

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
June 21, 2021
6:30 P.M.

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, June 21, 2021 at 6:30 p.m. City Council meetings are open to the public with social distancing and sanitation protocols in place. 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/>

Members of the public may view 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: 369369.** Members of the public may also listen to 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 thomasd@cityofalvarado.org by 4:00 p.m. on the day of the meeting if you plan to provide 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.

CALL TO ORDER- Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic.

Unless the item is specifically noted on this agenda, the City Council is required under the Texas Open Meetings Act to limit its response to one of the following:

- * Responding with a statement of specific factual information or reciting the City's existing policy on that issue; or
- * Directing the person making the inquiry to visit with City Staff about the issue. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.

REGULAR AGENDA:

CONSENT AGENDA:

- A. Minutes, Regular Called Meeting, May 17, 2021.

CITY MANAGER'S REPORT

- Tier 2 and the Alvarado Impact
 - PID Information Update
 - Library Update
 - IH-35W Realignment plan- Highway 67 TXDOT updates
 - Streets Update
 - Vision and Goals
 - City Hall Repairs
1. Public Hearing and consideration and action regarding the request for a re-plat for property known as lots 4R, 5R, and 6R, Block 16, Original Town Addition, also known as 1108 S. Sparks, Alvarado, Johnson County, Texas.
 2. Public Hearing and consideration and action regarding the request for rezoning for property known as approximately 150 acres, a tract of land out of the Andrew Spiva Survey. Abstract No. 770, Alvarado, Johnson County, Texas from an M-1 (Manufacturing) to a PD (Planned Development) zoning district.
 3. Public Hearing and consideration and action regarding the request for a preliminary plat for property known as approximately 150 acres, a tract of land out of the Andrew Spiva Survey. Abstract No. 770, Alvarado, Johnson County, Texas.
 4. Consideration and action regarding closing 8th street and conveying to property owner at 613 N. Baugh.
 5. Consideration and action regarding a development agreement between Alvarado 429 Partners, LLC and the City of Alvarado, Texas.
 6. Consideration and action regarding a renewal of employee health benefits from August 1, 2021 to July 31, 2022 and allotting \$150.00 dependent subsidy per month.
 7. Consideration and action regarding an ordinance amending Chapter 38 of the City Code of The City of Alvarado, Texas as amended, amending Section 38-189, "Truck Routes Established" to remove one section of roadway on North Cummings and CR 508 from the areas previously dedicated as truck routes in the city.

Regular City Council Agenda
Agenda
Page Three

8. Consideration and action regarding a Resolution to amend surcharges for credit cards.
9. Consideration and action regarding website/online presence.
10. Consideration and action regarding appointing member to the following boards:
 - Economic Development Board
 - Parks Board
 - Hotel Tax Board

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.
11. 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:

- * Expressions of thanks, congratulations, or condolence;
- * Information regarding holiday schedules;
- * An honorary or salutory 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 salutory 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.

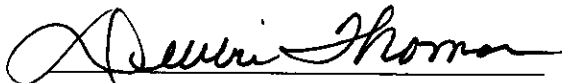
12 Adjourn.

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> and the bulletin board located at city hall on this the 17th day of June, 2021 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

May 17, 2021

MINUTES

The City Council of the City of Alvarado met in Regular Called Session on Monday, May 17, 2021 at 6:30 p.m. in the Council Chambers of Alvarado City Hall and via videoconferencing through Zoom. The following were present for roll call:

Tracy Melson	*	Councilperson
Jacob Wheat	*	Mayor
Lydia Moon	*	Councilperson
Cherry Bryant	*	Councilperson
Beverly Short	*	Councilperson
Kevin Thomas	*	Councilperson

Absent:

Michael Bennett	*	Councilperson
-----------------	---	---------------

Others Present:

Emile Moline	*	Interim City Manager
Debbie Thomas	*	City Secretary
Brad Anderson	*	Chief of Police
Richard Van Winkle	*	Fire Chief
Michael Dwigins	*	Public Works Director
Reyth Garcia	*	Court Administrator
Paula Hardison	*	Finance Director

INVOCATION

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

There were no public comments at this meeting.

PROCLAMATIONS

Mayor Wheat read the Motorcycle Awareness Month proclamation.

RECOGNITION OF SHAWN GOULDING FOR HIS SERVICE TO THE CITY OF ALVARADO.

Regular Called Council Meeting
Minutes
May 17, 2021
Page Two

Mayor Wheat then presented Shawn Goulding, outgoing councilperson with a plaque and thanked him for serving 10 years as a councilperson for Ward 3.

CONSIDERATION AND ACTION REGARDING CERTIFICATE OF ELECTION TO THE DECLARED CANDIDATES.

Motion was made by Councilperson Beverly Short, duly seconded by Councilperson Lydia Moon to approve the certificate of election as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

ADMINISTER THE STATEMENT OF ELECTED OFFICIALS AND THE OFFICIAL OATHS TO THE CANDIDATES DECLARED ELECTED.

Debbie Thomas, City Secretary then administered the oath of office to Jacob Wheat as Mayor. Mayor Wheat then administered the oath of office to the duly elected candidates.

CONSIDERATION AND ACTION REGARDING APPOINTMENT AND OATH OF OFFICE FOR COUNCILPERSON TO FILL THE UNEXPIRED TERM OF JACOB WHEAT, WARD 3.

Motion was made by Councilperson Beverly Short, duly seconded by Councilperson Tracy Melson, to appoint Kevin Thomas to fill the unexpired term of Jacob Wheat, Ward 3. This motion supported four votes in approval and zero votes opposed. Motion carried. Mayor Wheat then administered the oath of office to Kevin Thomas. Councilperson Thomas then took his place at the podium.

CONSIDERATION AND ACTION REGARDING APPOINTING A MAYOR PRO TEM FOR A ONE YEAR TERM.

Mayor Wheat nominated Councilperson Lydia Moon for Mayor Pro Tem. Motion was made by Councilperson Beverly Short, duly seconded by Councilperson Cherry Bryant, to appoint Lydia Moon as Mayor Pro Tem for a period of one year. This motion supported five votes in approval and zero votes opposed. Motion carried.

DISCUSSION AND PRESENTATION BY MCCALL, PARKHURST, AND HORTON, BOND COUNSEL, REGARDING PUBLIC IMPROVEMENT DISTRICTS.

Jeff Bulbas, from McCall, Parkhurst, and Horton, then addressed the council and explained the Public Improvement District to the council. His presentation included how they are enacted and maintained and what use they serve to the city.

CONSIDERATION AND ACTION REGARDING THE ANNUAL AUDIT FOR THE PERIOD OF 10/01/2019 TO 09/30/2020.

Carrie Adams, from Vollmering, Waters and Associates addressed the council and explained the City's financial position during the period ending 09/30/2020. She stated that the city is solvent and in a good financial condition. Motion was made by Councilperson Beverly Short, duly seconded by Mayor Pro Tem Lydia Moon, to approve the audit as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

CONSENT AGENDA

Motion was made by Councilperson Cherry Bryant, duly seconded by Mayor Pro Tem Lydia Moon, to approve the consent agenda with the corrections as noted. This motion supported five votes in approval and zero votes opposed. Motion carried.

CITY MANAGER'S REPORT

Library: Emile Moline, City Manager, gave an update as to the repairs at the library. He stated that the roof has started leaking and an insurance claim has been forwarded to TML. The flooring cannot be laid until the roof is fixed. The estimated time to complete is 6 to 8 weeks.

Water/Wastewater Risk Assessment: TCEQ is requiring Texas cities to perform an EPA risk assessment on their water and wastewater plants. Alvarado is complying and is currently having this assessment done.

TXDOT Highway 67 and I-35 Update: TXDOT is currently exploring many solutions as to how to alleviate the traffic at Business 67 and Parkway Drive. They are also exploring options regarding making each access road one way.

City Hall Repairs: The engineers and contractor that were approved at the April meeting should be here this week to engineer the repairs on the front of City Hall. Construction should be starting May 24, 2021.

Street Repairs: All streets within the city will be looked at for pothole repair.

Court: Court is currently still virtual and is going paperless. Omnibase will be in place soon. This should bring in more revenue to the city.

Marshal: The city would like to thank our Marshal, Greg Shelton for going above and beyond during the ice storm. He helped hand out water to citizens and helped court answer phones and other court duties.

Police Department: A high speed chase was encountered on May 13, 2021. Our Police Department was part of many law enforcement agencies that were called to this chase. One of our officers did shoot at one of the suspects. This is currently being investigated by an outside source.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING THE REQUEST FOR A SPECIFIC USE PERMIT TO OPEN A CHILD DAY CARE CENTER ON PROPERTY DESCRIBED AS BUSINESS 126.2431.03790, ALSO KNOWN AS 110 W. COLLEGE, ALVARADO, JOHNSON COUNTY, TEXAS.

Mayor Wheat then opened this public hearing at 7:25 p.m. Natasha Harris introduced herself to the council and her request to open a day care center at this location. Mayor Wheat then closed this public hearing at 7:27 p.m. Motion was made by Councilperson Cherry Bryant, duly seconded by Councilperson Beverly Short, to approve the Specific Use Permit as presented. This motion supported five votes in favor and zero opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A CONTRACT FOR A NEW WEBSITE.

After discussion, no action was taken on this item. This item will be placed on the next regular meeting agenda.

CONSIDERATION AND ACTION ENGAGING FREESE AND NICHOLS IN THE CONCEPTUAL LEVEL DESIGN OF THE WASTEWATER TREATMENT PLANT.

Emile Moline, City Manager, explained to the council that there are currently 892 new plats that have been approved by the city. At this time, we are currently close to our TCEQ permitted capacity at our wastewater treatment plant. With all of the new plats that have been approved, we will be over our approved capacity. We will need to be in the engineering phase of enlarging our plant to accommodate the extra growth. After discussion, motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Beverly Short to engage Freese and Nichols in the conceptual level design of the Wastewater Treatment Plant not to exceed \$183,000.00. This motion supported five votes in approval and zero votes opposed. Motion carried.

EXECUTIVE SESSION

An Executive Session was not held at this meeting.

CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION

There was no action taken at this meeting.

Regular Called Council Meeting
Minutes
May 17, 2021
Page Five

CURRENT EVENTS

Mayor Jacob Wheat informed the council and audience that the Movies in the Park would be starting at Parkway Park in June and July. Refer to the city's website for more information.

Todd Massey informed the council of fireworks and city's concerts scheduled for July 2, 2021 at M7 ranch. There will be food, concerts, and a firework show.

Emile Moline also stated that on June 12, there will be a 5K run to sponsor Helping Hands for Jesus.

ADJOURNMENT

Mayor Jacob What then adjourned this regular meeting of the Alvarado City Council at 8:00 p.m.

Passed and approved this the _____ day of _____, 2021.

Mayor Jacob Wheat

Debbie Thomas, TRMC, City Secretary

June 1, 2021

City of Alvarado



VISION, GOALS, ACTION ITEMS

Vision

Overall	Growth & Community	Citizens	Services, Basic & Value Added
Growth	Strategic Planning	Communication	Clear, Accurate
Community	Identity, Downtown	Youth	Active, Engaging

Goals

Specific	Due date	Status
Web Site / Communication	Sep 2021	Scheduled
Organizational Structure Review	Sep 2021	Not Scheduled
Community Events	June 2021	Scheduled
Downtown Revitalization	July 2021	Scheduled
Youth Mentorship	July 2021	Scheduled
Infrastructure Improvement	Dec 2021	Not Scheduled

Action Items

Task	Due date	Progress
Select new website vendor to begin conversion	June 2021	Scheduled
Org Chart, Dept Personnel needs, 2022 Budget	Aug 2021	Scheduled
Movies In The Park, Events on the Square	June 2021	Scheduled
4B Vendor Proposal	July 2021	Scheduled
Leadership Training (21 Indispensable Qualities)	July 2021	Scheduled
Waste Water Treatment Plant	Dec 2021	Started 5/21

Accomplishments

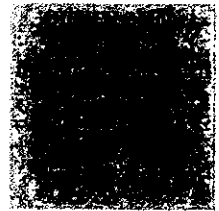
Department Leader Meetings, Community organization meetings

Concerns

Development time from Streets Plan to Task Completion

Y OF ALVARADO

APPLICATION FOR PLATTING CHANGES



Plat change is: Preliminary / Final / Combo Replat

DATE: 9/29/20 CLERK: Pray FEE: 330⁰⁰ CASE NO: 2021-0022

NAME OF APPLICANT: Frescher Custom Homes PH: (87) 295 9010

MAILING ADDRESS: 10049 Eldorado Burleson TX 76028

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

NAME OF OWNER: Frescher Custom Homes PH: (87) 295 9010

MAILING ADDRESS: Same as above

STREET ADDRESS OF PROPERTY: 1108 S. Sparks - Lot 1-18 Block 16 OT

LEGAL DESCRIPTION: to Lots 2R-7R Block 16 poss 8R alt

ACREAGE: _____ PRESENT USE: Vacant + a duplex

PROPOSED USE OF PROPERTY: Residential # build

USAGE OF ADJACENT PROPERTY NORTH: Housing

SOUTH: Housing

EAST: Housing

WEST: _____

☒ 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: [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 _____

City of Alvarado, Johnson County, Texas, being and part of Lots 1 thru 11, Block 16, Town of Alvarado, an addition to the City of Alvarado, Johnson County, Texas according to the plat therein adopted by the City Council of the City of Alvarado, Johnson County, Texas as recorded to Presider Cution Homes recorded as County Clerk's File No.2020-26336, being more particularly described as follows: Beginning at the southeast corner of said Presider Cution Homes tract at the intersection of the S. Parkway Drive (U.S. Highway No.81) with the northeasterly line of said S. Parkway Drive (U.S. Highway No.81) and in a curve to the right; thence in a northeasterly direction with said curve to the right having a central angle of (37.59)1° + 1' + 11"; thence in a northeasterly direction with said curve to the right having a central angle of (142.93)1° + 1' + 11"; thence in a northeasterly direction with said curve to the right having a central angle of (142.93)1° + 1' + 11"; West and a chord distance of 142.93 feet to a 1/2" iron rod found in the northeasterly line of said S. Parkway Drive and southeasterly line of a 1/2" iron rod found for corner, being a corner of said Presider Cution Homes tract; thence South 45°42'55" East with a line of said Presider Cution Homes tract a distance of 176.13 feet to a 1/2" iron rod found for corner, being a corner of said Presider Cution Homes tract; thence South 47°42'55" East with a line of said Presider Cution Homes tract a distance of 140.00 feet to a 1/2" iron rod found for corner in the northeasterly line of said S. Speck's Street, being a corner of said Presider Cution Homes tract; thence South 42°17'05" West with the southeasterly line of said S. Speck's Street, being a corner of said Presider Cution Homes tract; thence South 42°17'05" West with the southeasterly line of said S. Speck's Street, being a corner of said Presider Cution Homes tract; thence to the POINT OF BEGINNING and containing 0.61 acres of land, more or less, as surveyed on the ground in September 2020 by Tusk's Surveyors.

KNOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS
That We, Preacher Custom House do hereby adopt this plot as Lots 49, 50 and 60 Block 16 Original Town, in addition to
the City of Alvarado, Johnson County, Texas, and do hereby dedicate to the public's use forever the easements and
right-of-ways shown hereon.

WITNESS OUR HANDS AT JOHNSON COUNTY, TEXAS, this the _____ day of _____, 2001.

WITNESS OUR HANDS AT JOHNSON COUNTY, TEXAS, this the _____ day of _____, 2021.

Lisa Bracher - Bracher Custom Homes

State of Texas
County of Tarrant

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Line Fraecher, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2021

Notary Public

SURVEYOR'S CERTIFICATE

THAT, I, Donnie L. Tucker, do hereby certify that I prepared the plat from actual survey on the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Plotting Rules and Regulations of the Planning and Zoning Commission of the City of Alvin, Johnson County, Texas.



Donnie / Tucker EBY 5 5144

FINAL PLAT

OF
 Lots 4R, 5R and 6R Block 16
 Original Town of Alvarado
 BEING A REPLAT OF PLOTS 1 THRU 11, Block 16
 ORIGINAL TOWN OF ALVARADO
 According to the plat adopted by the City Council of
 Alvarado, Texas on November 2, 1891
 City of Alvarado, Johnson County, Texas

SCALE: 1" = 50' DATE: March 2020

2004年12月

DONNIE L. TUCKER

PACKER SURVEYORS

PO. BOX 1453

UNIVERSITY OF TEXAS, TEXAS 76097

442-662-2287
442-662-2287

OWNER

Teacher Custom Homes

Lies Fraenkel

407 BULKIN DR,

Journal, TX 102000
102000, 102000, 102000

DATE _____

COUNTY CLERK

VOLUME

PAGE _____

SLIDE

VICINITY MAP

(NO SCALE)

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No.4825K0219-1, effective date December 4, 2012, the property is located in Zone 3. The area is determined to be outside 500-year flood.

General Notes

NOTE: BEARINGS BASED PER GNS NAD 83 - NORTH CENTRAL ZONE.
NOTE: THERE IS NO FINISH FLOOR ELEVATION PER PLAT.
NOTE: MONUMENTS HELD FOR CONTROL ARE AS SHOWN.
NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED.

CITY OF ALVARADO

EXCEL HANDBOOK

James M. ☐

Approved this _____ day of _____, 2020, by the Director of Community Development of the City of the City of Alvarado, Texas, as authorized by Section 4.6 of the Subdivision Ordinance (Section 34-39 of the city code) of the City of Alvarado, Texas.

六

Community Development Director or Mayor

人

Aspirations

CITY OF ALVARADO

APPLICATION FOR ZONING CHANGES

DATE: 5/5/2021 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Jabez Development, L.P. PH: (812) 881-1458

MAILING ADDRESS: 1038 Texan Trail Grapevine, TX 76051

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

NAME OF OWNER: 275 Alvarado LLC PH: (817) 808-7767

MAILING ADDRESS: 11701, South Freeway, Burleson, TX 76028

STREET ADDRESS OF PROPERTY: N/A ACREAGE: 150 +/-

LEGAL DESCRIPTION: A tract of land situated in the Andrew Spiva Survey, Abstract No. 770 City of Alvarado, Johnson County, TX

PRESENT ZONE OF PROPERTY: M-1 PRESENT USE: Undeveloped

REQUESTED ZONE: PD PROPOSED USE: Residential

REASON FOR CHANGE: Development of property

USAGE OF ADJACENT PROPERTY NORTH: C-2

SOUTH: PD - Residential

EAST: Outside City Limits

WEST: SF-2

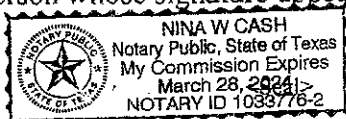
NOTE: If the property can be identified by the subdivision or addition please include that with the lot and block numbers as the legal description. You must also attach a copy of the appropriate portion of the subdivision or addition plat with the subject property clearly indicated on it. If property 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: [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: [Signature]

SWORN TO AND SUBSCRIBED before me this 6 day of May, 2021, by the person whose signature appears directly above.



[Signature]
Notary Public in and for The State of Texas.
My Commission expires March 28, 2024

EAGLE GLEN NORTH

PD DEVELOPMENT STANDARDS

- I. Purpose and Intent. The purpose of this Planned Development district is to allow for the development of the Eagle Glen North residential community.
- II. Permitted Uses.
 - a. Uses are permitted in accordance with Section 42-22 of the Zoning Ordinance.
 - b. Model homes associated with the sale of single family residences are permitted on the Property until all single family residences are occupied. Temporary sales offices (ie. Trailers) are allowed only until model homes are built and certificate of occupancy is issued.
- III. Single Family uses.
 - a. For purposes of applying provisions in the Zoning Ordinance, single family uses shall be considered to be in a Single Family SF-2 District.
 - b. This Section III shall apply to all single family uses, as well as temporary model homes except as noted in the PD ordinance.
 - c. Permitted uses shall be as defined in Section 42-22 of the Zoning Ordinance.
 - d. Area and height Regulations.
 - i. See Table 1 for area and height regulations.
- IV. Landscaping. See Section 42-839 of the Zoning Ordinance.
- V. Planned Development District Design Standards. All of the standards associated with Section 42-22 (SF-2 Single-Family Residential District) shall apply except as amended herein (Table 1).

TABLE 1
AREA, SETBACK, HEIGHT AND COVERAGE REGULATIONS

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Front Setback	Side Setback*	Rear Setback	Height Limit	Max. Ground Coverage**	Min. Principal Dwelling Size	Max. Density
	(Square Feet)	(at front building line ft.)	(average linear feet)	(Linear feet)	(Linear feet)	(Linear Feet)	(linear feet)	(% of Lot)	(square feet)	DU/Acre
SF-2	4,200	40	105	20	5/10	10	35	50/55	1,500 SF	6.0

* The first number in the column is the required setback for a side yard not abutting a street; the second number is the required setback for a side yard abutting a residential street.

** The first number in the column refers to coverage by primary buildings; the second number refers to coverage by all buildings.

This chart is not complete for all districts and uses. See district regulations (article III of this chapter) for additional regulations.

- VI. **Development Plan.** Development of the Property shall comply with the attached as Exhibit "B" to this Ordinance. Inclusion of the Development Plan to this ordinance shall satisfy sections 42-35 of the Zoning Ordinance. The residential layout contained in the Development Plan may be amended through the preliminary and final plat process without the need to amend this Ordinance.
- VII. **Amendments to the Planned Development Ordinance.** If the City receives an application to rezone only a portion of the Property, the City shall consider the rezoning request for that portion and shall leave the zoning for the remainder of the Property unchanged.
- VIII. **Timing of Certain Improvements.**
- Construction permits for site improvements may be issued prior to formal plan approval at the discretion of the City Manager.
 - Model homes may be constructed prior to City acceptance of improvements upon approval of the City Manager.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, REZONING PROPERTY KNOWN AS APPROXIMATELY 150 ACRES SITUATED IN THE ANDREW SPIVA SURVEY, ABSTRACT NUMBER 770, ALVARADO, JOHNSON COUNTY TEXAS. FROM "M-1 (MANUFACTURING) TO A PD (PLANNED DEVELOPMENT) ZONING DISTRICT; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Alvarado, Texas at least 15 days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zoning change; and

WHEREAS, The City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Alvarado; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and the Zoning Map of the City of Alvarado are hereby amended by rezoning property known as approximately 150 acres situated in the Andrew Spiva survey, Abstract Number 770, Alvarado, Johnson County, Texas. from "M-1 (Manufacturing) to a "PD" (Planned Development) zoning district.

SECTION 2. This ordinance shall be cumulative of all provisions and ordinances of the Code of Ordinances of the City of Alvarado, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of

competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and section of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4. Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance involving zoning, fire safety, or public health and sanitation shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5. The City Secretary of the City of Alvarado is hereby directed to publish the caption, penalty clause, publication clause and effective date clause of this ordinance one time in the official newspaper of the City, as authorized by Section 52.011 of the Local Government Code.

SECTION 6. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

AND SO IT IS ORDAINED.

Passed on this the 21st day of June, 2021 by a vote of ____ ayes ____ nays.

ATTEST:

CITY OF ALVARADO

Debbie Thomas, City Secretary

By: _____
Jacob Wheat, Mayor

CITY OF ALVARADO

APPLICATION FOR PLATTING CHANGES

Office Use Only
All necessary
information has
been submitted.
Date: _____
Clerk: _____

Plat change is: Preliminary Final / Combo / Replat

DATE: 5/5/2021 CLERK: _____ FEE: _____ CASE NO: _____

NAME OF APPLICANT: Jabez Development, L.P. PH: (812) 881-1458

MAILING ADDRESS: 1038 Texan Trail Grapevine, TX 76051

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

circle one

NAME OF OWNER: 275 Alvarado LLC PH: (817) 808-7767

MAILING ADDRESS: 11701 South Freeway, Burleson, TX 76028

STREET ADDRESS OF PROPERTY: N/A

LEGAL DESCRIPTION: A tract of land situated in the Andrew Spiva Survey, Abstract No. 770 City of Alvarado, Johnson County, TX

ACREAGE: 150+/- PRESENT USE: Undeveloped

PROPOSED USE OF PROPERTY: Single Family Residential

USAGE OF ADJACENT PROPERTY NORTH: C-2

SOUTH: PD - Residential

EAST: Outside City Limits - Undeveloped

WEST: SF-2

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: [Signature]

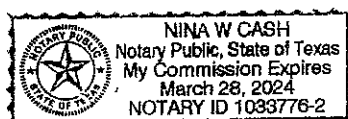
The undersigned hereby, on oath, states that he or she is the record owner of the property for which this application is made.

OWNER: [Signature]

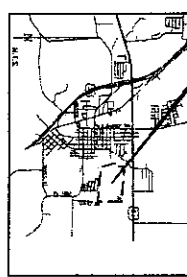
SWORN TO AND SUBSCRIBED before me this 6 day of May, 2021, by the person whose signature appears directly above.

[Signature]
Notary Public in and for The State of Texas.
My Commission expires March 28, 2024

<Seal>



EXIST/PROP. ZONING



SCALE: 1"=1000'

[illegible]

LAND USE SUMMARY TABLE		
SPECIAL FAMILY RESIDENCE	72 LOTS	36.00 AC.
SPECIAL OPEN SPACE	5	2.50 AC.
SMALL LOTS		
MANUFACTURING	0 LOTS	0 AC.
COLLECTOR	0 LOTS	0 AC.
UNKNOWN	23,806 LOTS	15,811 AC.



EAGLE GLEN NORTH
Zoning Exhibit "B"
150.00 ACRES SITUATED IN THE ANDREW SPIVA
SURVEY, ABSTRACT #770, JOHNSON COUNTY,
TEXAS

ALVARADO, TEXAS
May 6, 2021

OWNER	DEVELOPER	ENGINEER/SURVEYOR
275 ALVARADO LLC 4205 ALVARADO RD. SUITE 100 DALLAS, TX 75244 817-808-7872 CONTACT: MR. ROY MORROW	ATLAS DEVELOPMENT, L.P. ALICE JAY NELSON MITCHELL GREENLINE, TEXAS 76001 806-408-1449	IDEAS, HALL AND PERROW, INC. 4515 N. INDEPENDENCE DR. SUITE 100 FORT WORTH, TEXAS 76117 (817) 338-5223 CONTACT: SAMUEL P. ROBERT, P.E.

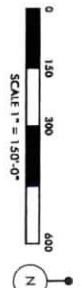


67

67



RESIDENTIAL LAYOUT ALVARADO, TEXAS





RESIDENTIAL LAYOUT

ALVARADO, TEXAS

CITY OF PARADISE

THE CITY OF PARADISE, CALIFORNIA

DO hereby certify that

the following is a true and correct copy of the

ordinance of the City of Paradise, California

as the same appears in the City Records

and is subject to the provisions of the

Act of the State of California

relating to the recording of

the same in the County of

Paradise, California

and is subject to the provisions of the

Act of the State of California

relating to the recording of

the same in the County of

Paradise, California

and is subject to the provisions of the

Act of the State of California

relating to the recording of

the same in the County of

Paradise, California

FIELD NOTES

CLOSING OF PART OF BAUGH STREET A 100 FOOT WIDE RIGHT OF WAY OLD MAIN STREET PER PLAT AND A 80 FOOT WIDE RIGHT OF WAY NORTH EIGHT STREET

BEING A PART OF THE PLAT MISSOURI PACIFIC ADDITION AS SHOWN ON THE ADAIR MAP, AS RECORDED IN VOLUME 11, PAGE 591, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT AND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK F, SAID ADDITION AND BEING THE INTERSECTION OF THE SOUTH LINE OF SAID BAUGH STREET AND THE WEST LINE OF NORTH EIGHT STREET;

THENCE S 40°51' 39" W, WITH THE SAID SOUTH LINE OF SAID BAUGH STREET 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK F, TO A POINT;

THENCE N 47°45'32" E, TO THE PROPOSED SOUTH LINE OF SAID BAUGH STREET 73.85 FEET AND THE BEGINNING OF A NON TANGENT TO THE LEFT WHOSE RADIUS BEARS N 64°49'16" W, 1149.02 FEET;

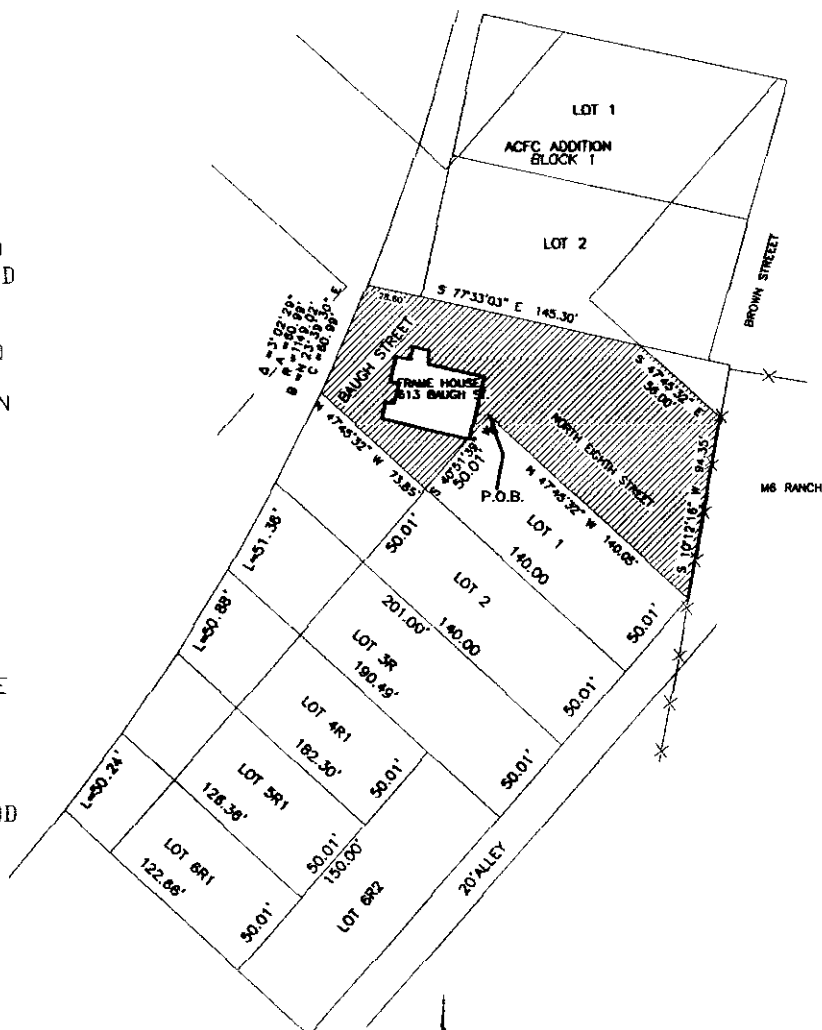
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 60.99 FEET THROUGH A CENTRAL ANGLE OF 03°02'29" AND WHOSE LONG CORD BEARS N 23°39'30" E, 60.99 FEET TO END OF SAID ARC;

THENCE S 77°33'03" E, 28.60 FEET TO A 1/2 INCH IRON ROD FOUND AND BEING THE SOUTHWEST CORNER OF LOT 2, BLOCK 1, ACFC ADDITION AS RECORDED IN VOLUME 11, PAGE 502, PLAT RECORDS, JOHNSON COUNTY, TEXAS, CONTINUING A TOTAL DISTANCE OF 145.30 FEET TO A POINT AND BEING IN THE NORTH LINE OF NORTH EIGHT STREET AND BEING IN THE SOUTH LINE OF SAID LOT 2, BLOCK 1;

THENCE S 47°45' 32" E, ALONG THE EASTERLY LINE OF NORTH EIGHT STREET 56.00 FEET TO A POINT AND BEING IN NORTH EIGHT STREET;

THENCE S 10°12'16" W, 94.35 FEET TO A POINT AND BEING THE SOUTH EAST CORNER OF LOT 1, BLOCK F, SAID MISSOURI PACIFIC ADDITION;

THENCE N 47°45'32" W, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK F TO A POINT AND BEING THE POINT OF BEGINNING OF THIS TRACT OF LAND.



GARY L. CLEMENTS
P. O. BOX 971
ALVARADO, TEXAS
76009
PHONE 817-228-0548

Scale 1"=100' Date: 04/13/21

Drawn: Job: larryplat

ORDINANCE NO.

AN ORDINANCE CLOSING AND ABANDONING AN 80 FEET WIDE RIGHT OF WAY NORTH 8TH STREET AND A 100 FEET PART OF BAUGH STREET RIGHT OF WAY BEGINNING AT A POINT AND BEING THE NORTHEAST CORNER OF LOT 1, BLOCK F, MISSOURI PACIFIC ADDITION, AND BEING THE INTERSECTION OF THE SOUTH LINE OF SAID BAUGH STREET AND THE WEST LINE OF NORTH EIGHT STREET, ALVARADO, JOHNSON COUNTY, TEXAS, AND AUTHORIZING ITS CONVEYANCE TO ADJACENT PROPERTY OWNERS BY ISSUANCE OF A QUITCLAIM DEED.

WHEREAS, the City desires to close and abandon an 80 feet wide right of way North 8th Street and a 100 feet part of Baugh street right of way beginning at a point and being the northeast corner of Lot 1, block F, Missouri Pacific Addition, and being the intersection of the south line of said Baugh street and the west line of North Eight Street, Alvarado, Johnson County Texas and to quitclaim the property to the adjacent property owners; **NOW, THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

- Section 1. Close and abandon an 80 feet wide right of way North 8th street and a 100 feet part of Baugh street right of way beginning at a point and being the Northeast corner of lot 1, Block F, Missouri Pacific Addition, and being the intersection of the south line of said Baugh street and the west line of North Eighth Street, Alvarado, Johnson County Texas and to quitclaim the property to the County, Texas, as designated in the attached and incorporated Exhibit "A", be closed.
- Section 2. That the Mayor is hereby authorized to quitclaim property covered by the foregoing to the adjacent property owners owning the underlying fee, while excepting any and all non-transportation public easements from the conveyance, to the adjacent property owners.

AND SO IT IS ORDAINED.

Passed on the 21st day of June, 2021 by a vote of ____ to ____.

CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Debbie Thomas, City Secretary



**BlueCross BlueShield
of Texas**

**Texas Mid Market Business
PPO Renewal**

Group Name: CITY OF ALVARADO
Group Number: 000216553

Renewal Effective: 8/1/2021
Total Group Contracts: 53
Total Contracts: 53
Total Members: 69

Reg/Dist/Terr: 002 / 001 / 008

Sales Presentation

Current Plan Rates

	EO	EC	ES	EF	Total
MM18	\$ 629.34	\$ 1,328.63	\$ 1,449.77	\$ 2,149.08	\$ 40,590.20
\$20 Office Copay, \$45 UC Copay, \$2000/\$6000 Ded (Ind/Fam), 80%/60% Coin (Net/Out), \$5000/\$10200 Med OPX (Ind/Fam), \$1000/\$3000 RX OPX (Ind/Fam), PDP \$15/\$40/\$55					
Contract Enrollment	43	8	2	0	

Total Monthly Health Cost

\$ 40,590.20

Renewing Plan Rates

	EO	EC	ES	EF	Total*
MM18	\$ 686.15	\$ 1,448.57	\$ 1,580.65	\$ 2,343.09	\$ 44,254.48
\$20 Office Copay, \$45 UC Copay, \$2000/\$6000 Ded (Ind/Fam), 80%/60% Coin (Net/Out), \$5000/\$10200 Med OPX (Ind/Fam), \$1000/\$3000 RX OPX (Ind/Fam), PDP \$15/\$40/\$55					
				Plan Rate Change	9.0%
Total Monthly Health Cost					\$ 44,254.48
Total Rate Change					9.0%

Note: This rate change percentage is based on total monthly premium. Each tier's rate change may vary from the total change percentage.
The above rates are projected to be effective for the 12-month period beginning on the effective date of group coverage and are contingent upon the provisions shown below.
Final rates may vary based on actual enrollment results.

1. Enrollment of 53 or at least 75% of the eligible employees; with a sustained monthly enrollment of at least 75%
2. The employer contributing at least 50% of the Employee Only cost.
3. Rates do not include any future mandated benefit changes.
4. This quote assumes BCBSTX will be the only carrier providing coverage to the employer group's employees. BCBSTX reserves the right to change premium rates if BCBSTX is not the exclusive carrier. Groups must promptly notify BCBSTX if BCBSTX will not be the exclusive carrier.
5. Standard BCBSTX Managed Care programs with standard membership, eligibility, administration, claims processing and standard network. Standard Master Contract provisions and definitions apply. Any costs associated with special services or custom materials provided by BCBSTX will be supplemental billed separate and apart from the rates outlined on this confirmation page.
6. Annual open enrollment.
7. This proposal assumes the group contract will be issued in Texas. In addition to the benefits stated herein, benefits for covered persons who reside outside of Texas will conform to all Extraterritorial requirements of those states.
8. Insurance regulations require carriers to determine whether an employer is subject to Chapter 26, Texas Insurance Code.
9. This proposal is made on the condition you are not a Small Employer as defined in Chapter 26. A proposal to a Small Employer would have to contain specific contractual elements and mandated insurance plans not contained in this proposal. Should it be determined you were a Small Employer, this proposal and any health insurance contract issued to you, shall be null and void.
10. BCBSTX will pay \$33.17 per contract per month (PCPM) for producer commissions.

Taylor Foster
Group Sales Representative
15400 Knoll Trail Drive, Suite 202 / Dallas, TX, 78202
Bus: 972-726-7700 / Fax: 888-270-8090
E-mail: taylor.foster@ameritas.com



May 7, 2021

Debbie Thomas
City Of Alvarado
104 W College St
Alvarado, TX, 76009

Subject: City Of Alvarado renewal effective August 1, 2021 Policy Number 010.043603

Thank you for choosing an Ameritas Dental, Eye Care and Hearing Plan.

We're proud to provide plans that help employees get the dental, eye care and hearing coverage they need for good health, and we'll work hard to keep earning the privilege of insuring City Of Alvarado.

A team of associates with actuarial, administrative, marketing, and sales experience has prepared this renewal for the year beginning August 1, 2021. To predict your plan's future performance, we analyzed City Of Alvarado's claims history and combined this with the historical data of all groups insured for similar benefits.

Based on this analysis, your Hearing rates will be adjusted. We are pleased to inform you that your Dental and Eye Care rates will remain unchanged. Effective 8/1/2021 through 7/31/2022, the following rates will apply:

DENTAL RATES	<u>CURRENT</u>	<u>RENEWAL</u>
Employee	\$ 32.28	\$ 32.28
Employee + Spouse	\$ 69.56	\$ 69.56
Employee + Child(ren)	\$ 81.64	\$ 81.64
Employee + Spouse + Child(ren)	\$ 134.80	\$ 134.80

EYE CARE RATES	<u>CURRENT</u>	<u>RENEWAL</u>
Employee	\$ 6.96	\$ 6.96
Employee + Spouse	\$ 13.24	\$ 13.24
Employee + Child(ren)	\$ 14.12	\$ 14.12
Employee + Spouse + Child(ren)	\$ 21.96	\$ 21.96

HEARING RATES	<u>CURRENT</u>	<u>RENEWAL</u>
Employee	\$ 1.52	\$ 3.04
Employee + Spouse	\$ 3.04	\$ 6.08
Employee + Child(ren)	\$ 2.32	\$ 4.64
Employee + Spouse + Child(ren)	\$ 3.84	\$ 7.68

Our product flexibility enables us to package solutions balanced between benefits and premium to help maximize the plan's effectiveness. At your request, we can research alternatives that may better meet the needs of your company and its employees.

Thank you again for your business. I welcome the opportunity to discuss this renewal. We appreciate the opportunity to continue providing fast and accurate claims processing, exceptional administration, and excellent customer service in the years to come.

Sincerely,

Taylor Foster

Taylor Foster
Group Sales Representative

cc: Creative Insurance Concepts Inc

CITY OF ALVARADO ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 38 OF THE CITY CODE OF THE CITY OF ALVARADO, AS AMENDED, AMENDING SECTION 38-189, "TRUCK ROUTES ESTABLISHED," TO REMOVE ONE SECTION OF ROADWAY ON NORTH CUMMINGS AND CR 508 FROM THE AREAS PREVIOUSLY DEDICATED AS TRUCK ROUTES IN THE CITY; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING FOR PUBLICATION IN PAMPHLET FORM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas is a Type A General Law Municipality located in Johnson County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, the City Council wishes to amend the truck route regulations of the City to remove the previously-designated truck route on North Cummings from the city limit line to CR 508 and CR 508 from the city limit line to North Cummings;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS THAT:

SECTION 1.

Section 38-189, "Truck routes established," of Article II, "Traffic Regulations," of Chapter 38, "Traffic and Vehicles," of the Alvarado Code of Ordinances is hereby amended to strike subsection (5), the remaining ordinance to read as follows:

"Sec. 38-189. - Truck routes established.

Truck routes are established in and through the city as follows:

- (1) Business U.S. 81 at all points in the city.
- (2) Business U.S. 67 from the northeast city limits southward to the intersection with College and westward to the intersection of College and Parkway Drive, thence along Parkway Drive to the northwest city limit.
- (3) South Sparks Street from the intersection with College southward to Business U.S. 81.
- (4) Davis Avenue from the east city limit to the intersection with South Sparks Street."

SECTION 2.
ORDINANCE CUMULATIVE

This ordinance shall be cumulative of all provisions of ordinances of the City of Alvarado, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 3.
PENALTY

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined as provided in City Code Sec. 1-12 for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may also be subjected to such civil penalties and such civil remedies as authorized by law.

SECTION 4.
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of city ordinances, as amended, related to truck routes or any other ordinance of the City that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 5.
SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.
PUBLICATION IN PHAMPLET FORM

The City Secretary of the City of Alvarado is hereby authorized to publish this ordinance in book or pamphlet form for general distribution among the public, and the operative provisions of this ordinance as so published shall be admissible in evidence in all courts without further proof than the production thereof.

**SECTION 7.
PUBLICATION IN OFFICIAL NEWSPAPER**

The City Secretary is hereby directed to publish in the official newspaper of the City the caption and penalty clause of this ordinance twice as authorized by Section 52.013 of the Local Government Code.

**SECTION 8.
EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Alvarado on _____, 2021.

CITY OF ALVARADO, TEXAS

By: _____
Jacob Wheat, Mayor

ATTEST:

Debbie Thomas, City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, AMENDING THE FEE SCHEDULE OF THE CITY OF ALVARADO, SECTION 46.00 CREDIT CARD FEES

WHEREAS, the City of Alvarado, Texas is a general-law municipality located in Johnson County, created in accordance with the provisions of Chapter 6 of the Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

WHEREAS, by this Resolution, it is the intention of the City Council of the City of Alvarado, Texas, to adopt the Fee Schedule attached as Exhibit 'A'.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, CITY OF ALVARADO, TEXAS:

Section 1.

That the City of Alvarado Fee Schedule, Section 46.00 Credit Card Fees are hereby amended as follows:

Processing Fee	3% per transaction
----------------	--------------------

SECTION 2. EFFECTIVE DATE

This resolution shall take effect immediately from and after its adoption, and it is accordingly so resolved.

ADOPTED AND APPROVED this the 21st day of June, 2021.

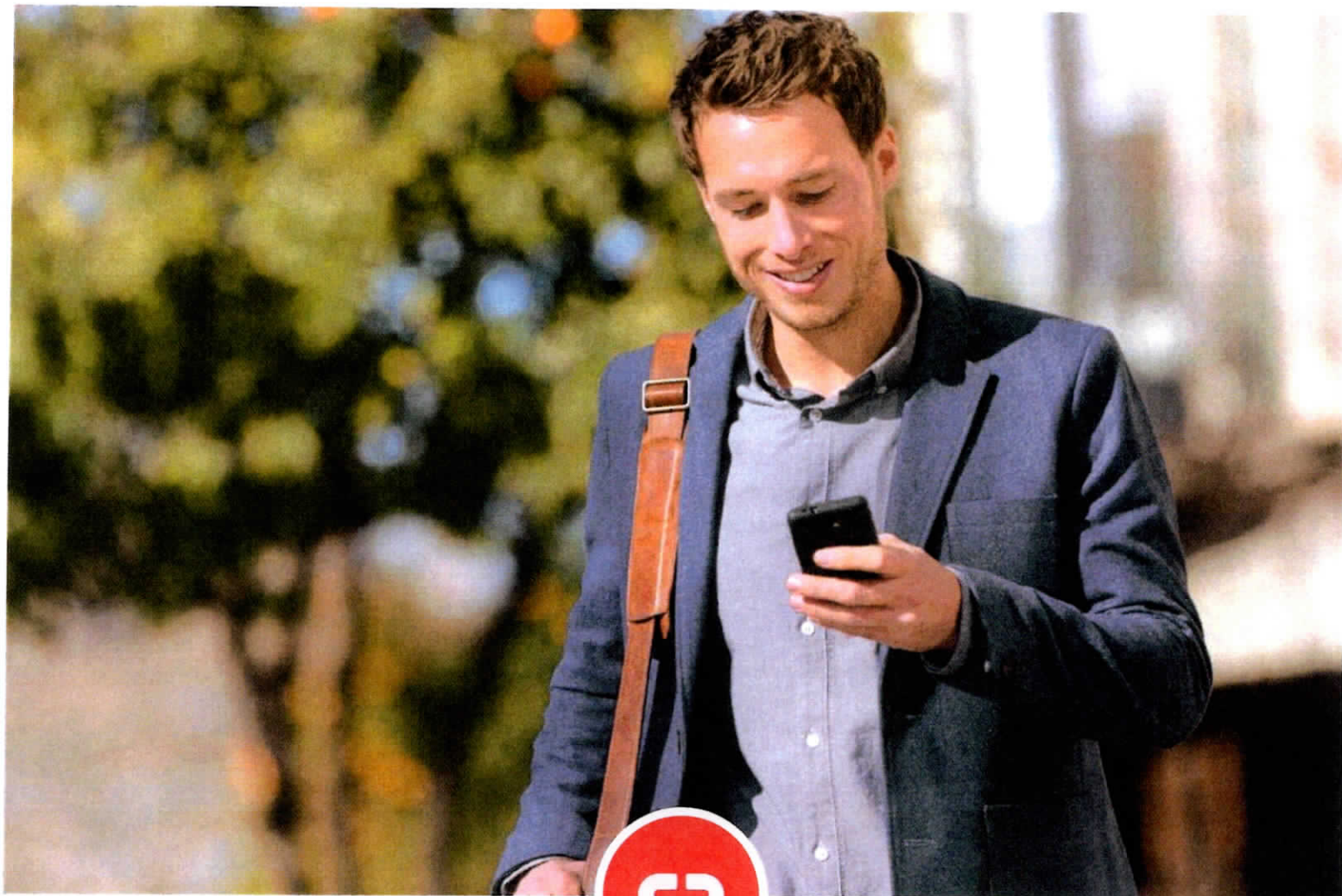
CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

2
4
6

ATTEST:

Debbie Thomas, City Secretary



CIVICENGAGE CENTRAL
GOVERNMENT WEBSITE SOLUTION

CIVICCLERK
AGENDA MANAGEMENT SYSTEM

CIVICREADY
MASS NOTIFICATION SYSTEM

CIVICOPTIMIZE
DIGITAL OPTIMIZATION SYSTEM

Alvarado, Texas

Product Summaries with Pricing

June 16, 2021



Main Contact: Jacob Bertram | CivicEngage Account Executive | bertram@civicplus.com | 785.410.5304

CP CIVICPLUS

CivicEngage[®]

Central CMS

Inform Easier. Empower Better. Evolve Faster.

CivicEngage Central (CivicEngage) is an easy-to-use suite of citizen engagement tools that enables local governments to communicate with their citizens without the need of technical knowledge or programming skills through its drag-and-drop user interface. CivicEngage websites are responsive and viewable on any size device.

Inform

- Streamline the process so your municipality can easily communicate information to citizens.
- Quickly deliver time-sensitive news.
- Document once, share everywhere.

Empower

- Utilize easy-to-use tools for your entire staff to contribute to your web presence.
- Provide easy pointers to contact information and resources.
- Shorten the line-ups by facilitating more transactions online.

Grow

- Future-proof your web presence to meet the emerging needs of their citizens.
- Invite citizens to go online.
- Keep your website up-to-date.
- Leverage advanced features to encourage connections online.
- CivicEngage combines the best of design, tools, accessibility, and continuing services to provide you with a website environment to keep your citizens informed and engaged.
- **Tools and modules made just for local government** – Agenda Center, Alert Center, Calendar, Citizen Request Tracker, Forms Center, and more!
- **Accessibility & Compliance** – We provide highly compliant websites based on Web Content Accessibility Guidelines (WCAG) 2.0 A and AA, which surpasses Section 508.
- **Hosting, Security, and Disaster Recovery** – Our certified infrastructure team has the expertise and experience to protect your municipal government website.



CivicReady®

Emergency Communication System

The most complete communications tool for local governments, CivicReady is a cloud-based emergency communication system that is designed to empower local governments to communicate routine and emergency information to citizens quickly and effectively, no matter where they are in the community.

Mass Notification System

- Easy-to-use, consistent workflow process for all communications
- Generate a message by text, email, or mobile app
- Innovative integrations and features, such as two-way messaging, ESRI mapping, social media, and more
- Reliable, optimized message speeds, security, and uptime

Emergency Notifications

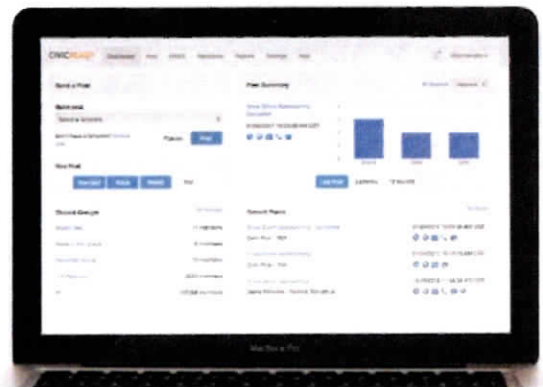
- Geo-targeted notifications via Environmental Systems Research Institute (ESRI)
- One-click quick launch templates
- IPAWS capabilities to send notifications to all cell phones in your area, local TV and radio broadcasts, digital road signs, and various other locations instantaneously

Routine Communication

- Rich text notifications
- One-click messaging interface
- Multimedia supported communications
- Scheduled notifications
- Unlimited notification templates
- Interdepartmental communications
- Both opt-in/opt-out methods of registration

Optional Tools

- Automated Weather Notifications
- IPAWS Integration
- My Alerts Mobile App
- Interactive Voice Response
- Conference Bridge Calling



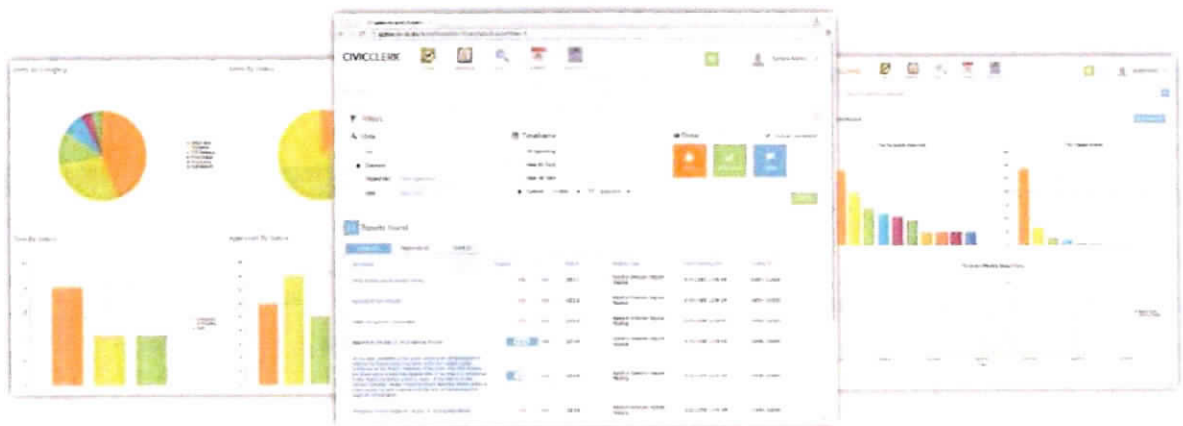
CivicClerk®

Agenda Management System

Effortless Meeting and Agenda Management

A manual, agenda process typically requires significant time and effort, including creating the agenda items, getting items approved, organizing all of the supporting documents, creating the agenda, and building the agenda packet—not to mention, converting files to PDF, publishing to your website, delivering it to the council and board members, etc. Countless hours are spent creating the agenda and packet for every council, board, and committee meeting. CivicClerk, formerly BoardSync, simplifies the entire meeting process from start to finish while providing staff with a central location for all board and committee meeting documentation with the same simple, consistent process.

Customers choose CivicClerk for our features, ease of use, and modern design. Think about it – if you stop using a manual process and transition to a paperless agenda system that makes it more complicated, you're not saving any time. Trees are precious, but so is your time.



CivicOptimize

Productivity

Efficiency-centric, low-code, digital optimization software designed specifically for your staff, your in-field workers, and your community.

Productivity consists of a set of Low-code application development tools and services, managed from a single dashboard, with which to build mobile application solutions that link closely into existing government IT systems. Standard Productivity tools and services fall into four major categories of functionality:

- Building sophisticated mobile-optimized forms and work-guides
- Deploying forms and work guides as Public Works Assignments
- Integrating form workflows with corporate IT systems through APIs - both within the forms completion flow, and upon form submission
- Administering and managing users, apps, and APIs with basic analytics plus PowerBI integration

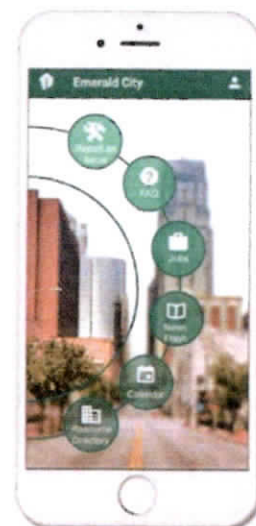


Low-Code Development

The Productivity low-code development environment allows for collaboration between non-technical department leaders and programmers to develop solutions that meet your daily needs. Your in-house staff can create efficiency-centric applications, including digital forms, hosted cloud infrastructure, IoT connectivity and performance monitoring capabilities, and even custom integrations between your favorite CivicPlus solutions.

Key Features

- Shift public services from standardized and manual to personalized and automated
- Build and deliver custom forms and workflows quickly and easily
- Create custom business solutions and mobile apps for specific purposes or engagements
- Deploy Public Works Assignments with custom branding and design
- Integrate with Microsoft Flow and leverage hundreds of business applications
- Utilize platform single sign-on, Digital Twin, and out-of-the-box asset visibility
- Efficiency and productivity excels with the use of one central dashboard



Total Project Cost

Product Suite	One-Time Fees	Year 1 Annual Fees
CivicEngage	\$46,503	\$9,902
CivicReady	\$1,155	\$2,500
CivicClerk	\$3,840	\$3,500
CivicOptimize - Productivity	\$4,298	\$23,265
Total Year 1 Investment (One-Time Fees + Year 1 Annuals)	\$94,963	
Total Year 2 Annual Fees	\$41,125	

CivicPlus All-Inclusive Pricing

CivicPlus prices on a per-project, all-inclusive basis. This type of pricing structure eliminates surprise costs, the uncertainty of paying by the hour, and is overall more cost-effective for our clients. It provides you with a price based on the products and features listed in this proposal that only varies if additional functionality of work, outside of the original project scope, is requested. We understand local governments must look beyond just functionality and that multiple factors come into play when determining which vendor can meet not only your functional needs but also your budgetary requirements.

CivicPlus Invoicing

CivicEngage Central Invoicing

- 30% of Year 1 fees due at contract signing – remaining 70% due at project completion or at the six-month mark in the implementation process – whichever date is earlier
- The first-year Annual Services fee is included with your Year 1 cost
- Subsequent annual invoicing occurs on the anniversary of the contract signing date, and is subject to a five percent technology fee uplift each year starting Year 2 of your contract
- Subsequent annual invoicing occurs on the anniversary of the contract signing date, and is subject to a five percent technology fee uplift each year starting Year 2 of your contract

CivicReady Invoicing

- Year 1 fees are due at contract signing
- The first-year Annual Services fee is included with your Year 1 cost

CivicClerk Invoicing

- Year 1 fees are due at contract signing
- The first-year Annual Services fee is included with your Year 1 cost
- Subsequent annual invoicing occurs on the anniversary of the contract signing date, and is subject to a five percent technology fee uplift each year starting Year 2 of your contract

CivicOptimize Invoicing

- Year 1 fees are due at contract signing
- The first-year Annual Services fee is included with your Year 1 cost
- Additional Staff App Users may be purchased and added at any time for an annual rate per User. Such cost will be pro-rated to your Annual Services depending on the time of addition in the billing cycle.
- Subsequent annual invoicing occurs on the anniversary of the contract signing date, and is subject to a five percent technology fee uplift each year starting Year 2 of your contract. First uplift is shown in the Year 2 Annual Recurring Services fee

CivicPlus Advantage Invoicing

- Zero-interest payments that divide the One-Time Implementation expense of your project over the first three years of your contract
- Each payment will also include your Annual Services and any other fees if applicable
- May not be available with all products offered by CivicPlus

Customized Billing/Invoicing

- We can discuss other billing options with you before contract signing and, if feasible, develop a plan that works for all parties
- Not available with all CivicPlus products – please contact your sales representatives for more details
- We will work with you before contract signing to determine which of our billing processes will meet both your needs for budget planning and our accounting processes.

Payment Gateway Account

- Your chosen Payment Gateway will collect and disburse all credit card monies
- If selected, any of our partner Payment Gateway Vendors will conduct a rate analysis upon discovery to provide the most competitive percentage + fee per transaction rate
- CivicPlus Pay integrates with several Payment Gateways to provide maximum flexibility to our clients' needs

CivicPlus wants our clients to succeed in delivering a viable, sustainable, and flexible technology solution to their communities. We will work with you before contract signing to determine which of our billing processes will meet both your needs for budget planning and our accounting processes.

Right to Negotiate

A successful project begins with a contract that meets the needs of both parties. This proposal is intended as a non-binding document, and the contents hereof may be superseded by an agreement for services. Its purpose is to provide information on a proposed project we believe will meet your needs based on the information available. If awarded the project, CivicPlus reserves the right to negotiate the contractual terms, obligations, covenants, and insurance requirements before a final agreement is reached. We look forward to developing a mutually beneficial contract with the City of Alvarado.

Presented By

Digital Resources Inc

2107 Greenbriar Drive
Suite B
Southlake, TX 76092 US
(817) 481-9300
www.digitalresources.com



Leading AV Design and Integration

HUB / Woman Owned Business ID: 49129

Project Name: City Council Chambers Upgrade

Project Number: 2021-00000000000000000000000000000000

City Council Chambers Upgrade.

City of Alvarado

Emile Moline

molinee@cityofalvarado.org

104 W. College Street
Alvarado, TX 76009-4319 USA
817-790-3351

Sales Rep: Jeff Marler

Valid For: 30 Days

Revision: 0

Date: 6/16/2021

Terms: Net 30

Co-Op

			Video
1	CHIEF EXTRA LARGE STATIC WALL MOUNT	\$718.46	\$718.46
2	QSC Q-SYS PoE camera for AV-to-USB Bridging. 12x Optical Zoom 72° horizontal field of view. For small to medium conference rooms. Includes Lan, 3G-SDI and HDMI; includes a PTZ-WMB1 (Wall Mount Bracket).	\$3,205.13	\$6,410.26
1	QSC 4K60 4:4:4 Network Video Endpoint for the Q-SYS Ecosystem, software configurable as Encoder or Decoder. 3 HDMI 2.0 Inputs, 2 HDMI 2.0 Outputs, on-board AV Bridging. Supports optional stand-alone "Q-SYS Core Mode" operation for audio DSP with local video switching (no encoding or decoding) and AV Bri	\$2,628.21	\$2,628.21

City Council Chambers Upgrade.

1	QSC 10-port network switch preconfigured for Q-SYS Audio, Video and Control with 4x PoE+ ports. With advanced QoS and IGMP to also support AES67 and Dante in same VLAN.	\$892.31	\$892.31
1	Barco Commercial Premium Wireless Conferencing Media Center	\$2,884.62	\$2,884.62
1	Planar 100in diagonal, UHD, D-LED backlight, 700 nit brightness, HDR, 24x7 reliability, multi-source viewing, speakers, OPS slot, landscape and portrait.	\$16,494.47	\$16,494.47
2	Liberty AV Solutions 70M HDMI EXTENDER SET	\$249.05	\$498.10

Video Total

\$30,526.43

Audio

10	Shure Cardioid-18" Desktop Gooseneck Condenser Microphone, Attached 10' XLR Cable, Logic Functions, Programmable Switch and LED Indicator, Attached Desktop Base	\$269.23	\$2,692.30
2	QSC 4 Channel Mic/Line In Dante/AES67 Interface w/ Logic I/O, PoE.	\$769.23	\$1,538.46
1	QSC 1/2 RU 4 Channel ENERGY STAR amplifier / Multichannel Operation 100 watts into 8? & 4?, Bridged pair operation 200 watts into 8? & 4?, and 350 watts into 70v and 100v / 100-240 VAC Operation .	\$788.46	\$788.46
1	QSC Unified Core with 8 local audio I/O channels, 64x64 network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual LAN ports, VoIP telephony, 8x8 GPIO, 8 AEC processors, Half-size 1RU.	\$1,923.08	\$1,923.08
8	JBL Pro 6.5" Ceiling loudspeaker transducer assembly	\$151.04	\$1,208.32

Audio Total

\$8,150.62

Control

2	QSC Q-SYS 8.0" PoE Touch Screen Controller for In-Wall Mounting. Includes 1 LAN Port and Aux Power input, available in black only.	\$1,234.62	\$2,469.24
----------	--	------------	------------

1	QSC Q-SYS Core 8 Flex, Core Nano, NV-32-H (Core Capable). Scripting Engine Software License, Perpetual.	\$191.25	\$191.25
1	QSC Q-SYS Core 8 Flex, Core Nano, NV-32-H (Core Capable) license for Microsoft Teams Room software features, enables both Q-SYS Scripting and UCI Deployment, Perpetual	\$255.00	\$255.00

Control Total			\$2,915.49
----------------------	--	--	-------------------

Streaming/Recording

1	AJA Video Systems H.264 Streaming and recording stand-alone appliance	\$1,214.06	\$1,214.06
---	---	------------	------------

Streaming/Recording Total			\$1,214.06
----------------------------------	--	--	-------------------

Cables, Connectors and Hardware

1	Cables, Connectors and Installation Hardware Cables, Connectors and Installation Hardware	\$1,784.20	\$1,784.20
---	---	------------	------------

Cables, Connectors and Hardware Total			\$1,784.20
--	--	--	-------------------

Shipping

1	DRI Shipping	\$650.00	\$650.00
---	------------------------	----------	----------

Shipping Total			\$650.00
-----------------------	--	--	-----------------

Professional Services

1	*** Engineering, Programming and Integration Services Engineering, Programming and Integration Services Required	\$10,029.61	\$10,029.61
---	--	-------------	-------------

Professional Services Total			\$10,029.61
------------------------------------	--	--	--------------------

Project Subtotal:			\$55,270.41
--------------------------	--	--	--------------------

QUOTE SUMMARY

Equipment:	\$45,219.55
Labor:	\$10,050.86

Grand Total:	\$55,270.41
---------------------	--------------------

Scope of Work:

Install new AV System in the City Hall Council Chambers for Audio Video Recording Streaming and Virtual Meetings.

Install two new Professional Quality Pan/Tilt/Zoom Camera's, Audio Digital Signal Processor, Digital Audio Transport System, Qty 2) 8" Touchpanel, Planar 100" Display, New JBL Ceiling Speakers, Qty 10) Desktop Gooseneck Microphones, Audio Amplifier, AJA Streaming and Recording.

Work Delays:

This proposal for installation work has been estimated by working in a continuous manner, free from debris from other trades or delays preventing work during normal business hours. If DRI work under this proposal is interrupted by no fault of DRI, then a Minimum \$500 per incident rescheduling fee will apply. DRI will make every effort to accomodate where applicable.

Warranty:

Digital Resources certified system installation work carries a 1 year on-site workmanship guarantee. All new equipment provided will have a 1 year minimum manufacturer warranty. DRI will provide free telephone support and will have a 48 hour response on service requests. Warranty service will cover the repair or replacement of equipment that is equal to or equivalent loaner equipment where applicable. Any product defects and or failures will be subject to the specific manufacturer's warranty repair or replacement policy, which may or may not include the cost of on-site service labor. If the field engineer/technician determines that the defect is not relative to failed physical workmanship of the installation provided by DRI, standard service rates may be applied and billed accordingly. On-site labor to inspect, trouble shoot, remove and install faulty equipment is not included under the warranty and is subject to standard DRI service rates. All freight charges to return warranty repairs and/or returns will be billed accordingly.

Digital Resources strives to offer excellent service and support. Please consult with our company representative for information on additional service level agreement options.

Reference Quote # DRI-1362 Client PO#: _____ Print Name: _____ Title: _____

Client: Emile Moline

Date

Customer Approval:

Please sign above as an authorized agent, approving the products and services proposed. By signing OR emailing your approval, you agree to Digital Resources standard terms and conditions, along with the conditions set forth as written in this proposal. Partial shipments will be shipped and invoiced unless noted otherwise. Taxes and shipping charges will be invoiced separately. Final scope of work and engineering may provide for a change in fees or services which you agree to upon approving this order.

**** Purchase will be taxable according to state / local tax laws for point of delivery. Unless information is completed below.**

NO _____ Tax ID # _____ (A Sales Tax Exempt Form Must Be On File)

Email To: orders@digitalresources.com

Thank you for your business!