CITY OF ALVARADO
County of Johnson
State of Texas
02/19/2024
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, February 19, 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
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 6:32 p.m. and Kevin Thomas gave the invocation.

PLEDGE OF ALLEGIANCE-

PUBLIC COMMENTS-
Jameye Jones spoke about upcoming events.
Will Keeton spoke about property variance to build a garage.
Helen Kerwin spoke about her candidacy for State Representative, District 58.
Lyndon Laird spoke about his candidacy for State Representative, District 58.

INTRODUCTION OF NEW EMPLOYEES-
PD Chief Teddy May introduced Office Dustin Compton.
CFO Laura Cox introduced Stacey Wyman, Accounts Payable/Payroll Coordinator.
Paul DeBuff introduced Hillary Cromer, Director of Economic Development / Downtown Revitalization.

CONSENT AGENDA:
AGENDA ITEM #1
CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 01/22/24 REGULAR CITY COUNCIL MEETING.

AGENDA ITEM #2
CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 02/12/24 SPECIAL CITY COUNCIL MEETING.

AGENDA ITEM #3
CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0006 FOR THE 2024 ATMOS CITIES STEERING COMMITTEE PAYMENT. (WALLS)

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the consent agenda.
This motion supported votes **5** in approval and **0** votes opposed. Motion carried.

NEW BUSINESS:
AGENDA ITEM #4
CONSIDERATION AND ACTION TO AWARD ATCHLEY STREET RECONSTRUCTION CONTRACT. (DWIGGINS) CRAIG KERKHOFF

Craig Kerkhoff addressed the council.

BACKGROUND & FINDINGS:
As a continuation towards achieving the goals of the "Fix the Dang Roads" program, staff and engineers with Birkhoff, Hendricks & Carter received sealed bids for the reconstruction of Atchley Street on February 1, 2024. Four contractors bid on the job, and

the lowest bid was from JR West Construction with a base bid in the amount of $471,774.60 and a bid alternate which was $542,327.10 Staff and engineers recommend the bid alternative of $542,327.10 that adds a product called Glaspave reinforcement.

One of the issues we have faced with our streets is the movement of the subgrade due to the type of soil in our area, and this product is recommended by the engineers to aid in keeping cracks from forming on the surface as the subgrade moves over time. This product is new to the city but has been used successfully in other locations by our engineering firm. Glaspave is a product that is put on top of the subgrade but under the top layer of asphalt and acts as a barrier between the two when the ground shifts and should significantly increase the life span of the asphalt. This bid also includes cementing the blocks next to our fire department where they exit the fire station on every call made, therefore not only expanding the life of the work done but also the maintenance of our fire apparatuses.

FINANCIAL IMPACT:
$542,327.10 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 JR West Construction, allowing the city manager to execute the needed contract with JR West Construction.

Motion was made by Lydia Moon and seconded by Scott Arthur to approve the alternate bid of $542,327.10 to JR West Construction LLC, allowing the city manager to execute the agreement.

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

AGENDA ITEM #5
CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2024-0005 ACCEPTING THE PETITION FOR ANNEXATION, SETTING AN ANNEXATION SCHEDULE; PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS, SETTING A PUBLIC HEARING DATE OF APRIL 15, 2024, FOR CITY COUNCIL TO CONSIDER ANNEXATION. (LONE OAK ANNEXATION) (FRENCH)

Justin French, Community Development Director, addressed the council.

BACKGROUND & FINDINGS:
On April 18, 2022, the Alvarado City Council approved Ordinance No. 2022-0005 that annexed 352.471 acres, known as Tract A of the Lone Oak development, at the request of the then land owners, Alvarado 429 Partners, LLC and GRBK Edgewood LLC. The new land owners, GRBK Edgewood LLC and Century Land Holdings of Texas LLC, now petition for the voluntary annexation of an additional 77.57 acres, known as Tracts B, C, and D of the Lone Oak development. As with Tract A, the subject site intends to be rezoned and developed with single-family residences as part of Lone Oak development.

FINANCIAL IMPACT:
None.

RECOMMENDATION:
Staff recommends City Council approve resolution R2024-0005.

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve Resolution R2024-0005 accepting the petition for annexation, setting an annexation schedule, providing for open meetings and other related matters, setting a Public Hearing date of April 15, 2024, for City Council to consider annexation.

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

AGENDA ITEM #6
CONSIDERATION AND ACTION ON THE APPLICATION OF RICHARD RUSHTON ON BEHALF OF AGAVE TRAIL DEVELOPMENT LLC FOR APPROVAL OF THE AGAVE TRAIL ADDITION PRELIMINARY PLAT ON 113.09 ACRES KNOWN AS TRACT 6 & A PORTION OF TRACT 22A1 IN THE JOHN ROSS SURVEY, A-737, APPROXIMATELY ADDRESSED AT 1220 AND 1300 N. CUMMINGS DRIVE. (FRENCH)

BACKGROUND & FINDINGS:
The preliminary plat application was submitted and deemed administratively complete on February 6,
2024. Per Section 34-34.c of the Alvarado subdivision ordinance, as modified by State statutes, the City Council shall:

1. Act within 30 days after the filing of the 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 Low-Density Residential, which generally includes single-family detached residences at approximately four dwelling units per acre. On November 20, 2023, City Council approved a rezoning of the site to the Planned Development District. 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 February 15, 2024, the Planning and Zoning Commission recommended Council approval with conditions listed in the recommended conditions of approval letter.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the application of Richard Rushton on behalf of Agave Trail Development LLC for approval of the Agave Trail Development LLC for approval of the Agave Trail Addition Preliminary Plat on 113.09 acres known as tract 6 & A portion of tract 22A1 in the John Ross Survey, A-737, approximately addressed at 1220 AND 1300 N. Cummings Drive.

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

Mayor Wheat announced that the Council would go into Executive Session at 7:09 pm.
Mayor Wheat reconvened Regular Session at 7:42 pm.

EXECUTIVE SESSION:
AGENDA ITEM #7
CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN INTERLOCAL AGREEMENT WITH THE ESD. (DEBUFF)

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the city manager to negotiate and execute an interlocal agreement with the ESD 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 7:43 p.m.

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

Mayor Jacob Wheat

Respectfully Submitted,

CITY OF ALVARADO
S T A X E
CHARTERED 1889

Beth A Walls, City Secretary/HRD