

CITY OF ALVARADO

County of Johnson

State of Texas

November 15, 2021

MINUTES

The City Council of the City of Alvarado met in Regular Called Session on Monday, November 15, 2021, at 6:30 p.m. The following were present for roll call:

Jacob Wheat	*	Mayor
Lydia Moon	*	Mayor Pro Tem
Kevin Thomas	*	Councilperson
Beverly Short	*	Councilperson
Michael Bennett	*	Councilperson

Absent:

Cherry Bryant	*	Councilperson
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Others Present:

Paul DeBuff	*	City Manager
Debbie Thomas	*	City Secretary
Ashley Dierker	*	City Attorney
Michael Dwiggins	*	Public Works Director
Tony Sims	*	Lieutenant
Richard Van Winkle	*	Fire Chief
Allwin Barrow	*	Interim Police Chief

INVOCATION

Mayor Jacob Wheat called this regular meeting to order at 6:34 P.M. and Pastor Calvin Jenkins gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Robert Brake addressed the council in reference to be proactive and researching their packets before each meeting.

Becky Sims addressed the council demanding the resignation of Paul DeBuff and Allwin Barrow.

CITY MANAGER REPORT

Paul DeBuff, Interim City Manager stated a sewer rate study will be needed in the future. He also stated that the Salary Compensation Study would be on the December agenda. We are currently in the process of recruiting a new police chief. We are also interviewing 3 candidates for the Accounts Payable Position. This will be their second interview.

CONSENT AGENDA

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

PRESENTATION FROM REACH COUNCIL AND REACH ACROSS JOHNSON COUNTY, REGARDING PROGRAMS AND INITIATIVES THEY OFFER TO THE CITIZENS OF ALVARADO IN A MULTITUDE OF AREAS IN SUPPORT OF YOUTH AND FAMILY SERVICES.

This item was skipped.

CONSIDERATION AND ACTION REGARDING ACCEPTANCE OF THE RESIGNATION OF TRACY MELSON AS COUNCILMEMBER, AND CONSIDER APPOINTING AN INDIVIDUAL TO OCCUPY THE VACATED WARD III COUNCILMEMBER POSITION UNTIL THE NEXT REGULAR ELECTION IN MAY OF 2022.

Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilmember Kevin Thomas, to accept the resignation of Tracy Melson as Councilmember Ward III, and to appoint Scot Arthur to occupy the vacated Ward III councilmember position until the next regular election in May of 2022. This motion supported four votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING UDDATING THE INTERNATION BUILDING AND FIRE CODES FROM THE 2012 BUILDING CODES TO THE 2021 CODE.

Motion was made by Councilperson Beverly Short, duly seconded by Mayor Pro Tem Lydia Moon, to update the International Building and Fire Codes to the 2021 code. This motion supported four votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AN AGREEMENT WITH N & C CONSULTING TO ASSIST WITH THE PROCESS NEEDED TO PROCURE A WASTEWATER TREATMENT PLANT SYSTEM.

Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Michael Bennett to authorize the City Manager to execute an agreement with N & C Consulting as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A SPECIFIC USE PERMIT TO ALLOW AN ICE KIOSK ON PROPERTY KNOWN AS LOT 1R, BLCOK 1, QT955 ADDITION, ALSO KNOWN AS 6940 HWY 67 E, ALVARADO, JOHNSON COUNTY, TEXAS.

Mayor Jacob Wheat opened this public hearing at 6:52 p.m. Emile Moline addressed the council regarding the ice kiosk and to answer any questions. Mayor Jacob Wheat then closed this public hearing at 6:55 p.m.. After discussion, motion was made by Councilmember Michael Bennett, duly seconded by Mayor Pro Tem Lydia Moon to approve the ice kiosk as presented. This motion supported four votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR A REZONING OF PROPERTY KNOWN AS TRACT 1, ABSTRACT NO. 214, TRACT 29A, J. DIXON SURVEY, TRACT 1A AND 2, ABSTRACT NO. 737, J. M. ROSS SURVEY,, TRACT 3 AND 161, ABSTRACT NO. 313, IRA GLAZE SURVEY, ALSO KNOWN AS THE CORNER OF IH-35W AND HIGHWAY 67, CITY OF ALVARADO, JOHNSON COUNTY, TEXAS FROM AN "A" (AGRICULTURE) TO A "PD" (PLANNED DEVELOPMENT) ZONING DISTRICT.

Mayor Jacob Wheat opened this public hearing at 6:55 p.m. This item will be continued on the December, 2021 agenda.

CONSIDERATION AND ACTION REGARDING AN EMPLOYEE ONE TIME COMPENSATION ADJUSTMENT.

Motion was made by Mayor Pro Tem Lydia Moon , duly seconded by Councilperson Kevin Thomas, to authorize a one time compensation adjustment for \$1,000.00 to each employee. This motion supported four votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING THE APPROVAL OF A PROJECT FOR THE EXPENDITURES OF FUNDS REQUIRED FOR WATER/OR SEWER UTILITY INFRASTRUCTURE NECESSARY TO PROMOTE NEW OR EXPANDED BUSINESS PURSUANT TO LOCAL GOVERNMENT CODE SECTION 505.151.

Emile Moline, ECD Director, explained to the council that this was approved by the Alvarado 4B Board and would allow a sewer upgrade for six more homes in the Santa Fe area. After discussion, motion was made by Councilmember Michael Bennett, duly seconded by Councilmember Kevin Thomas, to approve the project for the expenditure of \$121,000.00 required for utility infrastructure approved as presented by the Alvarado Economic Development Board on November 9, 2021 and find that said expenditure is necessary to promote new or expanded business enterprises in the City of Alvarado, and find that this project will add more rooftops to the city's housing stock that when combined with the growth coming will cumulatively lead to new businesses desiring to relocate or open here and it will lead to current businesses located in the city the opportunity to expand. This motion supported four votes in approval and zero votes opposed. Payment will not be made until project is complete. Motion carried.

EXECUTIVE SESSION

Mayor Jacob Wheat then adjourned into Executive Session at 7:12 p.m.
He then reconvened into open session at 8:39 p.m.

CONSIDERATION AND ACTION REGARDING APPROVING AN AGREEMENT WITH PAUL DEBUFF TO SERVE AS CITY MANAGER OF THE CITY OF ALVARADO; AUTHORIZE THE MAYOR TO NEGOTIATE AND EXECUTE SUCH AGREEMENT; AND AUTHORIZE THE MAYOR TO TERMINATE THE INTERIM CITY MANAGER EMPLOYMENT AGREEMENT EFFECTIVE AS OF AUGUST 16, 2021 FOLLOWING EXECUTION OF THE NEW EMPLOYMENT AGREEMENT.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short to approve an agreement with Paul Debuff to serve as City Manager and to authorize the mayor to negotiate and execute such agreement and to terminate the the interim city manager employment agreement following the execution of the new employment agreement. This motion supported four votes in approval and zero votes opposed. Motion carried.

COUNCIL COMMENTS

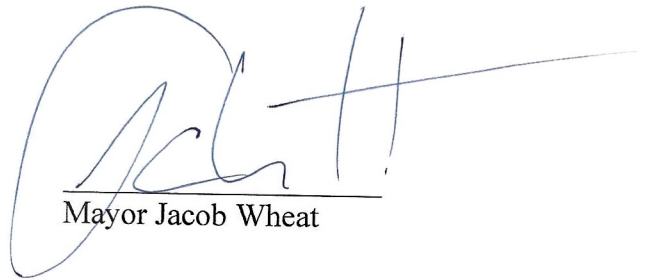
There were no council comments at this meeting.

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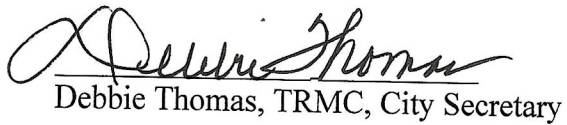
ADJOURNMENT

Mayor Jacob Wheat then adjourned this special called meeting at 8:42 p.m.

Passed and approved this the 13th day of December, 2021.



Mayor Jacob Wheat



Debbie Thomas, TRMC, City Secretary