

# **CITY OF ALVARADO**

**County of Johnson**

**State of Texas**

**February 18, 2019**

**MINUTES**

The City Council of the City of Alvarado met in Regular Called Session on Monday, February 18, 2019 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:

|                 |   |               |
|-----------------|---|---------------|
| Tom Durlington  | * | Mayor         |
| Shawn Goulding  | * | Mayor Pro Tem |
| Beverly Short   | * | Councilperson |
| Cherry Bryant   | * | Councilperson |
| Lydia Moon      | * | Councilperson |
| Michael Bennett | * | Councilperson |

Absent:

|             |   |               |
|-------------|---|---------------|
| Jacob Wheat | * | Councilperson |
|-------------|---|---------------|

Others Present:

|                 |   |                       |
|-----------------|---|-----------------------|
| Rick Holden     | * | City Manager          |
| Debbie Thomas   | * | City Secretary        |
| Michael Dwiggin | * | Public Works Director |
| Paula Hardison  | * | Finance Director      |

## **INVOCATION**

Mayor Durlington called this regular meeting to order at 6:40 P.M. and Reverend Calvin Jenkins from A Change for Christ church gave the Invocation.

## **PROCLAMATION**

Mayor Tom Durlington then read a proclamation declaring February Black History Month.

## **PLEDGE OF ALLEGIANCE**

## **CITY MANAGERS REPORT**

1. Budget Planning 2019-2020- Rick Holden, City Manager, addressed the council stating the budget preparation for the year 2019/2020 fiscal year will be beginning in March.
2. Moore Inclusion Parks Update – The weather has made it way too muddy to start on this project at Moore Park. Hopefully the weather will become more cooperative and allow this park equipment to be brought in.
3. Residential Development Update – There are several developers interested in starting residential developments in Alvarado. There will be a new residential development across from Elementary North. This will come before the council at the March 2019 meeting.

- 4 TXDOT Projects – At the public hearing that was held at the Junior High last month, TXDOT revealed several projects that will impact IH35 and the 917 bridge over I35. These projects will be beginning soon.
5. Long Range Water Planning – We have been blessed with good water wells, but it is time to start researching other ways of producing water. As we grow, our water wells will not serve the amount of homes that are projected to be built.
6. Impact Fee Update – Freese and Nichols are currently working on the numbers for our Impact Fees. Public Hearings will be held and these fees should be implemented by July, 2019.
7. Welborn Railroad Crossing Update – Mr. Welborn will be funding all of the cost of the railroad crossing on his property. This crossing will connect the new Bloomfield Housing Addition to Highway 67 and allow for further development of this property.

### **CONSENT AGENDA**

Motion was made by Councilperson Cherry Bryant, duly seconded by Councilperson Michael Bennett to approve the consent agenda as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

### **PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR AN ALCOHOL VARIANCE FOR THE MINIMUM DISTANCE REQUIREMENTS TO SELL MIXED DRINKS, BEER AND WINE AT EL REY BAR AND GRILL LOCATED AT 210 HIGHWAY 67W, ALVARADO, JOHNSON COUNTY, TEXAS.**

Mayor Tom Durlington opened this public hearing at 7:03 Mr. Espinoza addressed the council and stated that they would like to have a bar in their Mexican restaurant. Dr. Estes, Superintendent of the Alvarado School District and Mark Ratcliff addressed the council with their opposition to this. Mayor Tom Durlington then closed this public hearing at 7:15 p.m. Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Michael Bennett, to deny the distance variance for El Rey Bar and Grill. This motion supported five votes in approval and zero votes opposed. Motion carried.

### **CONSIDERATION AND ACTION REGARDING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS AUTHORIZING THE SUBMISSION OF TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM APPLICATION TO THE TEXAS DEPARTMENT OF AGRICULTURE FOR THE COMMUNITY DEVELOPMENT FUND AND AUTHORIZING THE MAYOR AND CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICERS AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS.**

Ken Coignet from Public Management addressed the council in reference to the application for the 2019/2010 CDBG grant. Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Cherry Bryant, to approve the resolution authorizing the submission of a Texas Community Development Block Grant application to the Texas Department of Agriculture for the Community Development Fund and to authorize the Mayor and City Manager to act as the chief executive officers and authorized representatives in all matters pertaining to the City's participation in the Texas Community Development Block Grant program. This motion supported five votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AN ORDINANCE PROVIDING FOR THE EXTENSION AND EXPANSION OF THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF ALVARADO TO INCLUDE PROPERTY DESCRIBED BELOW, LOCATED ADJACENT AND CONTIGUOUS TO THE CURRENT ETJ OF THE CITY OF ALVARADO, TEXAS, FOR ALL LAWFUL MUNICIPAL PURPOSES; PROVIDE FOR FILING NOTICE OF THIS ETJ EXPANSION IN DEED RECORDS OF JOHNSON COUNTY AND WITH THE COUNTY APPRAISAL DISTRICT AS REQUESTED BY MANUAL GREEN.**

Rick Holden, City Manager explained to the council that part of this property was located in our ETJ at this time and Mr. Green is requesting that all of this property be within our ETJ so that he may file for the proper permits with Johnson County to build a home there. Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Micheal Bennett, to approve the ordinance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE COUNTY OF JOHNSON AND THE CITY OF ALVARADO REGARDING JURISDICTION OF PLAT APPROVAL IN THE CITY'S ETJ.**

Rick Holden, City Manager explained to the council that at this time the only jurisdiction the City of Alvarado has within its ETJ is the process of platting. All other permitting is done at Johnson County. This is very confusing to property owners within our ETJ. This agreement would give Johnson County all jurisdiction including platting within our ETJ. Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Michael Bennett, to approve the agreement as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING APPOINTMENT OF MEMBER TO THE ALVARADO PARKS BOARD.**

Ken Coignet from Public Management addressed the council in reference to the application for the 2019/2010 CDBG grant. Motion was made by Mayor Pro Tem Shawn Goulding, duly seconded by Councilperson Cherry Bryant, to approve the resolution authorizing the submission of a Texas Community Development Block Grant application to the Texas Department of Agriculture for the Community Development Fund and to authorize the Mayor and City Manager to act as the chief executive officers and authorized representatives in all matters pertaining to the City's participation in the Texas Community Development Block Grant program. This motion supported five votes in approval and zero votes opposed. Motion carried.

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After discussion, motion was made by Councilperson Beverly Short, duly seconded by Councilperson Lydia Moon, to approve the appointment of Mr. Chris Davis to the Parks Board.. This motion supported five votes in approval and zero votes opposed. Motion carried.

### **EXECUTIVE SESSION**

There was not an executive session held at this meeting.

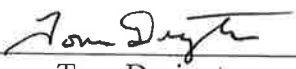
### **COUNCIL COMMENTS**

Debbie Thomas, City Secretary stated the May 5, 2019 will be cancelled since the incumbents were unopposed.

### **ADJOURNMENT**

Mayor Tom Durington then adjourned this regular meeting of the Alvarado City Council at 7:25 p.m.

Passed and approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

  
\_\_\_\_\_  
Mayor Tom Durington

  
\_\_\_\_\_  
Debbie Thomas, TRMC, City Secretary