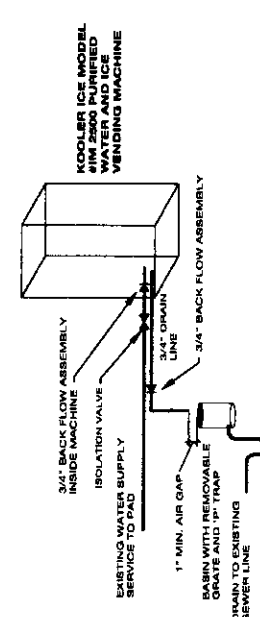
SITE PLAN
SCALE: 1" = 40'-0"



NORTH



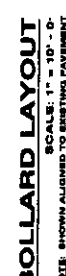
**DETAILED SITE PLAN AT
VENDING MACHINE**
SCALE: 1" = 10' - 0"



PLUMBING SCHEMATIC SOMETRIC PLAN

MODEL NO.: IM 2500	
250 V. SINGLE PHASE: 1-2 ICE MAKERS; 100 AMP; 3-4 ICE MAKERS; 150 AMP;	
ELECTRICAL	
WATER SUPPLY	0'-0" 3/4"
DRAIN LINE	0'-2"
DIMENSIONS	7'-0" W. x 8'-1" D. x 11'-10" H.
WEIGHT	3,050 lbs.

COOLER ICE VENDING MACHINE SPECIFICATIONS



NOTE: SHOWN ALIGNED TO EXISTING PAYMENT
SCHEDULE: 10-10-00



I. IDENTIFICATION OF QUALIFIED INTERMEDIARY / WITHHOLDING ENTITY

LEGAL NAME OF ORGANIZATION: City of AlvaradoTYPE OF ORGANIZATION: Local Unit of Government/MunicipalityACCOUNT NUMBER: RMB035346

Be it resolved that each of the following has been duly elected or appointed and is now legally holding the title set opposite his/her name.

Paula Hardison

(Name of Authorized Person)

Finance Director

(Title)

Emile Moline Jr.

(Name of Authorized Person)

Interim City Manager

(Title)

(Name of Authorized Person)

(Title)

II. CERTIFICATION

I, Debbie Thomas, of
(Name and Title of Officer or Partner signing this Non-Corporate Resolution)

the City of Alvarado, TX hereby certify that said organization is duly and legally
(Name of Organization)

organized and existing and that a quorum of the City Council
(Name of Governing Body of Organization)

of said Organization attended a meeting duly held on the 16th day of November, 2020

at which the following resolutions were duly adopted, and that such resolutions are in full force and effect on this date and do not conflict with the City of Alvarado, TX Investment Policy of said organization.
(Name of Governing Rules)

I further certify that I have the authority to execute this Non-Corporate Resolution on behalf of said Organization, and that the City Council of the Organization which took the action called for by the
(Name of Governing Body of Organization)
resolutions annexed hereto has the power to take such action.

*SIGNATURE: _____ DATE: 11-16-2020

TITLE: City Secretary

*The signer should be someone other than one of the authorized person(s) named above. However, if signed by an authorized person named above, the Fed Wire Letter of Authorization and/or ACH Authorization Agreement must be signed by an authorized person other than the signer of this document.

III. RESOLUTIONS

Certified Copy Of Certain Resolutions by the Governing Body of Said Organization Whereby the Establishment and Maintenance of Accounts Have Been Authorized.

RESOLVED –

FIRST: That the named Authorized Persons of this organization or N/A or N/A be and they hereby are, and each of them is, authorized and empowered, for and on behalf of this organization (herein called the "Organization"), to establish and maintain one or more accounts with Multi-Bank Securities, Inc. (herein called the "Brokers") and Pershing LLC, its successors or assigns, and for the purpose of purchasing, investing in, or otherwise acquiring, selling, possessing, transferring, exchanging, pledging, or otherwise disposing of or realizing upon, and generally dealing in and with;

(a) THIS PARAGRAPH PERMITS CASH TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, chooses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise;

(b) THIS PARAGRAPH PERMITS CASH AND MARGIN TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, chooses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise; and margin transactions, including short sales;

The fullest authority at all times with respect to any such commitment or with respect to any transaction deemed by any of the said Authorized Persons and/or agents to be proper in connection therewith is hereby conferred, including authority (without limiting the generality of the foregoing) to give written or oral instructions to the Brokers with respect to said transactions; to bind and obligate the Organization to and for the carrying out of any contract, arrangement, or transaction, which shall be entered into by any such Authorized Persons and/or drafts drawn upon the funds of the Organization such sums as may be necessary in connection with any of the said accounts to deposit funds with the Brokers; to deliver securities and/or contracts to the Brokers; to order the transfer or delivery thereof to any other person whatsoever, and/or to order the transfer record of any securities, or contracts, or titles, to any name selected by any of the said Authorized Persons or agents; to affix the Organization's seal to any documents or agreements, or otherwise; to endorse any securities and/or contracts in order to pass title thereto; to direct the sale or exercise of any rights with respect to any securities; to sign for the Organization all releases, powers of attorney and/or other documents in connection with any such account, and to agree to any terms or conditions to control any such account; to direct the Brokers to surrender any securities to the proper agent or party for the purpose of effecting any exchange or conversion, or for the purpose of deposit with any protective or similar committee, or otherwise; to accept delivery of any securities, to borrow money and securities, if applicable, and to secure repayment thereof with the property of the Organization; to appoint any other person or persons to do any and all things which any and all things which any of the said Authorized Persons and/or agents is hereby empowered to do, and generally to do and take all action necessary in connection with the account, or considered desirable by such Authorized Persons and/or agents with respect thereto.

SECOND: That the Brokers may deal with any and all of the persons directly or indirectly by the foregoing resolution empowered, as though they were dealing with the Organization directly.

THIRD: That the person signing this Non-corporate Resolution on behalf of the Organization be and hereby is authorized, empowered and directed to certify to the Brokers:

- (a) a true copy of these resolutions;
- (b) specimen signatures of each and every person by these resolutions empowered;
- (c) a certificate (which, if required by brokers, shall be supported by an opinion of the general counsel of the Organization, or other counsel satisfactory to the Brokers) that the Organization is duly organized and existing, that its governing rules empower it to transact the business by these resolutions defined, and that no limitation has been imposed upon such powers by the governing rules of the Organization or otherwise.

FOURTH: That the Brokers may rely upon the certified copy of the resolutions, specimen signatures, and certificate, as continuing fully effective unless and until the Brokers shall receive due written notice of change or rescission, and the dispatch or receipt of any other form of notice shall not constitute a waiver of this provision, nor shall the fact that any person hereby empowered ceases to be an Authorized Person of the Organization or becomes an Authorized Person under some title, in any way affect the powers hereby conferred, but the failure to supply any specimen signature shall not invalidate any transaction where the party authorizing the same has been actually empowered thereto by or in conformity with these resolutions.

FIFTH: That in the event of any change in the office of powers of persons hereby empowered, an Authorized Person shall certify such changes to the Brokers in writing in the manner herein above provided, which notification, when received, shall be adequate both to terminate the powers of the persons therefore authorized, and to empower the persons thereby substituted.

SIXTH: That the Authorized Persons of the Organization be, and hereby is, authorized and empowered to countersign items as aforesaid.

SEVENTH: That the foregoing resolutions and the certificates actually furnished to the Brokers by the Authorized Person of pursuant thereto, be and they hereby are made irrevocable until written notice of the revocation thereof shall have been received by the Brokers.

CITY OF ALVARADO
SUBSTANDARD INSPECTION REPORT

Date: 4-27-2020 Inspector Signature: [Signature]
Address: 805 W DAVIS Lot: 39 Block 43, COLLEGE HILL Addition

Sanitation – Section 8-215 (b)

1. ☐ Lack of proper water closet, lavatory, or shower in dwelling unit.
2. ☐ Lack of proper kitchen sink.
3. ☐ Lack of hot or cold water in dwelling unit.
4. ☐ Lack of adequate heating facility.
5. ☒ Lack of or improper operation of required ventilation equipment.
6. ☐ Lack of minimum amounts of natural light and ventilation required by Code.
7. ☒ General dilapidation or improper maintenance.
8. ☐ Lack of required electrical lighting.
9. ☐ Room and space dimensions less than required.

Structural Hazards – Section 8-215(a)

1. ☒ Deteriorated or inadequate foundation.
2. ☒ Defective or deteriorating flooring or floor supports.
3. ☒ Flooring or flooring supports of insufficient size imposed loads with safety.
4. ☒ Members of walls, partitions or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
5. ☐ Members of ceilings, roofs, ceiling and roof supports or other horizontal members that are of insufficient size to carry imposed loads with safety.
6. ☐ Fireplaces or chimneys which list, bulge, or settle, due to defective material or deterioration.

☒ **Nuisance – Section 8-215(a)**

UN SECURED,

Electrical Hazards – Section 8-215(b)

☒ **Plumbing Hazards – Section 8-215(b)**

NOT VENTED PROPERLY
NOT TO CODE

Mechanical Hazards – Section 8-215(b)

Faulty Weather Protection – Section 8-215 (b)

1. ☒ Ineffective waterproofing of roof.
2. ☒ Ineffective siding.
3. ☒ Broken or missing windows
4. ☒ Broken or missing doors.
5. ☒ Defective or lack of weather protections for exterior wall coverings.
6. ☒ Broken, rotted or buckled exterior wall coverings.

Fire Hazard – Section 8-215(a)

☒ **Faulty Materials – Section 8-214(a)**

SIDING FLOATING ROOFING

☒ **Hazardous/Unsanitary Premises – Section 8-215(b)**

1. ☒ Accumulation of weeds, vegetation, dead organic matter.
2. ☐ Accumulation of junk, debris, garbage.
3. ☐ Accumulation of stagnant water.

Inadequate Exits – Section 8-215(a)

Inadequate Fire Protection/Fire Fighting Equipment Section 8-215(a)

Improper Occupancy – Section 8-215(b)

☒ **Other Comments or Violations**

UN SECURED, VENTILATION
HOLE IN ROOF, FLOORING,
SIDING, PLUMBING NOT VENTED PROPERLY
SHEATHING. NOT TO CODE



Johnson County Tax Office

Monday,
April 27,
2020

Property Tax Record

[Home](#)
[Property Tax](#)
[Vehicles](#)
[Boats](#)
[Locations & Hours](#)
[Contact Us](#)
[Links](#)
[New Search](#)
Account: 126-2344-04490

Location: 0000805W DAVIS AVE

Legal: LOT 39|BLK 43|COLLEGE HILL

Acres: 0.104

**Property Real
Type:**
2019 Values

Land	9959
Improvement	4630
Total Market Value	14589

2019 Exemptions
Owner: KAMY REAL PROPERTY
TRUST
P O BOX 50593
DENTON TX 76026-0593

Click on the e-Payment button to make a credit card or eCheck payment.

[Current status](#)
[All years](#)
[Tax Estimator](#)
[e-Statement](#)
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Year	Unit	Levy Amount	Amount Paid	Levy Due	Penalty	Interest	Col Penalty	Total Due	Receipt Date
2019	ALC	106.80	106.80	0.00	0.00	0.00	0.00	0.00	1/31/2020
2019	ALS	214.46	214.46	0.00	0.00	0.00	0.00	0.00	1/31/2020
2019	COUN	56.12	56.12	0.00	0.00	0.00	0.00	0.00	1/31/2020
2019	ESD1	8.75	8.75	0.00	0.00	0.00	0.00	0.00	1/31/2020
2019	FMLR	5.88	5.88	0.00	0.00	0.00	0.00	0.00	1/31/2020
2019	HCA	6.91	6.91	0.00	0.00	0.00	0.00	0.00	1/31/2020
2019		398.92	398.92	0.00	0.00	0.00	0.00	0.00	
Totals									

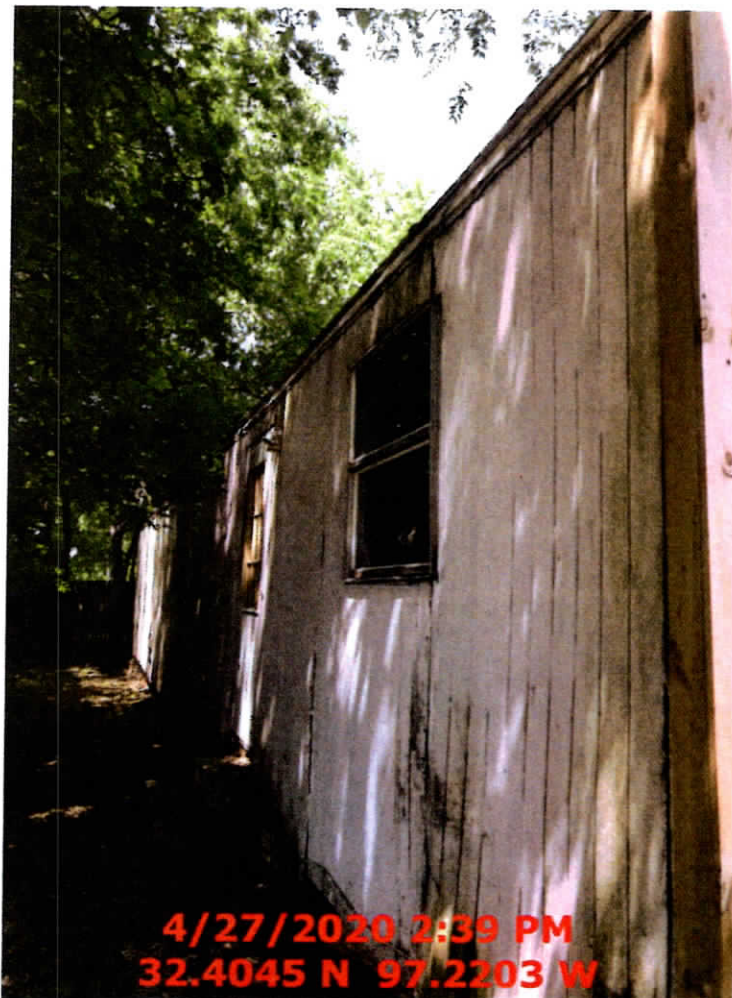
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Site Design by Spindlemedia



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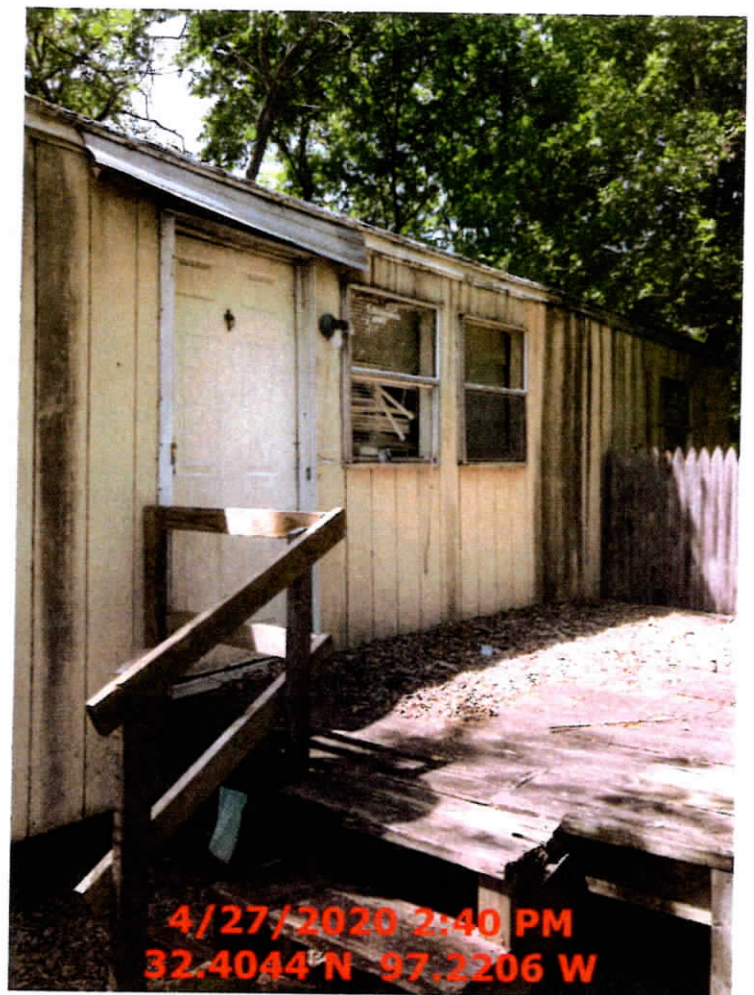
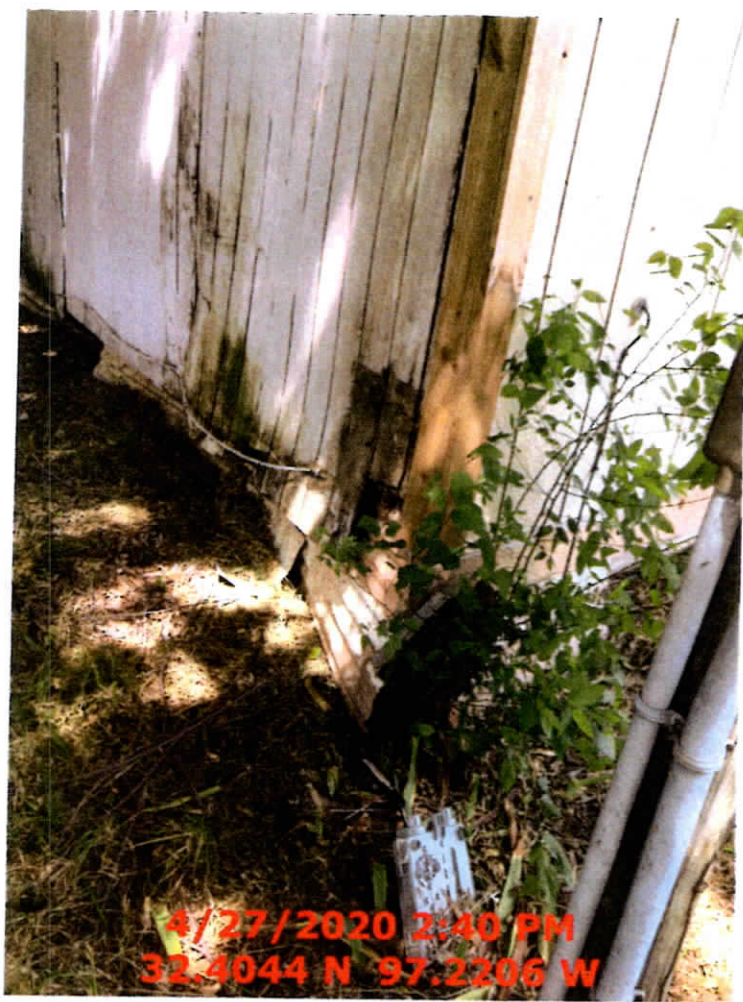
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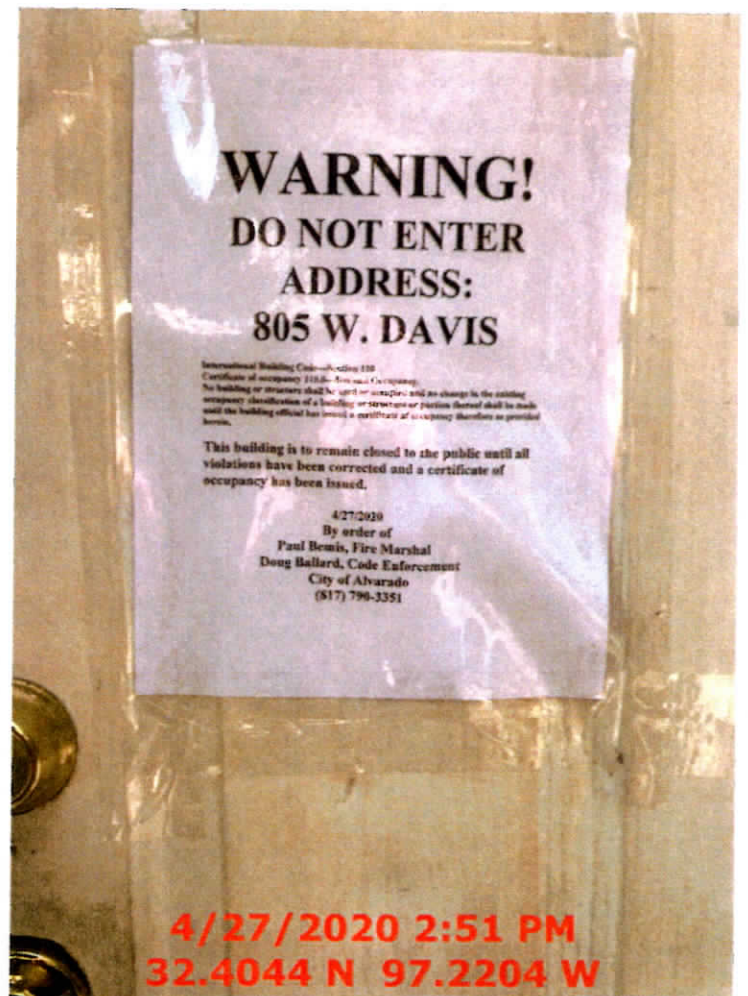
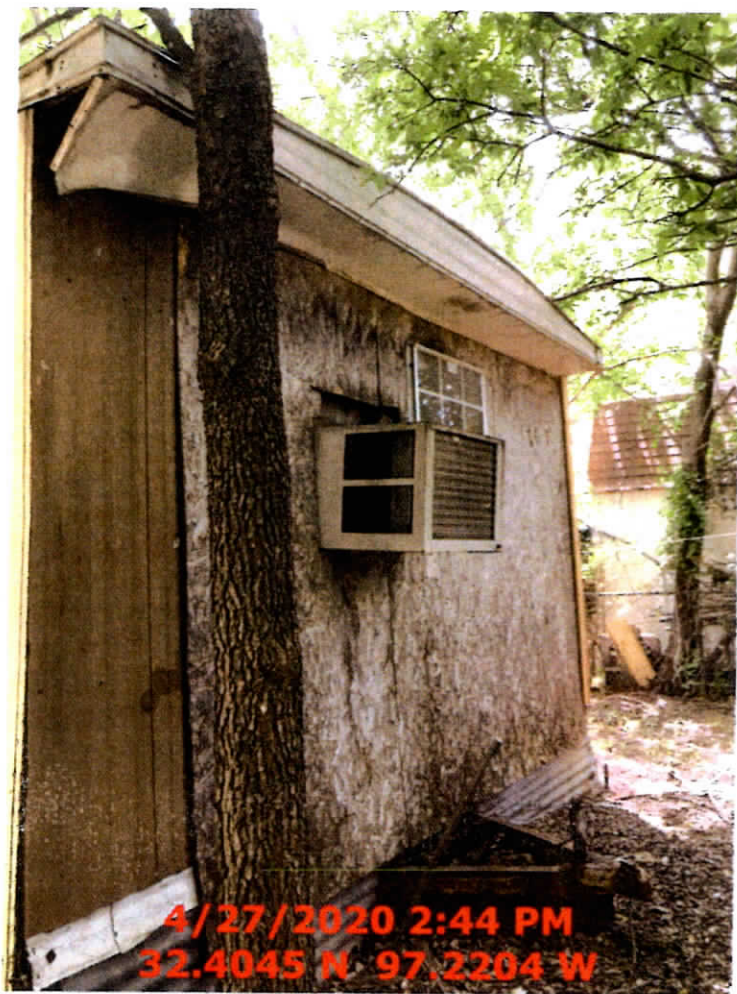


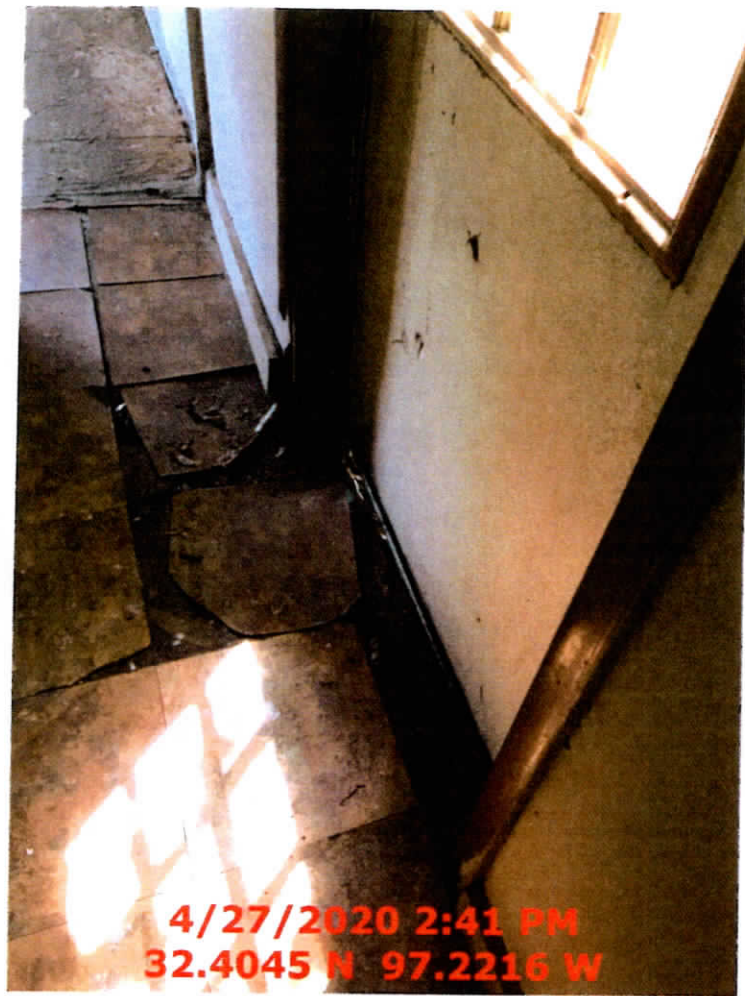
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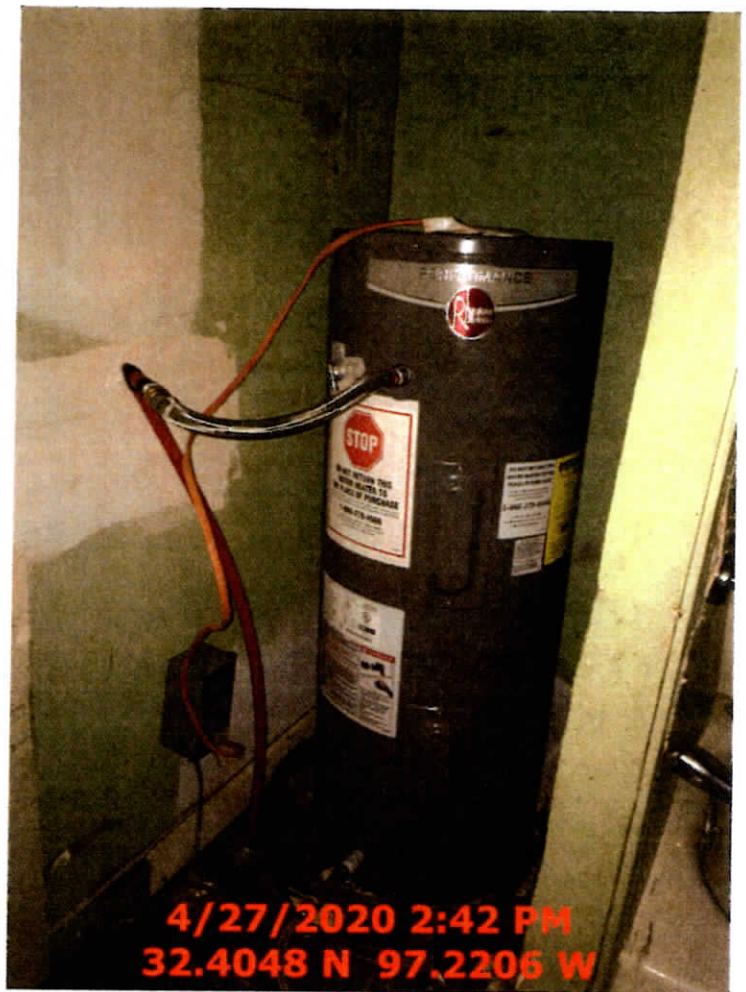
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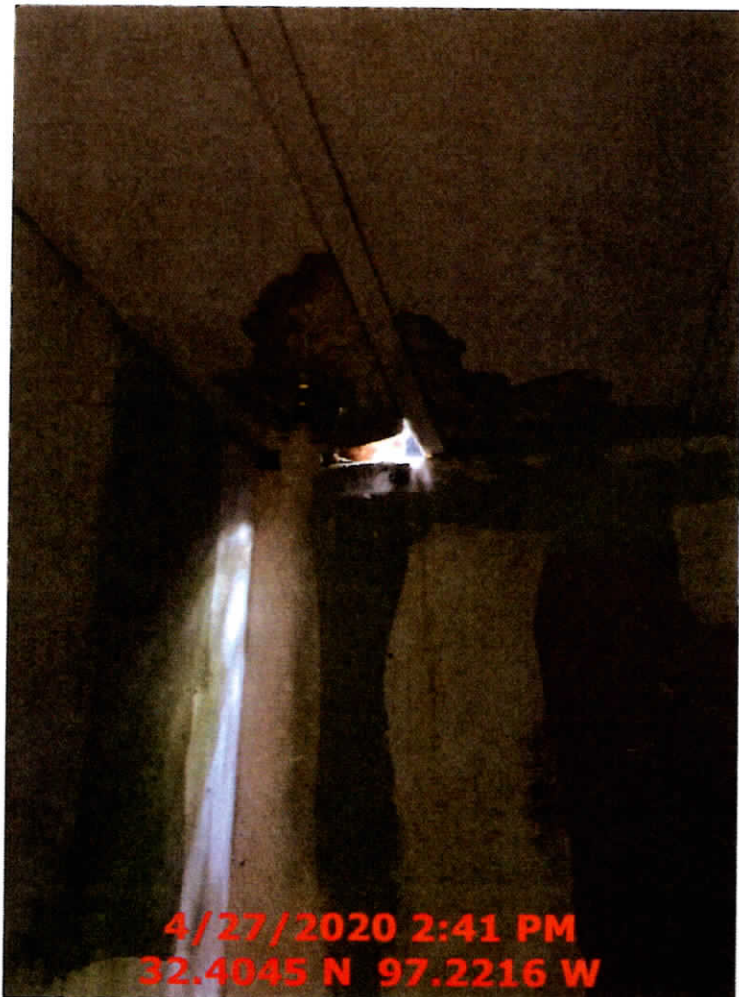




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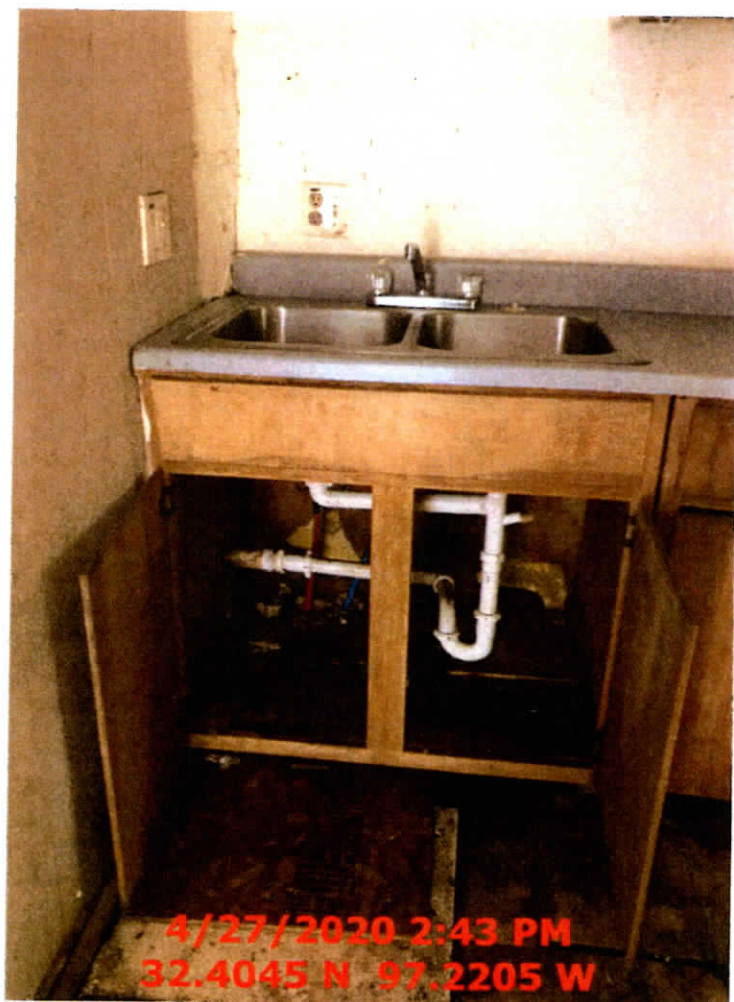
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DEMOLITION ORDER OF THE CITY COUNCIL

CITY OF ALVARADO §
 §
COUNTY OF JOHNSON §

KNOW ALL BY THESE PRESENTS:

RE: (insert description of substandard building and property on which it is located)

The City Council of the City of Alvarado, on _____2020, held a public hearing to determine whether the property described herein, meets the minimum standards set forth in the Chapter 150 of the Alvarado Code of Ordinances, (the "Code") as adopted by the City of Alvarado. The City Council makes the following findings and orders that the following action take place within the time frame specified herein:

"We the City Council **FIND**:

1. That such defects or conditions exist to the extent that the life, health, property or safety of the public or occupancy of the building are endangered; and
2. The building is infeasible of repair."

"We the City Council **FIND** the following violations of municipal standards present in the building:

1. See attached list of violations labeled Exhibit 'A'"

"We the City Council **ORDER**:

1. That the building be vacated within 72 hours and the Building Official or his designated representative shall post a Notice to Vacate at the property in accordance with Section 150.73 of the Code; and
2. A. That the building be demolished by the owner, within 30 days of the effective date hereof; or

 B. That in the event the owner fails to demolish the building within 30 days of the effective date hereof, the building may be demolished by any of the mortgagees or lienholders, if

any, within 30 days thereafter; and

3. That the City will vacate, secure, remove, and/or demolish the building or relocate the occupants of the building if the ordered action is not taken within the time allotted, and charge the cost to the property."

The FINDINGS and ORDERS set forth herein are effective this _____ day of _____, 200__.

Tom Durlington
Mayor of the City of Alvarado

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

KNOW ALL BY THESE PRESENTS:

This instrument was acknowledged before me on _____, 200__ by Tom Durlington as Mayor of the City of Alvarado, a Texas Type A General Law Municipality, on behalf of said Municipality.

(seal)

NOTARY PUBLIC, State of Texas
NAME:
My Commission Expires: