

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
MARCH 21, 2022
6:30 PM

MINUTES

CALL TO ORDER - Roll Call

The City Council of the City of Alvarado, Texas met in Regular Called Session on Monday, March 21, 2022 at 6:30 p.m. in the Council Chambers at City Hall. The following were present for roll call:

Jacob Wheat	*	Mayor
Beverly Short	*	Councilperson
Cherry Bryant	*	Councilperson
Scott Arthur	*	Councilperson
Kevin Thomas	*	Councilperson
Lydia Moon	*	Mayor Pro Tem

Absent:

Michael Bennett	*	Councilperson
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Paul DeBuff	*	City Manager
Debbie Thomas	*	City Secretary
Teddy May	*	Police Chief
Richard Van Winkle	*	Fire Chief
Emile Moline	*	Planning/EDC Director

INVOCATION

Mayor Jacob Wheat called this meeting to order at 6:40 p.m. Councilperson Scott Arthur gave the invocation.

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the City Council on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. The City Council has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the City Council to comments related to items not on the agenda is limited to a

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statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for future City Council meeting.

There were no citizen comments at this meeting.

CITY MANAGER'S REPORT:

Paul DeBuff, City Manager, addressed the council regarding the opening of the Sunflower Lane road repair bids were being opened tomorrow. The City's new website is up and running. We hope to schedule Fire Chief interviews for late April and on March 23, 2022. There will be an Economic Development training open to the public at 1:00 p.m., March 23, 2022 in the Council Chambers. Everyone is invited to attend.

CONSENT AGENDA:

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

1. Minutes from the Regular Called Meeting held on February 21 2022.
2. Minutes from the Special Called Meeting March 7, 2022.

NEW BUSINESS:

3. Public Hearing and consideration and action regarding an ordinance of the City of Alvarado, Texas, amending Chapter 42 of the city code, as amended, the Comprehensive Zoning Ordinance of the City of Alvarado, by adding a permitted specific use for outdoor storage for building materials and hardware stores.

Mayor Jacob Wheat opened this public hearing at 6:45 p.m. Emile Moline explained to the council that this would allow outside storage for hardware stores and retail businesses in the CBD district. Greg LaFountain addressed the council telling them this would definitely help with the outside mulch storage at his store. Mayor Jacob Wheat then closed the public hearing at 6:52 p.m. Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Beverly Short to approve the ordinance as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

4. Consideration and action regarding a request for a final plat on property known as a tract of land situated in the John Dixon Survey, Abstract Number 214 and the John Ross Survey, Abstract Number 737, City of Alvarado, Johnson County, Texas and being called a 41.23 acre tract of land.

Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Beverly Short, to approve the plat as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

5. Consideration and action regarding a resolution of the City of Alvarado, Texas, accepting the petition for annexation of 352.471 acres of land, more or less,

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located in the extraterritorial jurisdiction of the City of Alvarado in Johnson County, Texas; setting an annexation schedule, providing for open meetings and other related matters.

Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Scott Arthur to approve the resolution as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

6. Consideration and action regarding approval of the Senior Citizen and Community Center rental application.

Motion was made by Councilperson Cherry Bryant, duly seconded by Councilperson Kevin Thomas, to approve the application as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

7. Consideration and action regarding certification for candidates that are unopposed for election to office for the election scheduled for May 7, 2022.

This item was skipped and will be placed on the Special Meeting to be held on April 4, 2022 agenda.

8. Consideration and action regarding cancellation of the election scheduled to be held on May 7 2022, for Mayor and Councilpersons in Wards I, II and III.

This item was skipped and will be placed on the Special Meeting to be held on April 4, 2022 agenda.

9. Consideration and action regarding a resolution of the City Council of the City of Alvarado , Texas accepting for filing a landowner petition for the addition of land to a Public Improvement District and calling a public hearing.

Motion was made by Mayor Pro Tem Lydia Moon, duly seconded by Councilperson Cherry Bryant, to approve the resolution as presented and call for a public hearing. This motion supported five votes in approval and zero votes opposed. Motion carried.

10. Consideration and action regarding a development agreement between the City of Alvarado, Texas and 215/67/Alvarado LLC.

After a presentation by Lennar Homes, motion was made by Councilperson Kevin Thomas, duly seconded by Councilperson Cherry Bryant, to approve the development agreement as presented. This motion supported five votes in approval and zero votes opposed. Motion carried

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, executive session may be held under one or more of Sections 551.071, 551.073, 551.074, 551.076, 551.087, 413.183(f) and 418.106 (d) & (e), either at the end of the regular session or at any time during the meeting on any item on the agenda if a need arises for the City Council to seek advice from the City Attorney or otherwise convene in closed session as permitted by such sections of the Open Meetings Act. The City Council may take action on any agenda item listed for executive session upon reconvening in open session. Please refer to the agenda for the items posted. a. 551.071. Consultation with Attorney. The City Council may

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convene into 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: 1. Any posted item on the agenda.

There was not an Executive Session held at this meeting.

COUNCIL COMMENTS:

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Mayor Jacob Wheat addressed the council regarding a candidate forum to be held in Burleson, Texas. Emile Moline invited everyone to attend the Economic Development Training that will be held on March 23, 2022 at 1 P.M. in the Council Chambers at city hall.

ADJOURNMENT

Mayor Jacob Wheat then adjourned this regular called meeting of the Allvarado City Council at 7:29 p.m. Passed and approved this the _____ day of _____, 2022.

Jacob Wheat, Mayor

Attest:

Debbie Thomas, City Secretary