

## **CITY OF ALVARADO**

**County of Johnson**

**State of Texas**

**February 21, 2022**

### **MINUTES**

The City Council of the City of Alvarado met in Regular Called Session on Monday, February 21, 2022 at 6:30 p.m. in the Council Chambers at City Hall with up to the first thirty minutes of the meeting consisting of a workshop. The following were present for roll call:

|                    |   |                       |
|--------------------|---|-----------------------|
| Jacob Wheat        | * | Mayor                 |
| Beverly Short      | * | Councilperson         |
| Cherry Bryant      | * | Councilperson         |
| Scott Arthur       | * | Councilperson         |
| Kevin Thomas       | * | Councilperson         |
| Michael Bennett    | * | Councilperson         |
| Lydia Moon         | * | Mayor Pro Tem         |
|                    |   |                       |
| Paul DeBuff        | * | City Manager          |
| Debbie Thomas      | * | City Secretary        |
| Michael Dwiggins   | * | Public Works Director |
| Allwin Barrow      | * | Police Chief          |
| Paula Hardison     | * | Finance Director      |
| Richard Van Winkle | * | Fire Chief            |

### **INVOCATION**

Mayor Jacob Wheat called this regular meeting to order at 6:35 P.M. and Mayor Pro Tem Lydia Moon gave the Invocation.

### **PLEDGE OF ALLEGIANCE**

### **PROCLAMATION – OWENS**

Mayor Jacob Wheat then read a proclamation and presented it to Owen Romero, former employee, for his deployment to the Marine Corps.

### **PRESENTATION TO RETIRING FIRE CHIEF RICHARD VAN WINKLE**

Mayor Jacob Wheat presented an engraved clock to retiring Fire Chief Richard Van Winkle and thanked him for his 45 years of service to the City of Alvarado.

### **CITIZEN INPUT**

Becky Sims addressed the council in reference to financial matters. Jameye Jones thanked the city for their support when her husband passed away.

### **CITY MANAGER REPORT**

1. Paul DeBuff, City Manager announced that the search for a new police chief has been narrowed down to 2 candidates. Currently a background check is being done.
2. The TCEQ wastewater renewal application has been submitted.
3. The new website will be going live in early March of this year.
4. The final steps and design of Sunflower Lane are being finalized and it looks like the better solution is concrete.
5. The city needs to apply for another parks grant for Stonegate area.

### **CONSENT AGENDA**

Motion was made by Councilperson Beverly Short, duly seconded by Councilperson Cherry Bryant to approve the consent agenda with corrections as noted. This motion supported six votes in approval and zero votes opposed. Motion carried.

### **PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR REZONING ON A TRACT OF LAND IN THE ANDREW SPIVA SURVEY, ABSTRACT NO. 770, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS FROM A C-1 (COMMERCIAL) ZONING DISTRICT TO AN M-1 (MANUFACTURING) ZONING DISTRICT.**

Mayor Jacob Wheat opened this public hearing at 6:42 p.m. Emile Moline, Economic Development Director, explained to the council that this property is located near Eagle Glen Addition and this would be the only Manufacturing area left.. Mayor Wheat then closed this public hearing at 6:45 pm. Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Kevin Thomas to approve the rezoning ordinance as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

### **CONSIDERATION AND ACTION REGARDING A REQUEST FOR A FINAL PLAT ON PROPERTY KNOWN AS TRACT 52, BLOCK 63PT, COLLEGE HILL ADDITION, ALSO KNOWN AS 318 WATSON STREET, ALVARADO, JOHNSON COUNTY, TEXAS.**

After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve the plat as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS AMENDING THE PERSONNEL POLICIES FOR THE CITY OF ALVARADO, TEXAS, TO ADD A SICK LEAVE POOL POLICY.**

Brad Hargrove, Fire Trainer, explained to the council that all employees would be eligible to donate sick leave time to the pool so that employees who have exhausted all of their paid time off can pull from this leave. Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Michael Bennett to approve the ordinance as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AN AWARD OF BID FOR THE MAPLE AVENUE INTERCEPTOR PHASE 1 TO BELT CONSTRUCTION.**

Michael Dwiggins, Public Works Director explained the bids to the council and recommended award to Belt Construction for 4.2 million dollars. Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve the award to Belt Construction as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING MAPLE STREET PHASE 1 ENGINEERING CONTRACT WITH FREESE AND NICHOLS.**

Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Michael Bennett to approve the engineering contract with Freese and Nichols and authorize the City Manager to execute the contract. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING ROADBOTICS CONTRACT.**

Michael Dwiggins, Public Works Director, addressed the council in reference to the Roadbotics Software that will use artificial intelligence to map out all of our streets and notify the worst ones for repair. After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Cherry Bryant, to approve the contract in the amount of \$8,475.00 with Roadbotics. This motion supported five votes in approval and one vote opposed. (Moon). Motion passed.

**CONSIDERATION AND ACTION REGARDING RENEWAL OF MASTER SERVICES AGREEMENT WITH FREESE AND NICHOLS.**

Michael Dwiggins, Public Works Director explained to the council that this contract renews every 2 years. After discussion, motion was made by Mayor Pro Tem Lydia Moon, duly seconded by

Councilperson Micheal Bennett, to approve the renewal as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING THE ANNEXATION SERVICE PLAN FOR THE ANNEXATION INTO THE CITY OF ALVARADO, TEXAS COMPRISED OF APPROXIMATELY 120.04 ACRES OF TERRITORY DESCRIBED AS ABSTRACT NO. 737, TRACTS 6 AND 8, OUT OF THE J.M. ROSS SURVEY, JOHNSON COUNTY, TEXAS.**

Emile Moline, Economic Development Director, stated that this service plan would apply to the annexation of the Agave Trails Addition. Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Scott Arthur, to approve the annexation service plan as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, APPROVING A PETITION FOR THE VOLUNTARY ANNEXATION OF APPROXIMATELY 120.04 ACRES OF TERRITORY DESCRIBED AS ABSTRACT NO 737, TRACTS 6 AND 8, OUT OF THE J. M. ROSS SURVEY, JOHNSON COUNTY, TEXAS, AS REQUESTED BY AGAVE TRAIL DEVELOPMENT, PROVIDING FOR THE ANNEXATION INTO THE CITY OF ALVARADO, SAID PROPERTY IN CITY LIMITS; AND GRANTING TO ALL OF THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY.**

Mayor Jacob Wheat opened this public hearing at 7:07 p.m. Emile Moline addressed the council and stated that the petition for annexation into the city had been approved by the council at their last regular meeting. This ordinance would formally annex them into the city. Mayor Wheat then closed the public hearing at 7:12 p.m. Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Beverly Short, to approve the annexation ordinance as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING SCHAUMBURG AND POLK ENGINEERING CONTRACT FOR CAMPING WORLD.**

After discussion, motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Michael Bennett, to approve the contract as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING SCHAUMBURG AND POLK  
FOR 1004 PLAZA ADDITION**

After discussion, motion was made by Councilperson Beverly Short, duly seconded by Councilperson Michael Bennett, to approve the contract as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING MCADAMS MASTER  
SERVICE AGREEMENT.**

Paul DeBuff, City Manager, explained to the council that this company would help us in plan review, and development issues. Motion was made by Councilperson Michael Bennett, duly seconded by Mayor Pro Tem Lydia Moon, to approve the contract with McAdams. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING FREESE ANE NICHOLS  
AGREEMENT FOR WASTEWATER TREATMENT PLANT.**

After discussion, motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Kevin Thomas, to approve the agreement as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING THE PYRO FIREWORKS  
CONTRACT.**

This item was skipped.

**CONSIDERATION AND ACTION REGARDING WASTEWATER  
TREATMENT PLANT COST SHARING AGREEMENT.**

Paul DeBuff, City Manager stated that this agreement would allow all of the developers that are currently building in Alvarado, to share the cost of upgrading the wastewater treatment plant. After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Cherry Bryant, to approve the agreement as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

**EXECUTIVE SESSION**

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Mayor Jacob Wheat then adjourned into executive session at 7:30 p.m. He reconvened into open session at 7:55 p.m.

**CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION.**

No action was taken.

**COUNCIL COMMENTS**

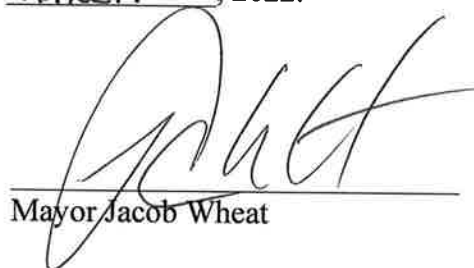
There will be painting at the library on February 22, 2022 at 6:00 p.m.

There will be a chili cook-off on March 5, 2022.

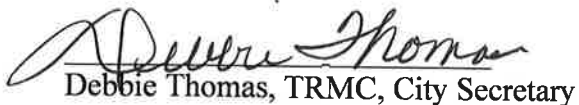
There will be the Spring Forward at the Reunion pavilion on Marh 12, 2022.

**ADJOURNMENT**

Mayor Jacob Wheat then adjourned this regular meeting of the Alvarado City Council at 7:55 p.m. Passed and approved this the 21<sup>ST</sup> day of MARCH, 2022.



Mayor Jacob Wheat



Debbie Thomas, TRMC, City Secretary