

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
January 25, 2021
6:30 P.M.

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, January 25, 2021 at 6:30 p.m. by videoconference. 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://www.cityofalvarado.org/>

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

Members of the public may join the meeting starting at 6:30 p.m. by clicking the following link: <https://us02web.zoom.us/j/98967890821>. **Meeting ID Number 989 6789 0821. Passcode: 556575. You may also join the meeting by telephone using one of the following telephone numbers followed by inputting the above Meeting ID Number: 1-346-248-7799 (Houston); 1-669-900-6833 (San Jose); 888 788 0099 US Toll-free; 877 853 5247 US Toll-free.**

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: thomassd@cityofalvarado.org, any comments submitted will be read aloud during the respective public hearing.

CALL TO ORDER- Roll Call

INVOCATION

1. Consideration and action regarding the appointment of a Mayor Pro Tem.
2. Consideration and action regarding the acceptance of the resignation of the Mayor.
3. Consideration and action regarding the calling of a General Election on Saturday, May 1, 2021 for the purpose of electing a Council Member to Ward 1, Ward 2, and Ward 3, each to serve a two-year term until May of 2023; and calling a Special Election on Saturday, May 1, 2021 for the purpose of electing a Mayor to serve the remainder of the current term until May of 2022.

CITY MANAGER'S REPORTS:

Bond Update

Building Purchase Update:

Building Usage Evaluation

Department Relocation Consideration

Utilities vs. Court

N. Cummings Road Repair

Maple Street Sewer Project Update

Pandemic Impact on Staffing and Departments

City Website and Social Media

Virtual Services

CONSENT AGENDA:

A. Minutes, Regular called meeting on December 14, 2020

REGULAR AGENDA:

1. Public Hearing and consideration and action regarding a request for a Specific Use Permit to open and use a truck parking lot on the east side of property known as Lot 2, Block 1, Ghandi Addition, also known as 1163 Highway 67 W, Alvarado, Johnson County, Texas.
2. Public Hearing regarding the submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant Program (TxCDBG) grant for the Community Development fund and Downtown Revitalization Program Fund.
3. Consideration and action regarding authorizing the City Manager to begin the procurement for administration/application for the 2021-2022 TxCDBG – Community Development Grant.
4. Consideration and action regarding adopting of a COVID-19 personnel policy to be effective until May 31, 2021.

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in closed session to deliberate regarding the following matters:

1. §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:
 - a. Any posted item on the agenda.
2. §551.074 Personnel Matters. A governmental body may conduct an executive session to discuss matters dealing with individual officers or employees. The governmental body 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 of employee.

a. 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 may include:

- * 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.

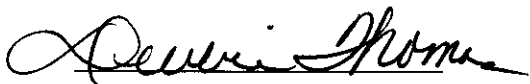
7. Adjourn.

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: thomassd@cityofalvarado.org. 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 22nd day of January, 2021 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Debbie Thomas, TRMC, City Secretary

City Secretary

CITY OF ALVARADO

County of Johnson

State of Texas

December 14, 2020

MINUTES

The City Council of the City of Alvarado met in Regular Called Session on Monday December 14, 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
Lydia Moon	*	Councilperson
Cherry Bryant	*	Councilperson
Beverly Short	*	Councilperson

Absent:

Michael Bennett	*	Councilperson
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Others Present:

Emile Moline	*	Interim City Manager
Debbie Thomas	*	City Secretary
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

Emile Moline Interim City Manager, explained to the council that the city has kept its AA bond rating.

CONSENT AGENDA

Motion was made Councilperson Cherry Bryant, duly seconded by Councilperson Beverly Short to approve the consent agenda with correction as stated. This motion supported five votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A ZONING CHANGE FOR 51.23 ACRES OUT OF THE J. DIXON SURVEY, ABSTRACT NO. 214 AND THE J. M. ROSS SURVEY, ABSTRACT NO. 737, ALVARADO, JOHNSON COUNTY, TEXAS, FROM AN SF-1 9 (SINGLE FAMILY) TO A PD (PLANNED DEVELOPMENT) ZONING DISTRICT.

Mayor Tom Durlington opened this Public Hearing at 6:45 p.m. Clint Vincent from Bloomfield Home addressed the council and stated that 134 homes would be built on this property with an access road to Highway 67 to take some of the traffic off of N. Cummings. He then closed the Public Hearing at 7:10 p.m. Motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Lydia Moon, to approve the zoning change with speed control and construction traffic monitored.. This motion supported five votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A PRELIMINARY PLAT FOR 51.23 ACRES OUT OF THE J. DIXON SURVEY, ABSTRACT NO. 214 AND THE J. M. ROSS SURVEY, ABSTRACT NO. 737, ALVARADO, JOHNSON COUNTY, TEXAS.

Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Beverly Short, to approve the preliminary plat as presented.. This motion supported five votes in approval and zero votes opposed. Motion carried.

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

This item was tabled.

CONSIDERATION AND ACTION REGARDING AN ORDINANCE AMENDING SECTION 38 OF THE ALVARADO CODE OF ORDINANCES BY ADDING SECTION 38-51 (4) TO AUTHORIZE THE ERECTION OF A STOP SIGN AT THE INTERSECTION OF SOUTH FRIOU AND EAST DAVIS STREETS.

Motion was made by Councilperson Beverly Short, duly seconded by Councilperson Cheery Bryant, to approve the ordinance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

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**CONSIDERATION AND ACTION REGARDING REQUEST FOR A
VARIANCE TO ORDINANCE NUMBER 2018-014 "SEX OFFENDERS".**

This item was tabled.

**CONSIDERATION AND ACTION REGARDING DATE CHANGE FOR
JANUARY 2021 REGULAR MEETING DUE TO HOLIDAY.**

The regular council meeting for the month of January 2021 will be held on January 25, 2021.

EXECUTIVE SESSION

Mayor Tom Durlington then convened into Executive Session at 7:18 p.m. He then reconvened into open session at 7:45 p.m.

**CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN
EXECUTIVE SESSION**

Motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Cherry Bryant to to authorize the Interim City Manager to offer up to \$260,000.00 for the purchase of 107 E College, Alvarado, Texas and to negotiate and sign all legal paperwork that is required for the purchase of this building.. This motion supported five 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

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Debbie Thomas, TRMC, City Secretary

**NOTICE OF GENERAL ELECTION
(AVISO DE ELECCION GENERAL)**

To the Registered Voters of the City of Alvarado, Texas:
(A los votantes registrados del Ciudad De Alvarado, Texas)

Notice is hereby given that the polling places listed below will be open from 7:00 A.M. to 7:00 P.M. on May 1, 2021, for voting in a general election to elect City Alderman Ward I, Ward II, and Ward III. (Notifíquese, por las presente, que las casillas-electorales sitados abajo desde las 7:00 A.M. hast alas 7:00 P.M. Mayo 1, 2021 para votar en la Eleccion General para elegir Alderman Sentar Uno, Alderman Senar Dos, Alderman Sentar Tres.)

**LOCATION OF POLLING PLACES
(DIRECCION(ES) DE LAS CASILLAS ELECTORALES)**

City of Alvarado City Hall
104 West College
Alvarado, Texas 76009

Early voting by personal appearance will be conducted each weekday at
(La votacion adelantada en person se llevara a cabo de lunes a viernes en)

City of Alvarado City Hall, City Secretary's Office, 104 West College, Alvarado, Texas 76009

Between the hours of 8:00 A.M. and 5:00 P.M. beginning on April 19, 2021.
(entra las 8:00 A.M. de la mañana y las 5:00 P.M. de la tarde empezando 19h de Abril, 2021)
and ending on April 27 2021. (y terminado el 27, Abril, 2021)
Applications for ballot by mail shall be mailed to: (Las solicitudes para boletas que se votaran en ausencia por correo deberan enviarse a:)

Debbie Thomas, City Secretary
104 W. College
Alvarado, Texas 76009

Applications for ballot by mail must be received no later than close of business on April 20, 2021.
(Las solicitudes para boletas que se votaran en ausencia por correo deberan recibirse para el fin de las horas de negocio el Viernes, Abril 20, 2021)

Issued this the 25th day of January, 2021(Emitada este 25th de Enero, 2021)

Jacob Wheat, Mayor Pro Tem

**NOTICE OF SPECIAL ELECTION
(AVISO DE ELECCION ESPECIAL)**

To the Registered Voters of the City of Alvarado, Texas:
(A los votantes registrados del Ciudad De Alvarado, Texas)

Notice is hereby given that the polling places listed below will be open from 7:00 A.M. to 7:00 P.M. on May 1, 2021, for voting in a Special election to elect a Mayor.
(Notifíquese, por las presente, que las casillas-electorales sitados abajo desde las 7:00 A.M. hast alas 7:00 P.M. Mayo 1, 2021 para votar en la Eleccion Especial para elegir Alcalde.)

**LOCATION OF POLLING PLACES
(DIRECCION(ES) DE LAS CASILLAS ELECTORALES)**

City of Alvarado City Hall
104 West College
Alvarado, Texas 76009

Early voting by personal appearance will be conducted each weekday at
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(Las solicitudes para boletas que se votaran en ausencia por correo deberan recibirse para el fin de las horas de negocio el Viernes, Abril 20, 2021)

Issued this the 25th day of January, 2021(Emitada este 25th de Enero, 2021)

Jacob Wheat, Mayor Pro Tem

CITY OF ALVARADO

APPLICATION FOR A SPECIFIC USE PERMIT

DATE: 01-07-21 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Jawed. m. mallick Jay PH: (817) 707-7861

MAILING ADDRESS: 1165, W. HWY 67 ALVARADO, TX-76009

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

NAME OF OWNER: SHABANA. A. mallick PH: (817) 681-8868

MAILING ADDRESS: SAME AS ABOVE

STREET ADDRESS OF PROPERTY: _____ ACREAGE: 1.2

LEGAL DESCRIPTION: Parking lot for Trucks & VAN

PRESENT ZONE OF PROPERTY: HOTEL PRESENT USE: Parking

REASON FOR NEEDING A SPECIFIC USE PERMIT: HOTEL Parking

USAGE OF ADJACENT PROPERTY NORTH: Side

SOUTH: _____

EAST: _____

WEST: _____

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: mallick. J.m

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

OWNER: SHABANA. mallick

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 _____

PUBLIC HEARING NOTICE

CITY OF ALVARADO TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The City of Alvarado will hold a public hearing at 6:30 pm on January 25, 2021, at Alvarado City Hall located at 104 W. College, Alvarado, Texas 76009, regarding the submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant Program (TxCDBG) grant for the Community Development (CD) fund and Downtown Revitalization Program (DRP) fund. The purpose of this meeting is to allow citizens an opportunity to discuss the citizen participation plan, the development of local housing and community development needs, the amount of TxCDBG funding available, all eligible TxCDBG activities, and the use of past TxCDBG funds. The City encourages citizens to participate in the development of this TxCDBG application and to make their views known at this public hearing. Social distancing measures will be in place. If necessary, the hearing may take place outdoors. Citizens unable to attend this meeting may submit their views and proposals to Emile Moline, Interim City Manager at City Hall located at 104 W. College, Alvarado, Texas 76009, (817) 790-3351. Persons with disabilities that wish to attend this meeting should contact the City of Alvarado to arrange for assistance. Individuals who require auxiliary aids or services for this meeting should contact the City at least two days before the meeting so that appropriate arrangements can be made. (Para más información en español, comuníquese con Emile Moline al (817) 790-3351.

AVISO DE AUDIENCIA PÚBLICA

CIUDAD DE ALVARADO PROGRAMA DE SUBVENCIONES PARA BLOQUES DE DESARROLLO COMUNITARIO DE TEXAS

La ciudad de Alvarado celebrará una audiencia pública a las 6:30 p.m. del 25 de enero de 2021, en el Ayuntamiento de Alvarado ubicado en 104 W. College, Alvarado, Texas 76009, con respecto a la presentación de una solicitud al Departamento de Agricultura de Texas para una subvención del Programa de Subvenciones para Bloques de Desarrollo Comunitario de Texas (TxCDBG) para el fondo de Desarrollo Comunitario (CD) y el Fondo de Revitalización del Centro (DRP). El propósito de esta reunión es permitir a los ciudadanos la oportunidad de discutir el plan de participación ciudadana, el desarrollo de las necesidades locales de vivienda y desarrollo comunitario, la cantidad de financiamiento de TxCDBG disponible, todas las actividades elegibles de TxCDBG, y el uso de fondos anteriores de TxCDBG. La Ciudad alienta a los ciudadanos a participar en el desarrollo de esta aplicación TxCDBG y a dar a conocer sus puntos de vista en esta audiencia pública. Se aplicarán medidas de distanciamiento social. Si es necesario, la audiencia puede tener lugar al aire libre. Los ciudadanos que no puedan asistir a esta reunión pueden presentar sus puntos de vista y propuestas a Emile Moline, Gerente Interino de la Ciudad en el Ayuntamiento ubicado en 104 W. College, Alvarado, Texas 76009, (817) 790-3351. Las personas con discapacidad que deseen asistir a esta reunión deben ponerse en contacto con el ayuntamiento de Alvarado para organizar la asistencia. Las personas que requieran ayudas o servicios auxiliares para esta reunión deben ponerse en contacto con la ciudad al menos dos días antes de la reunión para que se puedan hacer las disposiciones apropiadas. (Para más información en español, aliase con Emile Moline al (817) 790-3351.