

CITY OF ALVARADO
County of Johnson
State of Texas
07/15/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, July 15, 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
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Ben Moore	Asst. Police Chief
Dennis Stewart	Public Works Supervisor
Mikaela Hall	Communications Manager
Jules Rosen	Event Manager

Mayor Jacob Wheat called the meeting to order at 6:32 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jameye Jones – Appreciation to City and reminder of Playday in the Park scheduled July 20th.
Todd Massey – Appreciation to City funding for 4th of July Event.

**RECOGNITION/PROCLAMATION:
GUN SAFETY AWARENESS MONTH**

Mayor Jacob Wheat read the City of Alvarado's Proclamation proclaiming August as Gun Safety Awareness Month. Representatives from Cook Children's Medical Center attended and accepted the proclamation.

CONSENT AGENDA:

- 1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 06/10/2024 MEETING BETWEEN THE CITY OF ALVARADO CITY COUNCIL, THE AEDC BOARD, AND THE ALVARADO P&Z COMMISSION.**
- 2. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 06/17/2024 REGULAR CITY COUNCIL MEETING.**
- 3. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 06/27/2024 SPECIAL CITY COUNCIL MEETING.**
- 5. CONSIDERATION AND ACTION TO APPROVE AN EASEMENT AGREEMENT BETWEEN THE CITY OF ALVARADO AND ONCOR ELECTRIC DELIVERY COMPANY LLC FOR WWTP TRANSFORMER MAINTENANCE.**

Lydia Moon requested to pull items 4 and 6 from the consent agenda. Motion was made by Lydia Moon and seconded by Kevin Thomas to approve items 1, 2, 3, and 5 of the Consent Agenda. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

NEW BUSINESS:

- 4. CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0016 AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH TXDOT FOR RIGHT-OF-WAY ACCESS FOR FLOCK CAMERAS AT 67 AND I35.**

The Police Chief presented to the council regarding the Flock Cameras enhancement to public safety by increasing the Police Department's ability to solve crimes and identify suspects. Financial Impact is between \$3,000.00/year and \$3,500.00/year. Staff recommendation is to approve Resolution R2024-0016.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Resolution R2024-0016, authorizing the City Manager to enter into an agreement with TxDot for right-of-way access for Flock Cameras at 67 and I35. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

- 6. CONSIDERATION AND ACTION APPROVING ORDINANCE 2024-0014, AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AMENDING THE CITY'S FEE SCHEDULE RELATED TO GARBAGE COLLECTION FEES, FOOD ESTABLISHMENT PERMIT FEES, AND TEMPORARY WATER SERVICE FEE.**

The Chief Financial Officer addressed the council regarding the fee schedule, updating garbage collection fees, food establishment permit fees, and the temporary water service fee. According to the terms outlined in the agreement with the City's contractor, Republic Services, for waste

collection services dated May 7, 2020, the contractor may request an annual price adjustment effective on July 1 of each year based on changes in the Consumer Price Index (CPI) Water, Sewer and Trash Services, as stipulated in the contract. The City presently charges \$120.00 for each temporary event permit for food establishments, \$100.00 for each complaint investigation, and \$150.00/hour for consultation outside of the aforementioned scope of services: Health plan review, health final and C/O inspections, and/or for more than one reinspection. The proposed fees are based solely upon the City's third-party inspection fees plus a \$25.00 administration fee, if applicable. The City presently charges \$38.00 for temporary use of the City's water service for a maximum of 10 days, which covers up to 2,000 gallons of water. The water rate in 2016 for 2,000 gallons was \$38.00; however, as the rates have been increased since then, the fee for temporary water has remained the same. Staff recommendation is to approve Ordinance No. 2024-0014, increasing the fee for temporary event permits for food establishments to \$125.00, each complaint investigation to \$150.00, and temporary use of the City's water service for a maximum of 10 days, which covers up to 2,000 gallons of water to \$52.70.

Motion was made by Carrie Keeton and seconded by Beverly Short to approve Ordinance No. 2024-0014, an ordinance of the City of Alvarado, Texas, amending the City's fee schedule related to garbage collection fees, food establishment permit fees, and temporary water service fee. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

7. PRESENTATION AND GUIDANCE REGARDING "PEDDLERS, SOLICITORS AND ITINERANT MERCHANTS" ORDINANCE.

The Police Chief addressed the council about enhancing public safety by reducing traffic dangers and driver inattention caused by solicitors on and adjacent to our roadways. Adding section 28-31.1, "Solicitation of Occupants of Vehicles on Public Roadways," would keep individuals from soliciting vehicles from the street. Staff recommendation is to approve the draft of an ordinance.

No action taken. Council requested a draft of the ordinance for review.

8. CONSIDERATION AND ACTION TO APPROVE AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT ALLOWING THE CITY OF ALVARADO TO OUTSOURCE WATER BILLING SERVICES TO INFOSEND.

The Chief Financial Officer addressed the council regarding the in-house production of all water billing statements. She proposed outsourcing this function to a third party, saving both time for Utility Billing Clerks that can be better spent serving customers and costs for paper, copier charges, envelopes, postage, and a monthly charge for an inserter that would no longer be necessary. An estimated 11 hours, or \$3,700.00/year, is currently being spent on water billing statements. Financial impact is \$2,000.00/month. Staff recommendation is to approve authorizing the City Manager to execute the agreement between the City of Alvarado and InfoSend.

Motion was made by Lydia and seconded by Beverly Short to deny authorization of the City Manager to enter into an agreement allowing the City of Alvarado to outsource water billing services to InfoSend. This motion supported 5 votes in approval and 1 vote opposed. Motion carried.

9. PRESENTATION AND GUIDANCE FROM COUNCIL ON POSSIBLE UPDATES TO COUNCIL CHAMBERS.

The Director of Administrative Services presented to the council regarding a façade change to the wall directly behind the Council dias.

No action taken. The Council requested pricing and color options on paint, and two options shown in the presentation: wide paneling with thick beams and paneling resembling the City of Alvarado ISD board room.

10. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO PURCHASE A CARILLON SYSTEM FOR THE CITY OF ALVARADO.

The Director of Administrative Services and the Event Manager presented to the council regarding the City of Alvarado purchasing an electric Carillon and how it would benefit downtown and maintain its charm and character. They would like to purchase the Carillon as soon as possible in anticipation of the Christmas season and before inflation raises prices. Financial impact is \$22,000.00, paid with Hotel Occupancy Tax Funds.

Motion was made by Kevin Thomas and seconded by Scott Arthur to approve item # 10, as presented. This motion supported 3 votes in approval and 3 votes opposed. Mayor Jacob Wheat voted in approval, breaking the tie vote. Motion carried.

11. CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2024-0012 AMENDING ARTICLE IV, "SOLID WASTE COLLECTION AND DISPOSAL," OF CHAPTER 40, "UTILITIES," OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS TO COMPORT WITH THE MUNICIPAL WASTE MANAGEMENT AGREEMENT.

The Municipal Services Manager with Republic Services answered questions regarding the agreement and discussed options for modifying pricing for commercial, residential, and industrial containers.

Motion was made by Cherry Bryant and seconded by Scott Arthur to table item # 11 until the August 19th meeting, pending clarification on contract verbiage. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

12. CONSIDERATION AND ACTION ON THE APPLICATION OF CHRIS WALL WITH JBI PARTNERS, INC. ON BEHALF OF GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC OF THE LONE OAK ADDITION PHASE 1 FINAL PLAT ON 70.219 ACRES KNOWN AS TRACTS AND PORTIONS OF TRACTS OUT OF THE JAMES B. CONGER SURVEY, A-150, AND THE GEORGE S. MCINTOSH SURVEY, A-625, APPROXIMATELY ADDRESSED AT 825 AND 1029 CR 607.

The Community Development Director presented to the council the final plat application that was submitted and deemed administratively complete on April 22, 2024. Per Section 34-36.(d) of the Alvarado subdivision ordinance, the City Council shall: (1) Act within 30 days after filing the final plat, (2) Conclude one of the following.

- a. Approve.
- b. Approve with conditions.
- c. Disapprove with reasons.

On May 16 and June 13, 2024, the Planning and Zoning Commission recommended disapproval to City Council, and on May 20 and June 17, 2024, the City Council disapproved the Lone Oak Addition Phase 1 final plat. The applicant resubmitted the final plat on June 28, 2024, and the P&Z and City Council triggering action on the plat within 15 days of this resubmittal per state statutes; however, the applicant has provided a letter tabling City Council action to July 15, 2024. The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low-Density Residential. The proposed plat is consistent with the City's FLU map. On July 11, 2024, the Planning and Zoning Commission, by a vote of 5-0, recommended City Council disapproval due to no Johnson County Special Utility District (JCSUD) approval being provided on official letterhead that clearly states adequate water pressure is available to phase 1 of the Lone Oak Addition.

Motion was made by Lydia Moon and seconded by Scott Arthur to disapprove with reasons the application of Lone Oak Addition Phase 1 final plat due to no JSUD letter stating there is adequate water pressure available, per section 34.129 of the Subdivision Ordinance. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

13. CONSIDERATION AND ACTION TO APPOINT ALVARADO EDC BOARD OF DIRECTORS' PLACES 2, 4, AND 6.

As of July 14, 2024, the Alvarado EDC Board of Directors' Places 2, 4, and 6 terms have expired. By statute, the board must consist of 7 members. Therefore, staff recommends the following re-appointments:

- Place 2: Martin Douglas
- Place 4: Jameye Jones
- Place 6: Cherry Bryant

Upon appointment, the terms for Places 2, 4, and 6 will be for 2 years, ending July 14, 2026. Mayor Jacob Wheat recommended Carrie Keeton for Place 4.

Motion was made by Lydia Moon and seconded by Kevin Thomas to appoint Martin Douglas for Place 2, Carrie Keeton for Place 4, and Cherry Bryant for Place 6. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

14. PRESENTATION AND DISCUSSION REGARDING PROPOSED MULTI-FAMILY DEVELOPMENT AT 200 MAPLE ST.

Robert Brake and RF & Sons Properties LLC presented to the council a new multi-family housing project at 1203 S Parkway Drive, Alvarado, Texas, emphasizing the benefits this development will bring to the community. The property, encompassing 5.32 acres, is currently zoned as Commercial District 2. The development plans call for rezoning the property to a Multi-Family District to accommodate the proposed 93-unit residential complex. Development Details:

- Project Name: 200 Maple
- Location: 1203 S Parkway Drive, Alvarado, Texas
- Area: 5.32 acres
- Units: 93 multi-family units

To move forward with this development, Robert Brake and RF & Sons Properties LLC are requesting the following from the City Council: (1) Property Tax Rebate: A 7-year property tax rebate not to exceed \$554,025, (2) Waterline Reimbursement: \$190,000 to cover the cost of installing new

waterlines necessary for the development, (3) Wastewater Impact Fees Refund: \$68,191 to offset wastewater impact fees. Financial impact is \$812,216.

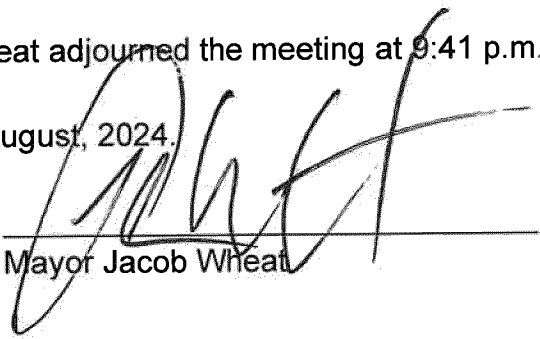
MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:38 P.M. AND RECONVENED TO REGULAR SESSION AT 9:40 P.M.

15. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT BASED ON DISCUSSION IN EXECUTIVE SESSION.

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the City Manager to negotiate and execute a Development Agreement for 200 Maple Avenue, pursuant to what was discussed in Executive Session. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

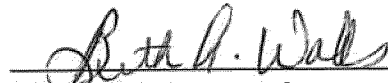
There being no further business, Mayor Wheat adjourned the meeting at 9:41 p.m.

Passed and approved this the 19th day of August, 2024.



Mayor Jacob Wheat

Respectfully Submitted,



Beth A Walls, City Secretary/HRD

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