

CITY OF ALVARADO
County of Johnson
State of Texas
04/15/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, April 15, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Michael Bennett	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 Dev. Director
Hillary Cromer	Economic Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Precious Moore	Library Director
Teddy May	Police Chief
Ben Moore	Asst. Police Chief
Michael Dwiggin	Public Works Director
Mikaela Hall	Communications Manager

Mayor Jacob Wheat call the meeting to order at 6:34 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS-

Jameye Jones – Upcoming Event – Antique Alley Friday, April 19 through Sunday, April 21.

INTRODUCTION OF NEW EMPLOYEES-

Jennifer Offord – Police Officer, Terri Jackson – Court Clerk

CONSENT AGENDA

- 1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 03/18/2024 REGULAR CITY COUNCIL MEETING.**
- 2. CONSIDERATION AND ACTION TO APPROVE ORDINANCE NO. 2024-0006 AMENDING ARTICLE I "IN GENERAL" OF CHAPTER 22 "MUNICIPAL COURT" OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS, BY ESTABLISHING A CHILD SAFETY FUND AND REQUIRING CERTAIN DEFENDANTS IN MUNICIPAL COURT TO PAY A CHILD SAFETY FEE, PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE. (COX/PENHALLEGON)**

BACKGROUND & FINDINGS:

The Child Safety Fee is a special court cost under Article 102.014 Code of Criminal Procedure for convictions such as moving traffic violations in school crossing zones and passing a school bus. For cities with a population less than 850,000, the money must be used first to fund school crossing guards, with any excess expended for programs designed to enhance public safety and security.

FINANCIAL IMPACT:

The funds from this fine will be accounted for in accordance with state law.

RECOMMENDATION:

Staff recommends approval of this item.

Motion was made by Lydia Moon and seconded by Beverly Short to move item #2 of the Consent Agenda to New Business.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

- 3. CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0007 APPOINTING AN ELECTION JUDGE AND ALTERNATE ELECTION JUDGE. (WALLS)**

BACKGROUND & FINDINGS:

- The 2024 General Election will be May 4, 2024.
- The Early Voting Election Judge is Deputy City Secretary, Jessica Hill
- Recommendation for Election Day Judge is Patti Beckham

RECOMMENDATION:

Recommend approving Resolution R2024-0007.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the consent agenda.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

Motion was made by Lydia Moon and seconded by Beverly Short to accept item # 2, previously listed under the Consent Agenda, as presented.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM # 4 - 12

NEW BUSINESS:

Mayor Jacob Wheat opened the Public Hearing at 6:50 pm and closed the public hearing at 6:52 pm.

4. PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2024-0007 ANNEXING BY VOLUNTARY PETITION APPROXIMATELY 77.57 ACRES IN THE G. S. MCINTOSH SURVEY, ABSTRACT 625, THE J. B. CONGER SURVEY, ABSTRACT 150, AND THE J. NICHOLSON SURVEY, ABSTRACT 1079, GENERALLY LOCATED SOUTH OF CR 508 AND WEST OF CR 607, INTO THE CORPORATE LIMITS OF THE CITY OF ALVARADO, TEXAS. (LONE OAK ANNEXATION) (FRENCH)

BACKGROUND & FINDINGS:

On January 29, 2024, the Alvarado City Council approved a development agreement with owners of the subject site in preparation of providing City services to the subject site for annexation and development of single-family residences as part of the Lone Oak Addition development.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

Staff recommends City Council approve Ordinance 2024-0007.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance 2024-0007 as written.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

Mayor Jacob Wheat opened the Public Hearing at 6:53 pm and closed the public hearing at 7:03 pm.

5. PUBLIC HEARING, CONSIDERATION AND ACTION ON APPROVING ORDINANCE 2024-0005 PERTAINING TO THE APPLICATION OF GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURAL (A) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR SINGLE-FAMILY RESIDENTIAL (SF-2) DISTRICT USES ON 428.755 ACRES KNOWN AS A PORTION OF TRACT 1 OF THE J. NICHOLSON SURVEY, A-1079, PORTIONS OF TRACTS 2, 5, AND 6 OF THE J. B. CONGER SURVEY, A-150, AND PORTIONS OF TRACT 1-5 AND 29 OF THE G. S. MCINTOSH SURVEY, A-625, APPROXIMATELY ADDRESSED AT 825 AND 1029 CR 607, WITH AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN AND WITH DEVELOPMENT PLAN APPROVAL AND DEVIATIONS. (LONE OAK REZONING) (FRENCH)

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential with the exception being that area designated for Local Business in the northeast corner at the planned intersection of CR 607 and a future arterial connection to CR 508. With approval of a comprehensive plan amendment to change this land use designation from Local Business to Low Density Residential and remove the future arterial connecting CR 508 and CR 607, the requested rezoning is anticipated to produce development consistent with the Comprehensive Plan's target density of four dwelling units per acre.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of Ordinance No. 2024-0005 to City Council.

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve Ordinance 2024-0005 as written.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

6. CONSIDERATION AND ACTION ON THE APPLICATION OF MIKE HOLMES WITH ATWELL, LLC REPRESENTING BW GAS & CONVENIENCE RETAIL, LLC ON BEHALF OF 275 ALVARADO LLC FOR APPROVAL OF THE ALLSUP'S ADDITION PRELIMINARY PLAT ON 14.09 ACRES KNOWN AS TRACT 11 IN THE A. SPIVA SURVEY, A-770, APPROXIMATELY ADDRESSED AT 1200 E. HIGHWAY 67. (ALLSUP'S PRELIMINARY PLAT) (FRENCH)

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on March 21, 2024. Per Section 34-34.d of the Alvarado subdivision ordinance, the City Council shall:

(1) Act within 30 days after the filing of preliminary plat,

(2) Conclude one of the following.

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

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Industrial/Utility use, however, the property is zoned General Commercial (C-2) District that allows the proposed convenience store with fuel sales by-right. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditional approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of the Allsup's Addition preliminary plat with conditions listed in the attached recommended conditions of approval letter.

Motion was made by Cherry Bryant and seconded by Lydia Moon to approve of the Allsup's Addition preliminary plat with the conditions.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

7. CONSIDERATION AND ACTION ON THE APPLICATION OF CLINT VINCENT ON BEHALF OF BLOOMFIELD HOMES FOR APPROVAL OF THE WHISPER PARK ADDITION PRELIMINARY PLAT ON 172.322 ACRES KNOWN AS BLOCKS 3 AND 4 OF THE BROWN ADDITION SECTION 2, A TRACT OUT OF THE A. J. PATTON SURVEY, A-684, TRACT 36 OF THE A. SPIVA SURVEY, A-770, AND TRACTS 21, 22, 25A, 26A, 27 AND 27A OF THE R. BELL SURVEY, A-44. (WHISPER PARK PRELIMINARY PLAT) (FRENCH)

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on March 28, 2024. Per Section 34-34.d of the Alvarado subdivision ordinance, the City Council shall:

(1) Act within 30 days after the filing of preliminary plat,

(2) Conclude one of the following.

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

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan primarily designates the subject site for Low Density Residential, which generally includes single-family detached residences at approximately four dwelling units per acre. Two small portions of the subject site are designated to the Floodplain land use category. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditions of approval letter.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended City Council approve the Whisper Park Addition preliminary plat with the conditions listed in the attached recommended conditions of approval letter.

Motion was made by Kevin Thomas and seconded by Cherry Bryant to approve the Whisper Park Addition preliminary plat with conditions.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

8. CONSIDERATION AND ACTION ON APPROVING RESOLUTION R2024-0008 OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, ACCEPTING FOR FILING A LANDOWNER PETITION FOR THE MODIFICATION OF BOUNDARIES TO A PUBLIC IMPROVEMENT DISTRICT AND CALLING A PUBLIC HEARING (AGAVE TRAIL). (DEBUFF)

BACKGROUND & FINDINGS:

- The development agreement between the City of Alvarado and Agave Trail Development, LLC included the future creation of a public improvement district (PID). Creation of the PID includes \$702,000 in fees paid per lot, over the full build out of the development, to the City.
- In addition, this development agreement includes \$3.4 million in payments to assist in the funding for the construction of North Cummings.

- The first step in the creation of the PID is accepting the petition from the landowner to create the PID, and set a public hearing, for which the City Secretary will issue legal notices.

RECOMMENDATION:

Approve Resolution R2024-0008 of the City Council of the City of Alvarado, Texas, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Resolution R2024-0008, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

9. PRESENTATION REGARDING PROPOSED POLICE DEPARTMENT RENOVATION. (MOORE)

No action is necessary.

10. CONSIDERATION AND ACTION TO AUTHORIZE CITY MANAGER TO PURCHASE MODULES FOR REVISED POLICE DEPARTMENT RENOVATION. (MOORE)

BACKGROUND AND FINDINGS:

Per the update at the last Council meeting, the police department obtained bids for mobile office trailers to serve as temporary offices and locker room for the PD.

Palomar: 352,403.37

Aries: 314,355.37

Texas State: 227,594.37

Gym Construction: 39,300.64

FINANCIAL IMPACT

Dependent upon the selected vendor.

RECOMMENDATION:

Staff recommends Texas State

Motion was made by Lydia Moon and seconded by Kevin Thomas to award bid to Texas State Modular, to include the gym, for 227,594.37, and to authorize the City Manager to purchase modules for revised Police Department renovation.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

11. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH LONG HORN COMMERCIAL ROOFING COMPANY, IN THE AMOUNT OF \$36,527.00, TO PROVIDE FOR THE ROOF RESTORATION (REPAIR) AT 104 W. COLLEGE STREET, ALVARADO, TEXAS, ALSO KNOWN AS CITY HALL. (SUBER)

BACKGROUND & FINDINGS:

The existing metal roof at 104 W. College Street (Alvarado City Hall) has reached its serviceable life and as a result the facility will require a roof restoration (repair). The proposed roof restoration (repair) would consist of covering the entire roof with a silicone based top coat, and the process will also include sealing all gaps and protrusions with a trowel-grade seam sealer. This process of a roof restoration (repair) carries a 15-year warranty. To prevent damage to the interior of the facility and reduce future maintenance costs, staff enlisted the assistance of three (3) different roofing companies to inspect and provide proposals for the project. Proposals, with scope of work, are attached.

FINANCIAL IMPACT:

The proposed project will cost approximately \$36,527.00.

RECOMMENDATION:

Staff recommends City Council authorize the City Manager to execute a construction contract with Longhorn Commercial Roofing in the amount of \$36,527.00 for roof restoration (repair) at 104 W. College Street.

Motion was made by Lydia Moon and seconded by Beverly Short to authorize City Manager to execute a construction contract with Longhorn Commercial Roofing Company, in the amount of \$36,527.00.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

12. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO SIGN AN AGENT OF RECORD AGREEMENT WITH HUB INTERNATIONAL IN ORDER TO SECURE QUOTES FOR BENEFIT COVERAGES FOR FISCAL YEAR 2024-25. (WALLS)

BACKGROUND & FINDINGS:

The City of Alvarado currently offers employees one medical plan through Blue Cross/Blue Shield of Texas.

City staff has been told for years that it is a superior plan that we are grandfathered into. It actually is a plan that BCBS stopped offering about 8 years ago and rather than grandfathered- they consider it a closed plan.

An evaluation of the plan found that the coverage that benefits the employees most only applies to co-pays for emergency and specialty treatment which impact a small number of people. On the other end, there are things in the plan that adversely affect almost all employees.

Brett Bowers is an Employee Benefits Specialist who the HR Director has done business with for almost 20 years. He works for the HUB International which offers benefit services to over 500 public-sector clients. The City reached out to him for assistance in reviewing our current benefits and looking at ways that we could improve the services and costs for our employees as well as potentially reducing the cost to the City.

Staff met with Bowers on April 11th and from what was learned, decided that this needed to come to Council to let them know what is being recommended and why it will be a positive for the City and the employees.

By authorizing the city manager to sign the Agent of Record Agreement, we will give the HUB the authorization to reach out to both our current benefit providers as well as other carriers through a Request for Quotes so that we can make the best decision on how to proceed for fiscal year 2024-25.

RECOMMENDATION:

Authorize the City Manager to sign an Agent of Record agreement with HUB International in order to secure quotes for benefit coverages for fiscal year 2024-25.

Motion was made by Lydia Moon and seconded by Beverly Short to authorize City Manager to sign an Agent of Record agreement with HUB International.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:10 PM.

Mayor Wheat reconvened regular session at 8:52 p.m. and opened public comment at 9:02 p.m.

AGENDA ITEM # 13 – 14

13. PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2024-0004 PERTAINING TO THE APPLICATION OF 275 ALVARADO LLC REPRESENTED BY RON WELBORN FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURAL (A) DISTRICT AND LIGHT MANUFACTURING/INDUSTRIAL (M-1) DISTRICT WITH PORTIONS IN THE FLOODPLAIN (FP) OVERLAY DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR GARDEN HOME (GH) DISTRICT USES WITH PORTIONS IN THE FLOODPLAIN (FP) OVERLAY ON APPROXIMATELY 49.85 ACRES KNOWN AS A PORTION OF TRACTS 20, 21, 22, AND 34 OF THE A. SPIVA SURVEY, A-770, APPROXIMATELY ADDRESSED AT 804 E. DAVIS AVENUE, WITH AN AMENDMENT TO THE FUTURE LAND USE MAP IN THE ALVARADO COMPREHENSIVE PLAN AND WITH CONCEPT PLAN APPROVAL AND DEVIATIONS. (EAGLE GLEN WEST REZONING) (FRENCH)

BACKGROUND & FINDINGS:

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the developable area of the site's north end as Industrial/Utility use and the developable area of site's south end as Low Density Residential use, while the area along the tributary through the site is designated as Floodplain. Accompanying this rezoning request is a request to amend the site's Industrial/Utility area on FLU map to Low Density Residential use; which generally includes single-family detached residences at a targeted density of four dwelling units per acre. The requested rezoning and concept plan is consistent with recent trends in favor of Low Density Residential.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

On April 11, 2024, the Planning and Zoning Commission recommended approval of the drafted Ordinance No. 2024-0004. Per Sec. 42-35(d)(3) of the zoning ordinance, procedures for establishing a Planned Development District are expanded beyond a zoning map amendment with concept plan approval in that the City Council shall determine if a public hearing is required or not for City Council's consideration of the development plan's approval. Staff suggests the City Council stipulate with any motion to approve that public hearings be held by the Planning and Zoning Commission and City Council for consideration of development plan approval.

Public comment closed at 9:15 p.m.

Motion was made by Lydia Moon and seconded by Beverly Short to deny without prejudice to refile.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

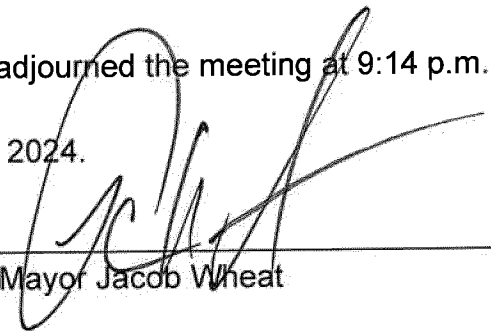
14. CONSIDERATION AND ACTION ON AUTHORIZING CITY MANAGER TO EXECUTE A PURCHASE AGREEMENT FOR 310 W. ATCHLEY. (DEBUFF)

Motion was made by Lydia Moon and seconded by Cherry Bryant to authorizing City Manager to enter into and negotiate a Purchase Agreement for 310 W. Atchley as discussed in executive session.

This motion supported votes 5 in approval and 0 votes opposed. Motion carried.

There being no further business, Mayor Wheat adjourned the meeting at 9:14 p.m.

Passed and approved this the 15th day of April, 2024.



Mayor Jacob Wheat

Respectfully Submitted,



Beth A Walls, City Secretary/HRD

