

CITY OF ALVARADO
County of Johnson
State of Texas
October 16, 2023
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, October 16, 2023 at 6:30 p.m. The following were present for roll call:

City Council Meeting started at 6:35pm.

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
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
Michael Dwigkins	Public Works Director

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- Jameye Jones spoke about upcoming events; Alvarado Live on the Square (10/19, 10/26, 11/2, 11/9), AYSA Fall Festival (10/21) & APEC Trunk or Treat on the Square (10/28)

INTRODUCTION OF NEW EMPLOYEES- N/A

CONSENT AGENDA

- 1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE SEPTEMBER 18, 2023 REGULAR CITY COUNCIL MEETING.**
- 2. CONSIDERATION AND ACTION TO APPROVE ORDINANCE # 2023-0030 AMENDING SECTION 38.51, "STOP SIGNS AUTHORIZED," OF DIVISION 2, "TRAFFIC CONTROL DEVICES", OF ARTICLE II, "TRAFFIC REGULATIONS," OF CHAPTER, 38, "TRAFFIC AND VEHICLES," OF THE ALVARADO CODE OF ORDINANCES, TO DESIGNATE ADDITIONAL STOP INTERSECTIONS IN THE CITY.**

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.

AGENDA ITEM #3

PUBLIC HEARING, CONSIDERATION, AND ACTION ON THE APPLICATION OF CHRIS BRUCKNER ON BEHALF OF ROBERT E. RUSSELL, INDEPENDENT EXECUTOR FOR THE CHARLES MARVIN RUSSELL ESTATE, AND SUCCESSOR EXECUTOR FOR THE ERNEST RUSSELL AND THE DIMPLE RUSSEL ESTATE, FOR APPROVAL OF A ZONING CHANGE FROM AGRICULTURAL (A) DISTRICT TO GENERAL COMMERCIAL (C-2) DISTRICT ON 26.995 ACRES KNOWN AS A PORTION OF TRACT 9 OF THE J. MULLICAN SURVEY, A-584, ADDRESSED AT 6624 CR 604

Mayor Wheat opened the Public Hearing at 6:42pm

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 rezoning is anticipated to produce development consistent with the Comprehensive Plan.

The Public Hearing was closed at: 6:44pm

Motion was made by Lydia Moon and seconded by Scott Arthur to approve Ordinance 2023-0029 to change the zoning on 26.995 acres in tract 9 of the J. Mullican survey, A-584 addressed at 6624 CR 604 from Agricultural (A) District to General Commercial (C-2).

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

AGENDA ITEM #4

CONSIDERATION AND ACTION ON A LAKE ALVARADO ENCROACHMENT AGREEMENT WITH SCOTT AND SHIRLEY BEARDEN, OWNERS OF 0.341 ACRES KNOWN AS THE NORTH PORTION OF LOT 17, BLOCK 1 OF THE B. F. SHULTZ ADDITION IN ALVARADO EXTRATERRITORIAL JURISDICTION, ADDRESSED AT 1624 WOODVIEW DRIVE

According to the Central Appraisal District of Johnson County, Scott and Shirley Bearden's deed to the property at 1624 Woodview Drive is dated October 12, 2022. Per Google Earth imagery, a boat dock on Lake Alvarado from the shoreline of 1624 Woodview Drive predates 1995 and was last found to be in good structural condition in the imagery dated October 2014. The Bearden's request to replace the existing dilapidated boat dock with a new boat dock of similar character. No previous permit or agreement has been found on record. The attached encroachment agreement grants permission for the proposed boat dock on Lake Alvarado that 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 Multi-Purpose Facility (civic center or retreat center)

The City's Development Review Committee (DRC) recommends Council approve the encroachment agreement and consider adoption of a comprehensive Lake Ordinance in the near future.

Motion was made by Kevin Thomas and seconded by Lydia Moon to approve the Lake Alvarado Encroachment Agreement with Scott and Shirley Bearden.

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

AGENDA ITEM #5

CONSIDERATION AND ACTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AGREEMENT WITH THE GENERAL LAND OFFICE OF TEXAS FOR THE AWARDING OF A GRANT NOT TO EXCEED \$300,000, PAYABLE AS REIMBURSEMENTS OF ALLOWABLE EXPENSES, UNDER THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT'S COMMUNITY DEVELOPMENT BLOCK GRANT MITIGATION.

The RCP funds CDBG-MIT activities that work to increase a community's resilience to disasters and reduce or eliminate the impact of future disasters. These RCP funds will result in the development and formal adoption of a comprehensive plan update, infrastructure master plan updates, and a zoning ordinance rewrite. Other results of the

facilities on or near the Downtown Square (Administration Building - 107 E. College Street, Fire Station - 205 S Friou Street, City Hall - 104 W. College Street and Pecan Orchard); (2) Hire qualified and talented individuals to drive the revitalization effort (i.e., Economic Development Director, Communications Manager, & Events Manager); (3) Hold and/or sponsor various activities and events, on the Square and in Pecan Orchard, year-round; and (4) Decorate the Downtown Square and illuminate (wrap) trees in Pecan Orchard for the holidays.

The upcoming holiday season, staff is proposing that the Downtown Square and Pecan Orchard be professionally outfitted with decorations and/or lights to enhance these areas for holiday events and to increase foot traffic.

Staff contacted three (3) vendors specializing in holiday decorating and tree lighting. These vendors provided estimates to decorate the Gazebo (in the Square) and surrounding grounds with lights, garland, wreaths, and bows, along with wrapping five to eight (5-8) various size trees in Pecan Orchard with multiple strands of light. Vendor estimates include three-year term lease agreements to maximum the number of light strands while also eliminating installation, maintenance, removal and storage.

The project will cost \$39,104.00 (per year, for life of the lease agreement) and will include lights and decoration for the Downtown Square and 5-8 wrapped trees in Pecan Orchard.

Staff recommends City Council authorize the City Manager to execute a three-year lease agreement with Clean Cut Brothers Lighting for holiday decorations and tree lighting for the Downtown Square and Pecan Orchard.

Motion was made by Lydia Moon and seconded by Scott Arthur to authorize the City Manager to execute an agreement with Clean Cut Brothers.

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

AGENDA ITEM #8

CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH IWORQ, A PROGRAM FOR PUBLIC WORKS TO REPLACE THE CURRENT WORK ORDER SYSTEM FOR IMPROVED EFFICIENCY AND BETTER INVENTORY CONTROL OF PARTS AND EQUIPMENT.

After having trouble with other inventory control programs, the Public Works Department found Iworq which not only promises better digital inventory control but also has a work order system with more data available than our current system. With this we will also be able to start field marking lines on an open street map getting better data over time for better record keeping digitally.

This item was budgeted for and approved in this current fiscal year. The cost of the program will be \$19,500.

Staff recommends City Council approving the City Manager to sign the agreement with Iworq.

Motion was made by Lydia Moon and seconded by Scott Arthur to authorize the City Manager to execute an agreement with Iworq.

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

Mayor Wheat announced that Council would go into Executive Session at 7:21pm.

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. 2. § 551.072. Deliberate the purchase, exchange, lease, or value of real property, as deliberation in an open session would have a detrimental effect on the position of governmental body negotiations with a third person. 310 W. Atchafalaya

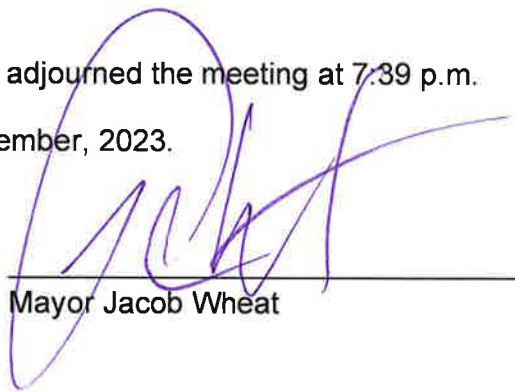
RECONVENE OPEN SESSION:

Mayor Wheat announced that Council was back in regular session at 7:25 p.m.

ADJORN

There being no further business, Mayor Wheat adjourned the meeting at 7:39 p.m.

Passed and approved this the 20th day of November, 2023.



Mayor Jacob Wheat

Respectfully Submitted,



Beth A Walls, City Secretary/HRD