

CITY OF ALVARADO
County of Johnson
State of Texas
September 11, 2023
City Council Minutes.

The City Council of the City of Alvarado met in **Special Session** on Monday, September 11, 2023 at 6:30 p.m. Roll call was taken as below:

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
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 Dwiggins	Public Works Director

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and Fire Chief Rodgers gave the invocation.

PLEDGE OF ALLEGIANCE/TEXAS PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- Jameye Jones reminded Council about Antique Alley.

AGENDA ITEM #1 & 2

- 1. CONSIDERATION AND ACTION TO APPROVE THE 2023-24 AGREEMENTS WITH THE JOHNSON COUNTY EMERGENCY SERVICES DISTRICT.**

2. CONSIDERATION AND ACTION TO APPROVE AN AMENDMENT TO THE COMMUNICATIONS SYSTEM AGREEMENT WITH JOHNSON COUNTY.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the consent agenda.

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

AGENDA ITEM #3

CONSIDERATION AND ACTION TO APPOINT MEMBERS TO THE BUILDING CODE BOARD OF APPEALS.

Based on tenured City personnel, the City Council has acted as the Building Code Board of Appeals for past hearings on appeals to the application of building codes by the Building Official but no record of Council action appointing themselves as this appeals board has been located.

Per 2021 ICC series of codes adopted by City Council, to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of these codes, there shall be created a board of appeals. The BCBOA shall be appointed by the governing body and shall meet as needed. The BCBOA shall consist of members who are qualified by experience and training to pass judgment on matters pertaining to building construction and are not employees of the City.

Below is a list of individuals with credentials and construction experience that have expressed interest in serving on the BCBOA.

1. Charlie Mitchel (Licensed Plumber)
2. Chase Mitchel (Licensed Plumber)
3. Mark Sessums (Licensed Plumber)
4. Mark Wagner (Licensed Mechanical Contractor)
5. Dwayne Wink (Licensed Plumber)
6. David Pilcher (Licensed Electrician)
7. T. Romero (Licensed Plumber)

This board will consist of 5 members and two alternates. The alternates will be decided by the board when it has convened.

Motion was made by Lydia Moon and seconded by Beverly Short to approve appointing the seven (7) proposed members to the Building Code Board of Appeals.

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

AGENDA ITEM #4

PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0020 REGARDING THE APPLICATION OF ROBERT AND ANN JOHNSTON FOR APPROVAL OF A SPECIFIC USE PERMIT IN THE SINGLE FAMILY RESIDENTIAL (SF-2) DISTRICT FOR GUEST HOUSE USE ON 0.46 ACRES KNOWN AS LOT 1R, BLOCK A OF THE NEW TOWN ADDITION (AKA MISSOURI PACIFIC ADDITION), ADDRESSED AT 105 S. 5TH STREET.

Mayor Wheat opened the public hearing at 6:42 p.m.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential, which is generally single-family-detached homes at approximately four dwelling units per acre. Though guest houses are not directly mentioned in the Plan, the proposed use is consistent with the targeted density in the Comprehensive Plan.

On September 5, 2023, the Planning and Zoning Commission recommended Council approve the requested specific use permit by a vote of 4-0.

The public hearing was closed at 6:47 p.m.

Motion was made by Beverly Short and seconded by Cherry Bryant to approve.

This motion supported 3 votes in approval and 0 votes opposed and 1 abstention.
Motion carried.

AGENDA ITEM #5

PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0021 REGARDING THE APPLICATION OF AUBURN-CAL ASSOCIATES, LP. FOR APPROVAL OF A ZONING CHANGE FROM MULTI-FAMILY (MF) DISTRICT WITH A PORTION HAVING THE FLOODPLAIN (FP) OVERLAY DISTRICT TO GENERAL COMMERCIAL (C-2) DISTRICT ON 2.15 ACRES KNOWN AS LOT 2 OF THE GREAT DIVIDE ADDITION, ADDRESSED AT 101 N. PARKWAY DRIVE.

Mayor Wheat opened the public hearing at 6:47 p.m.

The Future Land Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Interstate Business, which generally includes big box retail and lifestyle shopping centers. This type of development is targeted to increase the non-residential tax revenue for the City and attract residents and visitors. The requested use will not change tax revenue but is consistent with the Comprehensive Plan. The portion of the subject site within the FEMA designated area of significant flood hazard (Zone A) is

minimal if any; however, the FP Overlay extends beyond the mapped FEMA Zone A. Although FEMA's Zone A is mapped, the mapping is not studied or based on an on-the-ground survey. FEMA's Estimated Base Flood Elevation reporting indicates the area of inundation is in front of the subject site within TxDOT right-of-way but not on the subject site. Therefore, City staff has no objections to the removal of the FP Overlay from the subject site. (See FEMA Estimated Flood Risk Report attached) The applicant's purpose in rezoning the site is to make the existing nursing and rehabilitation facility a conforming use to the zoning prior to selling to a new owner.

On September 5, 2023, the Planning and Zoning Commission recommended Council approve the requested rezoning by a vote of 5-0.

The public hearing was closed at 6:50 p.m.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance 2023-0021.

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

AGENDA ITEM #6

HOLD A PUBLIC HEARING TO RECEIVE PUBLIC INPUT ON THE FISCAL YEAR 2024 ANNUAL BUDGET BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024. (COX, DEBUFF)

Mayor Wheat opened the public hearing at 6:50 p.m.

The City's budget process began in April with departments submitting base budget and supplemental budget funding requests to the Finance Department. The City Manager met with departments throughout July and August to review and discuss projected revenues and expenditures. In compliance with Local Government Code §102.006, this public hearing provides an opportunity to communicate with interested persons regarding the proposed budget before adoption. Notice of this public hearing was announced at the August 21, 2023 City Council meeting. Additionally, it was published in the Cleburne Times-Review on September 2, 2023 and posted on the City's website.

State law requires this public hearing prior to the adoption of the fiscal year 2024 City of Alvarado budget.

The public hearing was closed at 7:10 p.m.

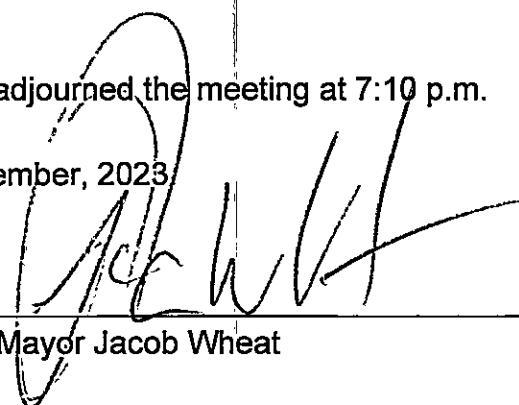
Motion was made by Lydia Moon and seconded by Kevin Thomas to consider adoption of the 2023-24 City of Alvarado budget at 6:30 on September 18, 2023 in the Council Chambers at 104 College Ave, Alvarado, Texas.

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

NO EXECUTIVE SESSION HELD.

There being no further business, Mayor Wheat adjourned the meeting at 7:10 p.m.

Passed and approved this the 18th day of September, 2023.



Mayor Jacob Wheat

Respectfully Submitted,



Beth A Walls, City Secretary/HRD