CITY OF ALVARADO
County of Johnson
State of Texas
10/21/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, October 21, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Carrie Keeton	Council Ward 1	X		
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3	X		
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Jessica Hill	Deputy City Secretary
Laura Cox	Chief Financial Officer
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Adam Sharp	Fire Marshal
Ben Moore	Assistant Police Chief
Mike Dwiggins	Public Works Director

Mayor Jacob Wheat called the meeting to order at 6:31 p.m. and Marty Douglas gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:
Jameye Jones-Events: Apec's Trunk or Treat on the square on October 26th.

PUBLIC COMMENTS:
Jacob Wheat-Appreciation and recognition for Fall Festival staff contributions. Indian Friends Reading Day reminder.
Lydia Moon-Recognized Fall Festival attendees for their swift and effective response during an emergency situation.
Donielle Suber-Events: City of Alvarado Outdoor Movie Series, November 9th, November 16th, November 22nd. Parade of Lights, December 6th.

INTRODUCTION OF NEW EMPLOYEES:
Police Department: Darius Bell, Carmen Solis, Eric Bejaran- Patrol Officers
Court: Monica Parsons, Court Administrator
Library: Rachael Sandifer, Library Clerk

RECOGNITION:
Employee of the Quarter (Q2), Wendy Brown

CONSENT AGENDA:

1. **Consideration and action to approve minutes from the 09/16/2024 Regular City Council Meeting.**
2. **Consideration and action to approve Ordinance No. 2024-0013, granting to Oncor Electric Delivery Company LLC, its successors, and assigns an electric power franchise to use the present and future streets, alleys, highways, public utility easements, public ways, and public property of the City of Alvarado, Texas.**
3. **Consideration and action to approve Ordinance No. 2024-0020, approving Atmos Energy Corp., Mid-Tex division, 2024 rate review mechanism filing.**
4. **Consideration and action to approve a Letter of Engagement with Waters, Vollmering and Associates, L.L.P. to perform the annual audit for fiscal year 2024, and authorizing the Mayor and/or City Manager to execute any documents in connection therewith.**
5. **Consideration and action to approve an Interlocal Cooperation Contract with the Texas Department of Public Safety for the Failure to Appear (FTA) Program to align with the 88th Legislative Session changes.**
6. **Consideration and action to approve the purchase of fourteen (14) WatchGuard M500 in-car cameras, fourteen (14) WatchGuard body-worn cameras, extend the existing 21 WatchGuard body cameras to the proposed "video-as-a-service" contract, and extend the warranty period.**
7. **Consideration and action to approve the purchase of fifteen (15) budgeted Motorola APX NEXT multiband radios.**

Motion was made by Lydia Moon and seconded by Beverly Short to approve the Consent Agenda.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

NEW BUSINESS:

8. **Presentation by the Alvarado ISD regarding the Voter-Approved Tax Rate Election (VATRE).**

   No action taken.

9. **Presentation on Johnson County Transportation Bond Program by Chris Bosco with Freese and Nichols on behalf of Johnson County. (French)**

   No action taken.

10. **Workshop and discussion on updates to the City's Fee Schedule led by Jason Gray with Willdan.**

    No action taken.

11. **Workshop and discussion, possible action to authorize the City Manager to negotiate and enter into a Professional Planning Services Agreement with LJA to establish a temporary Zoning District.**

    Motion was made by Lydia Moon and seconded by Scott Arthur to authorize the City Manager to negotiate and enter into a Professional Planning Services Agreement with LJA to establish a temporary Zoning District.

    This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

12. **Consideration and action to approve the application of David Lewis with Spry Surveyors on behalf of Alvarado 35/67, LLC for approval of a replat to create Lots 2R1 and 4, Block A of the CVS-Alvarado Addition being 8.04 acres, approximately addressed at 6198 S. IH-35W.**

    The replat application was submitted and deemed administratively complete on September 19, 2024. Per Section 34-36.c of the Alvarado subdivision ordinance, the City Council shall:(1) Act within 30 days after the filing of replat, (2) Take one of the following actions. a. Approve, b. Approve with conditions c. Disapprove with reasons. The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Interstate Business, which generally includes big box retail and lifestyle shopping centers along the IH-35W corridor that will increase the non-residential tax revenue for the City and attract residents and visitors.

    Motion was made by Lydia Moon and seconded by Carrie Keeton to accept the application of David Lewis with Spry Surveyors on behalf of Alvarado 35/67, LLC for approval of a replat to create Lots 2R1 and 4, Block A of the CVS-Alvarado Addition being 8.04 acres, approximately addressed at 6198 S. IH-35W.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

13. **Consideration and action to award RFQ for Ward Redistricting and Mapping of the City of Alvarado, Texas.**

Alvarado's City Council wards require redefinition every ten years to account for population changes and other demographic shifts. The current ward boundaries were last updated in 1995, based on the 1990 U.S. Census, when the City's population was 2,918. The 2020 Census reports a population of 4,739, and a 2024 estimate projects an increase to 6,655. An RFQ was issued to conduct the necessary redistricting study, resulting in three responses: ARCBridge from Sterling, VA; Citygate GIS from Annapolis, MD; and DNRBS&Z from San Antonio, TX. Staff recommends awarding the contract to DNRBS&Z.

Motion was made by Lydia Moon and seconded by Kevin Thomas to award the RFQ for Ward Redistricting and Mapping of the City of Alvarado, Texas, to DNRBS&Z for $13,151.00, and to authorize the City Manager to execute the agreement.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

14. **Public hearing, consideration and action to approve Resolution R2024-0021, adopting guidelines and criteria governing Tax Abatement Agreements pursuant to Chapter 312 of the Texas Tax Code, and providing an effective date.**

Staff recommends adopting a tax abatement policy to stimulate economic growth. While tax abatements would be considered on a case-by-case basis, this policy will serve as an additional tool for attracting new businesses, encouraging the expansion or modernization of existing facilities, and providing tax exemptions for eligible properties within designated reinvestment zones. The policy outlines specific criteria applicants must meet. Applications will be thoroughly reviewed by staff and presented to the City Council for final approval.

MAYOR JACOB WHEAT OPENED THE PUBLIC HEARING AT 8:10 P.M. AND CLOSED THE PUBLIC HEARING AT 8:15 P.M.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve Resolution No. R2024-0021, adopting guidelines and criteria governing Tax Abatement Agreements pursuant to Chapter 312 of the Texas Tax Code, effective October 21, 2024.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

15. **Consideration and action to approve the Street Rehab Project Services Agreement for Janice, Lisa, Lorie, and Chris streets.**

Motion was made by Lydia Moon and seconded by Cherry Bryant to authorize the City Manager to enter into an agreement with BHC Services for the Street Rehab Project for Janice, Lisa, Lorie, and Chris in the amount of $234,563.00.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

16. **Presentation by Belt Construction regarding Santa Fe Street project.**

No action taken.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:31 P.M. AND RECONVENED TO REGULAR SESSION AT 9:40 P.M.

17. **Consideration and any action necessary as a result of items legally discussed in Executive Session.**

No action taken.

18. **Consideration and action authorizing the City Manager to negotiate with Belt Construction regarding the previously executed contract for construction services and authorizing the City Manager to execute a change order pursuant to said negotiations based on terms discussed in Executive Session.**

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the City Manager to negotiate with Belt Construction regarding the previously executed contract for construction services and authorizing the City Manager to execute a change order pursuant to said negotiations based on terms discussed in Executive Session.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried

19. **Consideration and action to authorize the Economic Development Director and City Manager to negotiate and execute a Project N. Parkway 2024 A agreement based on terms discussed in Executive Session.**

No action taken.

20. **Consideration and action to approve an agreement with Millis Transfer, LLC, related to property currently located in the City's ETJ and authorize the Economic Development Director and City Manager to negotiate and execute said agreement based on terms discussed in Executive Session.**

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve an agreement with Millis Transfer, LLC, related to property currently located in the City's ETJ and authorize the Economic Development Director and City Manager to negotiate and execute said agreement based on terms discussed in Executive Session.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried

21. **Consideration and action to authorize the Economic Development Director and City Manager to negotiate and execute Project Ascend agreement based on terms discussed in Executive Session.**

No action taken.

There being no further business, Mayor Wheat adjourned the meeting at 9:40 P.M.

Passed and approved this the 6th day of November, 2024.

Jacob Wheat, Mayor

Respectfully Submitted,

Beth A. Walls, City Secretary/HRD