

CITY OF ALVARADO  
County of Johnson  
State of Texas  
6/26/2023  
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, June 26, 2023 at 6:30 p.m. The following were present for roll call:

|               |               |
|---------------|---------------|
| Jacob Wheat   | Mayor         |
| Lydia Moon    | Mayor Pro-Tem |
| Cherry Bryant | Councilperson |
| Kevin Thomas  | Councilperson |
| Scott Arthur  | Councilperson |
| Beverly Short | Councilperson |

The following were absent for roll call:

|                 |                                |
|-----------------|--------------------------------|
| Michael Bennett | Councilperson- Excused Absence |
|-----------------|--------------------------------|

Others Present:

|                 |                               |
|-----------------|-------------------------------|
| Paul DeBuff     | City Manager                  |
| Beth A Walls    | City Secretary                |
| Laura Cox       | Chief Financial Officer       |
| Ashley Dierker  | City Attorney                 |
| Donielle Suber  | Assistant to the City Manager |
| Justin French   | Community Dev. Director       |
| Paula Hardison  | Director Billing/Accounting   |
| John Rodgers    | Fire Chief                    |
| Precious Moore  | Library Director              |
| Teddy May       | Police Chief                  |
| Michael Dwiggin | Public Works Director         |

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

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS-** Jameye Jones provided an update on events.

**INTRODUCTION OF NEW EMPLOYEES-** None

## **AGENDA ITEM #1,2, 3, 4, 5, 6**

### **CONSENT AGENDA**

1. Consideration and action to approve minutes from the May 15, 2023 regular meeting and the June 8, 2023 budget workshop meeting.
2. Consideration and action to nominate Park Advisory Board member.
3. Consideration and action to approve Resolution R2023-008, regarding participation in the Atmos Steering Committee for 2023.
4. Consideration and action approving R2023-0010, a resolution of the City of Alvarado, Texas, scheduling a public hearing to consider adoption of land use assumptions and a capital improvements plan under which an impact fee may be imposed for water, wastewater, and roadway facilities within the City and service area boundaries.
5. Consideration and action approving R2023-0011, a resolution of the City of Regular City Council Meeting Agenda June 26, 2023 Page 2 Alvarado, Texas, scheduling a public hearing to consider adoption of impact fees for water, wastewater, and roadway facilities within the City and service area boundaries.
6. Consideration and action to approve Resolution 2023-0009 regarding the amendment of the articles of formation for the Prairielands Public Facilities Corporation.

Motion was made by Lydia Moon and seconded by Cherry Bryant to approve the consent agenda.

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

## **AGENDA ITEM #7**

### **CONSIDERATION AND ACTION TO APPROVE 2023-24 RATES FOR EMPLOYEE BENEFITS - MEDICAL, DENTAL, VISION, HEARING, LIFE INSURANCE, LONG-TERM DISABILITY AND ADDING SHORT-TERM DISABILITY.**

1) BCBS- Despite having several high dollar claims on our account in 22-23, our medical coverage will only see an increase of 4% for the coming year. The original quote from BCBS was over 8% but our agent, Mike Billbrey was able to negotiate it down to half that amount. The existing and new premiums, as well as the 2023-24 costs per month for the city and the employee is listed below.

| <b>Type of Coverage</b>      | <b>Current Premium</b> | <b>New Premium</b> | <b>Cost to City</b> | <b>Cost to Employee</b> |
|------------------------------|------------------------|--------------------|---------------------|-------------------------|
| Employee Only (paid by City) | 706.72                 | <b>734.89</b>      | <b>734.89</b>       | <b>0</b>                |
| Employee/Child               | 1491.67                | <b>1551.65</b>     | <b>1034.89*</b>     | <b>516.66</b>           |
| Employee/Spouse              | 1628.02                | <b>1693.99</b>     | <b>1034.89*</b>     | <b>658.15</b>           |
| Employee/Family              | 2413.33                | <b>2509.87</b>     | <b>1034.89*</b>     | <b>1,474.98</b>         |

\* Includes \$300 per month contribution for dependent coverage

2) Ameritas is our dental, vision and hearing provider. The City provides this benefit to our employees with no cost to the employee unless they sign up for dependent coverage. There are no increases in the premiums for dental or vision for the coming year. There will be a .28 increase per month for hearing coverage.

3) Disability Coverage- Several years ago, the City added Long-term Disability coverage to the benefit package for employees. That coverage proved to be a great blessing to an employee this past year who was able to retire and still care for his family in the midst of his debilitating illness. This year, we will be adding paid short-term disability insurance for our employees. The overall annual cost to the City for this addition is about \$12,000.

4) We are changing vendors for several of our supplemental insurance products that help our employees take care of their family. We are moving the flexible spending plan, accident insurance, and serious illness coverage to American Fidelity Insurance from two current providers. American Fidelity will also be offering a stand-alone cancer policy and some other urgent care policies that may be more affordable for our employees.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the benefit changes as presented.

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

#### **AGENDA ITEM #8**

**CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH DEAN CONSTRUCTION, IN THE AMOUNT OF \$75,000.00, TO PROVIDE FOR THE REPLACEMENT OF PLAYGROUND EQUIPMENT AT 1198 BURNETT BLVD., ALVARADO, TEXAS (MOORE PARK). (BENSON AND DWIGGINS)**

In February of 2022, the City of Alvarado removed playground equipment (i.e., playground unit, swing set and park tables) from Moore Park, located at 1198 Burnett Blvd. Moore Park playground equipment was removed due to flooding issues; dilapidated & hazardous equipment; and the liability imposed on the City. Since February 2022, Prairieland Public Facilities Corporation (PPFC) and the City have collaborated efforts to create a modern and ADA compliant park with upgraded equipment. The PPFC donated \$77,500 towards new playground equipment, and the City purchased a replacement swing set and park tables.

For Moore Park to meet ADA compliance standards and be an environmentally-friendly recreational area, staff received bids from three construction companies to: (1) excavate/grade the playground area for proper drainage; (2) purchase playground unit; and (3) to install the playground unit and one handicap parking space (with ramp).

Motion was made by Lydia Moon and seconded by Beverly Short to approve authorizing the City manager to execute a construction contract with Dean Construction for the replacement of playground equipment at Moore Park.

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

**AGENDA ITEM #9**

**CONSIDERATION AND ACTION TO APPROVE BUDGET REQUEST FROM JCPOSR FOR 2023. (JAMEYE JONES)**

Jameye Jones provided information to Council regarding this year's Johnson County Pioneer Old Settlers Reunion and requested funds in the amount of \$31,708 for the 2023 event

Motion was made by Kevin Thomas and seconded by Cherry Bryant to approve the request from JCPOSR for 2023.

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

**AGENDA ITEM #10**

**CONSIDERATION AND ACTION APPROVING ORDINANCE 2023-0015, AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS, AMENDING THE CITY'S FEE SCHEDULE RELATED TO PUBLIC IMPROVEMENT DEVELOPMENT INSPECTION FEES, ITINERATE VENDOR LICENSE FEES, AND ALCOHOL PERMIT FEES. (FRENCH)**

The City presently charges a \$650 initial inspection fee and \$75 per re-inspection of public improvement development, such as, new utilities, paving, and drainage facilities for subdivision construction. The proposed fee incorporates an hourly rate for inspections by City personnel, and if City personnel were unable to perform the inspection, a pass-through fee is provided for third-party inspection services.

The City presently charges at least \$75 for itinerant vendor licenses, which is valid for one year. Feedback from such vendors is that this fee is a significant amount out of their profit margins and to keep vendors engaged in City's special events the fee should be reduced. The proposed fee in the attached ordinance is \$25 for an itinerant vendor license.

The City presently charges permit fees for establishments selling alcohol. The proposed ordinance does not change fees but simply clarifies applicable fees for customer service improvement.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Ordinance 2023-0015.

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

**AGENDA ITEM #11**

**CONSIDERATION AND ACTION TO APPROVE AN AGREEMENT WITH VERTOSOFT INC. (MAY)**

Item was not considered and will be on the 7/17/23 agenda.

**AGENDA ITEM #12**

**CONSIDERATION AND ACTION ON ORDINANCE 2023-0012, AUTHORIZING THE ISSUANCE AND SALE OF COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION SERIES 2023; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT. (COX)**

Motion was made by Lydia Moon and seconded by Scott Arthur to adopt Ordinance 2023-0012 authorizing the Certificates.

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

**EXECUTIVE SESSION:**

**MAYOR WHEAT ANNOUNCED THE EXECUTIVE SESSION AT 7:37 P.M.**

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. Personnel- Former Court Administrator
- C. Sex Offender Ordinance
- D. Consider possible gift from Moving Company.

**RECONVENE OPEN SESSION:  
MAYOR WHEAT RECONVENED REGULAR SESSION AT 8:15 P.M.**

**AGENDA ITEM #13**

Convene back into open session to take action necessary as a result of items legally discussed in executive session.

**AGENDA ITEM #14**

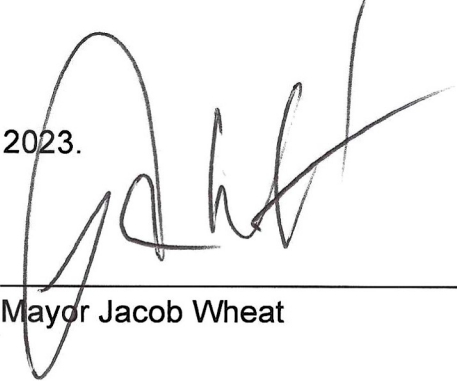
Consideration and action to approve Ordinance 2023-14, Sex Offender Regulation. (Lopez)

Motion was made by Lydia Moon and seconded by Beverly Short to approve Ordinance 2023-14 regulating sex offenders.

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

Mayor adjourned meeting at 8:19 p.m.

Passed and approved this the 17th day of July, 2023.



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Mayor Jacob Wheat

Respectfully Submitted,



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Beth A Walls, City Secretary/HRD