

REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
JULY 18, 2022
6:30 PM

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, July 18, 2022 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call

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 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.

CONSENT AGENDA:

1. Consideration and action to approve minutes from the June 20, 2022 Regular City Council Meeting.
2. Consideration and action regarding approval of Resolution 2022-018; setting a public hearing under Sec. 372.009 of the Texas Local Government Code for the creation of Whisper Park Public Improvement District within the corporate limits of the City of Alvarado, Texas; authorizing the issuance of notice regarding the public hearing; and providing an effective date. (DeBuff)
3. Action approving City Manager to sign contract with FirstCheck Applicant Screening for employment background checks. (Walls)

NEW BUSINESS:

4. Human Resource Presentation (Walls)
5. Presentation on Compensation (Walls)
6. Presentation by Chief May regarding accomplishments and goals. (May)
7. Discussion regarding stop sign at Shirley and Charles. (Dwiggins)

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8. Consideration and action to approve payment to Old Settler's Reunion for Annual Reunion Celebration. (DeBuff)
9. Hold public hearing regarding the creation of Alvarado 215 Public Improvement District. (DeBuff)
10. Hold a public hearing regarding the creation of Eagle Glen North Public Improvement District. (DeBuff)
11. Consideration and action regarding approval of Resolution R2022-16 authorizing and creating the Alvarado 215 Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; Providing for related materials; and providing an effective date. (DeBuff)
12. Consideration and action regarding approval of Resolution R2022-017 authorizing and creating the Eagle Glen North Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; Providing for related matters; and providing an Effective Date. (DeBuff)
13. Consideration and action regarding Ordinance # 2022-008 proclaiming Alvarado to be a municipality with more than 5,000 inhabitants. (Wheat)
14. Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 38.217-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract No. 327 and for an approximately 176.983-acre tract of land situated in the WILLIAM HICKMAN SURVEY, Abstract 327, generally located on the North side of E. US Highway and between County Road 207 and County Road 209, in Alvarado, Johnson County, Texas. 215 67 ALVARADO LLC is the owner. (Lennar Homes) (Moline)
15. Public Hearing, consideration and action regarding a proposed zoning change to adopt a planned development zoning ordinance (PD) for an approximately 117.994-acre tract of land situated in the Robert Bell Survey, Abstract No. 44 and for an approximately 54.328-acre tract of land situated in the Robert Bell Survey, Abstract No. 44, the Andrew Spiva Survey, Abstract No. 770, and the Andrew J. Patton Survey, Abstract No. 684, and being all of a called 50.87 acre tract of land described by deed to Donald C. Fulbright and wife, Nan E. Fulbright recorded in Volume 505, Page 724 of the Deed Records of Johnson County, Texas, and being all of Blocks 3 and 4, Browns Addition Section 2, an addition to the City of Alvarado as recorded in Volume 431, Page 641 of the Plat Records of Johnson County, Texas, and 56.422 acre tract of land located in the Robert Bell Survey, Abstract Number 44, Johnson County, Texas and being a part of a tract of land conveyed to Marion J. Moore and Wife, Dawn Jo Anne Moore as recorded in Volume 515, Page 327, Deed Records, Johnson County, Texas, (D.R.J.C.T.), part of a tract of land conveyed to The Marion J. Moore & Jo Anne Moore Revocable Living Trust as recorded in Volume 4525, Page 851, D.R.J.C.T., part of the 1st tract and Tracts 1, 4, 5, 7, 8 and 9 of land conveyed to M.J. Moore et ux Joanne Moore as recorded in Volume 594, Page 821, D.R.J.C.T. and being part of a tract of land conveyed to Donald C. Fulbright and Wife, Nan E. Fulbright as

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recorded in Volume 505, Page 724, D.R.J.C.T. and a tract of land conveyed to Donald C. Fulbright JR, Arthur Keith Fulbright & Donna Fulbright Wilkins as recorded in Instrument Numbers 2010-33836, 2010-33837, 2010-33838, Official Public Records, Johnson County, Texas, generally located North of County Road 108C, South of East Davis Avenue, and West of FM 1807, in Alvarado, Johnson County, Texas where all mentioned roads intersect. BLOOMFIELD HOMES L.P. is the owner. (Whisper Park) (Moline)

16. Consideration and action regarding approval of Ordinance No. 2022-009 providing for the abandonment and release of the city's interest in a portion of an eighty-foot right-of-way dedicated to the City by plat on July 13, 1883; providing for recording of this ordinance; providing an effective date. (Ezell St. Partial ROW Abandonment) (Moline)
17. Public Hearing, consideration and action regarding a proposed replat for that certain tract or parcel of land lying and being situated in the Andrew J. Patton Survey, Abstract No. 684, and being all of Lots 3-6, Block 70, Alvarado according to the map thereof approved by the Town Council on July 13, 1883, and filed of record in Volume 26, Page 640, Deed Records of Johnson County, Texas, and being that same tract of land conveyed to Trailblazer Homes, LLC, according to the deed filed of record as County Clerk Instrument #2021-12952, Official Public Records of Johnson County, Texas, as requested by TRAILBLAZER HOMES, LLC. (Trailblazer Homes Replat) (Moline)
18. Public Hearing, consideration and action regarding a proposed replat for that certain tract or parcel of land lying and BEING A 0.496 ACRE TRACT OF LAND AND BEING LOTS 4 - 9, BLOCK 69, OF THE ORIGINAL TOWN OF ALVARADO, AN ADDITION IN TO THE CITY OF ALVARADO, ACCORDING TO THE PLAT RECORDED IN VOLUME 26, PAGE 640, OF THE DEED RECORDS, OF JOHNSON COUNTY, TEXAS ALSO BEING CONVEYED TO CM JACKSON ENTERPRISES LLC, a TEXAS LIMITED LIABILITY COMPANY AS RECORDED IN INSTRUMENT NO. 2020-21013 DEED RECORDS, JOHNSON COUNTY TEXAS, as requested by CM Jackson Enterprises, LLC. (CM Jackson Enterprises Replat) (Moline)
19. Hold public hearing and consideration and action regarding Ordinance 2022-007 of the City of Alvarado, Texas, annexing by voluntary petition approximately 76.93 acres in Johnson County, Texas situated generally east of the N. Cummings Drive and County Road 508 intersection and east of County Road 607, into the Corporate limits of the City of Alvarado, Texas. (Lone Oak Tract B Annexation) (Moline)

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in closed session to deliberate regarding the following matters:

COUNCIL COMMENTS:

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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.

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

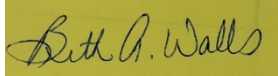
The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on July 15, 2022 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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A handwritten signature in cursive script, reading "Beth A. Walls", is displayed on a solid olive-green rectangular background.

Beth A Walls, TRMC, IPMA-SCP, CPM
Interim City Secretary/HR Manager