CITY OF ALVARADO
County of Johnson
State of Texas
01/22/2024
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, January 22, 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	X
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Laura Cox	Chief Financial Officer
Bradley Anderle	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Precious Moore	Library Director
Teddy May	Police Chief
Michael Dwiggins	Public Works Director

Mayor Jacob Wheat call the meeting to order at 6:30 p.m. and Lydia Moon gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS-
Several citizens addressed the council during Public Comment.

INTRODUCTION OF NEW EMPLOYEES-
Adam Sharp, current FD employee, has been promoted to Fire Marshal.

AGENDA ITEM #1,2, & 3
CONSENT AGENDA
1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 12/18/23 REGULAR CITY COUNCIL MEETING.
2. CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0004 REGARDING THE CONTINUED PARTICIPATION WITH THE STEERING COMMITTEE OF CITIES SERVED BY ONCOR.
3. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO DISPOSE OF FOUR GETAC TABLETS IN ACCORDANCE WITH STATE LAW AND SECTION 2-320 OF THE CITY'S CODE OF ORDINANCES.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the consent agenda. This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #4
PRESENTATION OF CITY'S FINANCIAL AUDIT FOR FISCAL YEAR 2021-2022 BY REPRESENTATIVES OF WATERS, VOLLMERING & ASSOCIATES, LLP.
Carey Adams, CPA, Partner with Waters, Vollmering & Associates, LLP, presented the Fiscal Year 2021-2022 audit with City Council.

No Council Action Necessary.

AGENDA ITEM #5
CONSIDERATION AND ACTION TO RECEIVE AND APPROVE THE CITY OF ALVARADO FINANCIAL AUDIT FOR FISCAL YEAR 2021- 2022.

Per the City's Charter, an independent audit shall be conducted at the end of each fiscal year. The financial audit for Fiscal Year 2021-2022 is posted on the City's Finance Department's webpage for public inspection once approved.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the City of Alvarado Financial Audit for Fiscal Year 2021-2022.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #6
CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0001 ADOPTING THE CITY OF ALVARADO, TEXAS, INVESTMENT POLICY, AND PROVIDING AN EFFECTIVE DATE.
The Public Funds Investment Act, Texas Government Code Chapter 2256, requires a governing body to review and adopt an investment policy no less than annually. The governing body shall adopt a written instrument by rule, order, ordinance or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

Funds shall be managed and invested with three primary objectives: Safety of Principal, Liquidity, and Yield.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the City of Alvarado, Texas, Investment Policy as presented.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #7
CONSIDERATION AND ACTION ON THE APPLICATION OF WINSTON PARKS WITH PALM DEVELOPMENT PARTNERS ON BEHALF OF THE DAVID AND MARY GLENN IRREVOCABLE TRUST FOR APPROVAL OF A HENDERSON INTEGRITY ADDITION FINAL PLAT ON 0.6504 ACRES KNOWN AS A PORTION OF TRACT 29 IN THE J. DIXON SURVEY, ABSTRACT 214, APPROXIMATELY ADDRESSED IN THE 800 BLOCK OF W. HWY 67.

BACKGROUND & FINDINGS:
On November 20, 2023, the City Council approved the Henderson Integrity Addition preliminary plat (attached) following P&Z's recommendation for Council approval on November 14, 2023. The phase one final plat for Lot 3, Block 1 of the Henderson Integrity Addition was submitted and deemed administratively complete on December 28, 2023. Per Section 34-34.c of the Alvarado subdivision ordinance, the City Council shall:
(1) Act within 30 days after the filing of a final plat,
(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 Local Business, which generally includes small businesses and retail uses, coffee shops, restaurants, and small professional office buildings. This type of development is best suited along Highway 67 and is intended to serve the needs of residents.
The City's Development Review Committee (DRC) finds the final plat to comply with the approved preliminary plat, the minimum standards of the Alvarado subdivision ordinance, and all other ordinances. The subject site is zoned General Commercial (C-2) District, and the anticipated development of an urgent care center is consistent with the Comprehensive Plan.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the final plat with conditions as recommended by P&Z, on 0.6504 acres known as a portion of tract 29 in the J. Dixon Survey, Abstract 214, approximately addressed in the 800 block of W. Highway 67.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #8
CONSIDERATION AND ACTION TO APPROVE A LAKE ALVARADO ENCROACHMENT AGREEMENT WITH 1700 WOODVIEW LLC, OWNER OF 0.5857 ACRES KNOWN AS LOT 15, BLOCK 1 OF THE B. F. SHULTZ ADDITION IN ALVARADO EXTRATERRITORIAL JURISDICTION, ADDRESSED AT 1700 WOODVIEW DRIVE.

BACKGROUND & FINDINGS:
Michael and Crystal Halsell's company, 1700 Woodview LLC owns property adjacent to Lake Alvarado, and they request to place a boat dock from their property onto the Lake in a compatible character to existing boat docks on the Lake. No previous permit or agreement has been found on record adjacent to this property. The encroachment agreement grants permission for the proposed boat dock to be on Lake Alvarado, which is owned by the City of Alvarado. The agreement also includes indemnity provisions to release the City from liability and provisions authorizing the City to terminate the agreement to implement a compelling public interest.

The Alvarado Comprehensive Plan of June 2017 indicates participants in the public involvement process desire more recreational opportunities around Lake Alvarado. The Plan provides the following long-term recommendations regarding lakefront development but nothing specific to private boat docks or piers.
- Purchase Lakefront Lots
- Plan for RV Park and Campgrounds
- Plan for a Multi-Purpose Facility (civic center or retreat center)

Motion was made by Beverly Short and seconded by Cherry Bryant to approve the Lake Alvarado Encroachment agreement with 1700 Woodview LLC, Owner of 0.5857 acres known as Lot 15, Block 1 or the B.F. Shultz addition in the Alvarado ETJ addressed at 1700 Woodview Drive.

This motion supported votes 3 in approval and 1 vote opposed. Motion carried.

AGENDA ITEM #9
HOLD A PUBLIC HEARING AND CONSIDERATION AND ACTION APPROVING ORDINANCE 2024-0001 AMENDING THE ZONING ORDINANCE REGULATIONS IN CHAPTER 42 OF THE ALVARADO CODE OF ORDINANCES, RELATING TO MULTI-FAMILY RESIDENTIAL, MOTEL, SEXUALLY ORIENTED BUSINESS, AND SMOKE SHOP USES.

MAYOR WHEAT OPENED THE PUBLIC HEARING AT 7:10 PM.

BACKGROUND & FINDINGS: Regulations and districts in the Alvarado zoning ordinance are established in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals, and welfare of the City. From time to time, the City Council may find it necessary to amend the zoning regulations to address new uses and development trends. The attached ordinance has been prepared to provide clarification of existing ordinance provisions and address opportunities and threats that may be of apparent interest within the City.

RECOMMENDATION: On January 18, 2024, the Planning and Zoning Commission by a vote of 5-0 recommended Council approve the drafted Ordinance 2024-0001 with changes being to:- allow motels by-right in the C-1, C-2, and M-1 Districts;- omit the proposed definition of smoke shop; and- omit the proposed regulation of smoke shop.

Several members of the community spoke and asked for clarification on an SUP, grandfathering for current business and growing in the margins.

THE PUBLIC HEARING WAS CLOSED AT 7:55 PM.

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve Ordinance 2024-0001 amending Chapter 42, "Zoning" of the Code of Ordinances, Article II, "Districts and Land Uses", Section 42-28 "MF Multi-Family Residential District" by clarifying maximum density; Section 42-29, "C-1 Office Light Retail, Neighborhood Services District", Section 42-30, "C-2 General Commercial District", and Section 42-31, "M-1 Light Manufacturing/Industrial District", by authorizing uses by Specific Use Permit; and Section 42-32, "M-2 Heavy Manufacturing/Industrial District" by removing Sexually Oriented Business as a Use allowed by right.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #10
CONSIDERATION AND ACTION TO APPROVE AGREEMENT WITH M7 FOR JULY 2024 INDEPENDENCE DAY FIREWORKS EVENT. (SUBER/ROSEN)

BACKGROUND & FINDINGS:
On July 5-6, 2024, M7 Arena (8001 FM3136) will host the 2024 Independence Day Celebration, with a scheduled fireworks display on Saturday, July 6th. This year's contract has been updated to include a clause regarding a change in venue should M7 Arena sell before the event. If M7 Arena is sold, the Independence Day celebration will take place at Whistlejacket Farm (4025 S. Burleson Boulevard). The contract was presented to the Council.

FINANCIAL IMPACT:
The financial impact totals $80,430.93, plus an additional $10,000.00 (contingent upon the sale of M7 Arena).

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve the agreement with M7 for the July 2024 Independence Day Fireworks Event and authorize the City Manager to execute the 2024 Contract for Fireworks Display.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #11
CONSIDERATION AND ACTION TO APPROVE RESOLUTION 2024-0002 CALLING MAY 4, 2024 GENERAL ELECTION.

BACKGROUND & FINDINGS:
The 2024 General Election will be May 4, 2024. Due to changes stated and passed in the City Charter, the following positions are up for re-election in 2024:

○ Mayor	At-Large		Current: Jacob Wheat
○ Council Member	Ward 1	Place 1	Current: Michael Bennett
○ Council Member	Ward 2	Place 2	Current: Lydia Moon

Johnson County Elections office only contracts with cities to conduct elections on odd-numbered years, requiring the City will hold its own election. It was proposed that the voting place be moved to the Senior Center for 2024. During the early voting and election period, both the Municipal Court and any meetings planned must be postponed or moved. Voting will be set up so as not to disturb the current users of the Senior Center.

Jessica Hill will be the Early Voting Clerk for the 7 days of early voting.

Motion was made by Beverly Short and seconded by Cherry Bryant to approve Resolution 2024-0002 calling the May 4, 2024 General Election.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #12
CONSIDERATION AND ACTION FOR ENTERING INTO A CONTRACT FOR THE PURCHASE OF A NEW FIRE ENGINE. (RODGERS)

BACKGROUND & FINDINGS:
It is a good practice and in the City of Alvarado Fire Department's best interest to have its major fire apparatus on a replacement schedule. The industry standard is for a fire engine to have a life span of 20 years. At 10 years, the apparatus goes to reserve status, and at 20 years, the apparatus is retired. The fire engine we are replacing (E-279) will be 22 years old when the new engine arrives. Consistent with this reasoning, we are starting to have major problems with E-279. It currently has 136,203 miles and needs a new transmission.

There are generally two major fire engine manufacturers that I am comfortable with. We have chosen to go with Metro Fire Apparatus Specialists, Inc. The new engine is a sister truck to our current first-out apparatus. They provided us with the best price and turnaround time for construction. Our new normal for fire engine construction is around 600 days.

FINANCIAL IMPACT:
The construction cost of the fire engine is $999,302.00. The City of Alvarado's cost share is $499,302.00, with Emergency Services District #1 paying the balance of $500,000.00. We are very fortunate to have the ESD as a partner in this purchase. Just three months ago, the cost share policy at the ESD was a maximum of $350,000.00. With input from myself and other area fire chiefs, the ESD

increased the maximum cost share to $500,000.00. We are taking advantage of the full amount. The caveat is that we cannot seek any other new apparatus cost-share assistance for the next five years.

Motion was made by Lydia Moon and seconded by Cherry Bryant to authorize the Fire Chief and Chief Financial Officer to execute a contract with Metro-Fire Apparatus Specialists, Inc. in the amount of $499,302 for the purchase of a new fire engine.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #13
CONSIDERATION AND ACTION TO DEFEDERALIZE RIGHT OF WAY ACQUISITION FUNDING FOR N. CUMMINGS DRIVE PROJECT.

BACKGROUND & FINDINGS:
The Advance Funding Agreement for Federal funding for N. Cummings Drive estimates the cost of Right of Way (ROW) acquisition for the future expansion of N. Cummings Drive to be approximately $450,000. The City will be responsible for 20% of that amount, or $90,000.

This funding source requires that environmental impact studies be complete before ROW acquisition can begin. This means that environmental studies will delay ROW acquisition by approximately 6-9 months. However, if the City elects to "defederalize" or take on this expense earlier than planned, the City can begin ROW acquisition immediately, saving the City a significant amount of time (approximately 6 months) in the construction of N. Cummings.

FINANCIAL IMPACT:
This action simply allows the City to incur a planned expenditure of $90,000 early and take on a $360,000 federal portion, which will then be reallocated from ROW acquisition to construction. Therefore, there is **no net impact** on the funding of the overall project. However, an amendment to the FY24 budget for $450,000 will be required to accommodate the early expenditure of these funds.

RECOMMENDATION:
Staff recommends approving this action to allow ROW acquisition to begin immediately.

The motion was made by Kevin Thomas and seconded by Beverly Short to approve de-federalizing the right-of-way funding for the N. Cummings Drive Project.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

EXECUTIVE SESSION: EXECUTIVE SESSION: Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive 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 provisions of Chapter 551, including the following items:

A. Any item listed on the agenda.

B) Lone Oak Development.

2. § 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.

A) Lone Oak Development.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:22 PM.

Mayor Wheat reconvened regular session at 8:50 p.m.

AGENDA ITEM #14

PUBLIC HEARING ON ADJUSTING THE BOUNDARIES OF THE LONE OAK PUBLIC IMPROVEMENT DISTRICT.

MAYOR WHEAT OPENED THE PUBLIC HEARING AT 8:50 PM.

BACKGROUND & FINDINGS:

The City previously created the Lone Oak Public Improvement District (the "PID") consisting of 352.471 acres pursuant to a resolution approved on October 18, 2021, then expanded the District by 76.93 acres on April 18, 2022, making a total of 429.401 acres.

Since then, the Petitioners (Lone Oak) discovered a slight discrepancy in the legal description and acreage and have petitioned the City to reduce the acreage of the Current PID Boundaries from 429.401 to 428.755 to accurately reflect the updated legal description and depiction of the Property.

A public hearing is required to adjust the PID boundaries.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Recommend approving the Resolution reducing the acreage and adjusting the PID boundaries.

THE PUBLIC HEARING WAS CLOSED AT 8:51 PM.

AGENDA ITEM #15

CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0003 REDUCING THE ACREAGE AND ADJUSTING THE BOUNDARIES OF THE LONE OAK PUBLIC IMPROVEMENT DISTRICT. (DEBUFF)

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve Resolution R2024-0003, reducing the acreage and adjusting the boundaries of the Lone Oak Public Improvement District.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

AGENDA ITEM #16
CONSIDERATION AND ACTION TO APPROVE AN AMENDED DEVELOPMENT AGREEMENT FROM LONE OAK. (DEBUFF)

BACKGROUND & FINDINGS:
The Developer is required to complete annexation of the remainder of the Lone Oak property into the City, locate a site adjacent to CR508 for the future construction of a fire station, will abandon attempts to de-annex from the City, or create a municipal utility district (MUD), and will withdraw its Motion for Intervention filed with the Public Utilities Commission. Changes allowed lot sizes for phases 2-5 from 50 ft width to 45 ft. The City will allow JCSUD water lines to be placed within the City. The Developer is also required to deposit the entire remainder of their Wastewater Treatment Plant Cost Share obligation into escrow for reimbursement to the City, in the amount of $3,896,610.56.

FINANCIAL IMPACT:
This amendment to the Development agreement contains several financial values added to the City, such as an additional $858,500 in PID fees, for a new total of $1,663,000 for infrastructure work in the City and approximately $75,000 to the City's general fund for administrative fees. Wastewater impact fees paid to the City will increase by $137,214.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the amended Development Agreement and authorize the City Manager to negotiate the remaining deal points which include but are not limited ROW acquisition expenditure cap, Reimbursement agreement, payment certification form, concept plan, and the preliminary plat.

This motion supported votes 4 in approval and 0 votes opposed. Motion carried.

There being no further business, Mayor Wheat adjourned the meeting at 8:52 p.m.

Passed and approved this the 22 day of January 2024

Mayor Jacob Wheat

Respectfully Submitted,

Beth A. Walls

Beth A Walls, City Secretary/HRD

CITY OF ALVARADO
County of Johnson
State of Texas
02/12/2024
City Council Minutes.

The City Council of the City of Alvarado met in Special Called Session on Monday, February 12, 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	NA
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
Donielle Suber	Director of Administrative Services
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Teddy May	Police Chief
Michael Dwiggins	Public Works Director

Mayor Jacob Wheat call the meeting to order at 6:30 p.m. and Scott Authur gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS-
None

INTRODUCTION OF NEW EMPLOYEES-
Emilio Pacheco - FD

AGENDA ITEM #1
CONSENT AGENDA
1. CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2024-0002, CALLING A SPECIAL ELECTION FOR THE PURPOSE OF APPROVING THE CITY OF ALVARADO'S STREET MAINTENANCE SALES TAX.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Ordinance 2024-0002, calling a Special Election for the purpose of approving the City of Alvarado's Street Maintenance Sales Tax.

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

There being no further business, Mayor Wheat adjourned the meeting at 6:40 p.m.

Passed and approved this the 12th day of February, 2023.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A. Walls

Beth A Walls, City Secretary/HRD

CITY OF ALVARADO
County of Johnson
State of Texas
03/18/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, March 18, 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
Laura Cox	Chief Financial Officer
Bradley Anderle	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Teddy May	Police Chief
Michael Dwiggins	Public Works Director

Mayor Jacob Wheat call the meeting to order at 6:30 p.m. and Cherry Bryant gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS-

Ruth West – High water bill and roads in bad state.
Jameye Jones – Upcoming events

INTRODUCTION OF NEW EMPLOYEES-

Ashton Kennedy – Fire Department

CONSENT AGENDA
AGENDA ITEM # 1

CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 2/19/2024 REGULAR CITY COUNTIL MEETING.

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.

NEW BUSINESS:
AGENDA ITEM # 2

CONSIDERATION AND ACTION TO ALLOW THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AND AWARD THE BID FOR PATTON STREET RECONSTRUCTION TO L&S CONSTRUCTION.

BACKGROUND & FINDINGS:
As a continuation towards achieving the goals of the *"Fix the Dang Roads"* program staff has identified the need based on condition, location, and use to level up compact and resurface Patton Street.

FINANCIAL IMPACT:
$72,573.60 to be paid out of the street's maintenance budget in fund 24 where there are funds to cover this expense and it was budgeted for this fiscal year.

RECOMMENDATION:
Staff recommends awarding this bid to L&S construction and allow the city manager to execute the needed agreement with L&S construction.

Motion was made by Lydia Moon and seconded by Kevin Thomas to allow the City Manager to execute an agreement with and award the bid for Patton Street reconstruction to L&S Construction.

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

AGENDA ITEM # 3

CONSIDERATION AND ACTION TO ALLOW THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH AND AWARD THE BID FOR RECONSTRUCTION OF S. BAUGH FROM CARVER STREET TO S. SPARKS TO REYNOLDS ASPHALT.

BACKGROUND & FINDINGS:
As a continuation towards achieving the goals of the *"Fix the Dang Roads"* program staff has identified the need based on condition, location, and use to level up compact and resurface this portion of Baugh Street with asphalt.

FINANCIAL IMPACT
$82,586.00 to be paid out of the street's maintenance budget in fund 24 where there are funds to cover this expense and it was budgeted for this fiscal year.

RECOMMENDATION:
Staff recommends awarding this bid to Reynolds Asphalt and allow the city manager to execute the needed agreement with Reynolds Asphalt.

Motion was made by Lydia Moon and seconded by Beverly Short to allow the City Manager to execute an agreement and award the bid for reconstruction of S. Baugh from Carver Street to S. Sparks to Reynolds asphalt.

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

AGENDA ITEM #4

STATUS UPDATE ON CITY OF ALVARADO POLICE DEPARTMENT RENOVATIONS.

No action required.

AGENDA ITEM #5

CONSIDERATION AND ACTION ON APPROVING OLD SETTLERS REUNION 2024 FUNDING.

Motion was made by Cherry Bryant and seconded by Kevin Thomas to approve $35,834.00, in funds, for the 2024 Johnson County Pioneer & Old Settlers Reunion (JCPOSR) on August 28-31. 2024.

This motion supported votes 3 in approval and 2 votes opposed. Motion carried.

AGENDA ITEM #6

CONSIDERATION AND ACTION TO APPOINT MEMBERS OF THE ALVARADO ECONOMIC DEVELOPMENT CORPORATION (AEDC). (CROMER)

All AEDC board of director positions have expired. By statute the board must consist of 7 members. Staff has received interest from the following individuals to serve on the Board and therefore staff recommends the following appointments:

Place 1, Tom Durington
Place 2, Martin Douglas
Place 3, Robert Brake
Place 4, Jameye Jones
Place 5, Jerry Don Pritchard
Place 6, Cherry Bryant
Place 7, Larry Pool

The EDC Bylaws dictate that board members typically serve two-year terms. However, due to the board being off schedule, those appointed will serve shorter terms, with even-numbered positions expiring on July 14, 2024, and odd-numbered positions expiring on July 14, 2025.

Motion was made by Beverly Short and seconded by Scott Arthur to approve Tom Durington for Place 1, Martin Douglas for Place 2, Robert Brake for Place 3, Jameye Jones for Place 4, Jerry Don Pritchard for Place 5, Cherry Bryant for Place 6, and Larry Pool as Place, with even number places to expire on 07/14/2024 and odd number places on 07/14/2025.

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

AGENDA ITEM #7

CONSIDERATION AND ACTION ON A MAINTENANCE AGREEMENT BETWEEN THE CITY OF ALVARADO AND THE PARKS OF ALVARADO PROPERTY OWNERS ASSOCIATION, INC. FOR 1.3817 ACRES KNOWN AS LOT 44X, BLOCK A OF THE PARKS OF ALVARADO ADDITION, ADDRESSED AT 1501 BATTERY PARK DRIVE, AND FOR 2.613 ACRES KNOWN AS LOT 79X, BLOCK C OF THE PARKS OF ALVARADO ADDITION, ADDRESSED AT 1800 FAIRMONT PARK DRIVE. (FRENCH)

On July 15, 2019, City Council approved the Parks of Alvarado Planned Development (PD) District with Ordinance No. 2019-004 that states:

Section 2.04: The developer shall establish, with each plat submittal, a property owners association that will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the development plan that is being platted.

Section 2.06: the Parks of Alvarado Planned Development shall provide for a minimum of two (2) acres per 100 single-family detached residential dwellings. No more than 50% of such parkland shall be designated as Zone X according to current FEMA maps.

Section 2.07: All Open Space lots within the Property, including all improvements that have not been conveyed to the City of Alvarado, such as ponds, walkways and trails, will be maintained by a property owners association.

On February 25, 2021, the Parks of Alvarado Addition Phase 1 final plat was approved with Lot 44x, Block A being a private open space lot for residents of the Parks of Alvarado Addition and no parkland dedication to the City of Alvarado.

On August 15, 2022, the Parks of Alvarado Addition Phase 3 final plat was approved with Lot 79x, Block C being a private open space lot for residents of the Parks of Alvarado Addition and no parkland dedication to the City of Alvarado.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the Maintenance Agreement between the City of Alvarado and the Parks of Alvarado Property Owners Association.

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

AGENDA ITEM #8

CONSIDERATION AND ACTION TO APPROVE CERTIFICATION OF UNOPPOSED CANDIDATES FOR THE CITY OF ALVARADO MAY 4, 2024 GENERAL ELECTION. (WALLS)

A city and any other authority that orders an election may cancel the election only if there is specific statutory authority to cancel the election. (Texas Election code 2.082) The city secretary must deliver to the governing body a certificate of unopposed candidate as soon as possible after the write-in filing deadline for each candidate for office. The governing body upon receipt may by order or ordinance declare the candidates unopposed and elected.

Only one candidate applied to run in the City of Alvarado May 4, 2024 General Election for Single District Ward 1, Place 1 and At-Large election for Mayor. By approving Ordinance 2024-0003, you are declaring the election of Carrie Keeton for Ward 1, Place 1 and Jacob Wheat for Mayor.

Even though declared elected, they are not sworn in until the May meeting after the May 4, 2024 general election date has passed.

For purposes of canceling an election, a special election is a separate election from the general election. The Special election for the Street Maintenance Sales Tax extension will be held on May 4, 2024.

The general election for Ward 2, place 2 has two candidates, one has applied for a place on the ballot and the other has applied as a write-in candidate. That election will be held on May 4, 2024.

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve Certification of Unopposed Candidates for the City of Alvarado May 4, 2024 General Election.

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

AGENDA ITEM #9

CONSIDERATION AND ACTION TO APPROVE ORDINANCE NO. 2024-0003, CANCELING THE CITY OF ALVARADO, TEXAS MAY 4, 2024 GENERAL ELECTION. (WALLS)

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance No. 2024-0003, canceling the City of Alvarado, Texas May 4, 2024 General Election.

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

EXECUTIVE SESSION:

Mayor Wheat declared council to be in executive session at 6:34 pm.

RECONVENE INTO REGULAR SESSION:

Mayor Wheat reconvened regular session at 7:47 p.m.

There being no further business, Mayor Wheat adjourned the meeting at 7:47 p.m.

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

CITY OF ALVARADO
TEXAS
CHARTERED 1889

Mayor Jacob Wheat

Respectfully Submitted,

Beth A. Walls

Beth A Walls, City Secretary/HRD