

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

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, November 21, 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 convened board of this meeting 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 convened board has no obligation to respond in any matter to comments or questions from the public. Any response from a member of the convened Board 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 a future meeting.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA:

1. Approve minutes from the October 17, 2022 City Council meeting.

NEW BUSINESS:

2. Proclamation for American Indian Heritage Month. (Wheat)
3. Consider acceptance of donated funds from LaSalle LLC for use in purchasing playground equipment and authorize the City Manager to expend the donated funds as necessary for the purchase and installation of playground equipment procured through the Texas BuyBoard Purchasing Cooperative. (Wheat)
4. Rate Study Presentation (DeBuff)
5. Consideration and action to approve Ordinance 2022-0021, setting utility rates for 2022-23. (DeBuff)
6. Consideration and action regarding Maple St. Phase I and II construction phase services proposal. (DeBuff)

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7. Consideration and action regarding acceptance of a bid for the possible sale or exchange of real property located at 135 County Road 404, Alvarado, Texas, 76009, and being 1.545 acres of land, and being a portion of Lot 2, ALVARADO WASTE WATER TREATMENT PLANT ADDITION, to the City of Alvarado, Johnson County, Texas, according to the plat recorded in Volume 9, Page 650, of the Plat Records of Johnson County, Texas. (Moline)
8. Public Hearing, consideration and action on Ordinance 2022-0019 regarding approval of a Specific Use Permit (SUP) for the property known as 118 E. Weaver Ave. (G&L General Store) to allow lawn and garden outdoor storage. (Sec. 42-33) (Moline)
9. Public Hearing, consideration and action regarding approval of a proposed text amendment to the City's zoning ordinance to consider adopting Ordinance 2022-0020 amending section 42.55 "Supplementary District regulations," of Article IV, "supplementary regulations," of Chapter 42, "Zoning," of the Alvarado Code by designating the location of garage sales, authorizing city staff to regulate the location of garage sales; providing that this ordinance shall be cumulative of all ordinances, providing a severability clause; providing a penalty clause; providing a savings clause; providing for publication in the official newspaper, and providing an effective date. (Moline)
10. Hold a public hearing and consideration and action regarding an Ordinance 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:

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

1. §551.071 Consultation with Attorney. The City Council or other Board may convene in Executive Session to conduct a private consultation with its Attorney on any legally posted agenda item, when the City Council or other Board 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 provision of Chapter 551, including the following items:

- a. Any posted item on the agenda.
- b. Potential off-site infrastructure funding agreement.
- c. Legal options for funding utility infrastructure improvements.

12. **OPEN SESSION:**

Reconvene into open session for possible action resulting from any items posted and legally discussed in Executive Session.

13. Consideration and action to direct the City Manager to negotiate and execute an off-site utility infrastructure funding agreement. (DeBuff)
14. Consideration and action to direct City Manager to begin planning for a 2025 debt issue to support increase water demand. (DeBuff)
15. Consideration and action to direct City Manager to begin steps for \$20 million debt issue in Spring of 2023. (DeBuff)
16. Consideration and action to direct City Manager to solicit engineering proposals to design Basin 2 Sewer line replacement and Basin 5 sewer line extension. (DeBuff)

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 or 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.

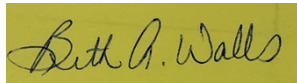
ACCESSIBILITY STATEMENT

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 November 18, 2022 at 4:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in cursive script, reading "Beth A. Walls", is displayed within a yellow rectangular box.

Beth A Walls, TRMC, IPMA-SCP, CPM
City Secretary/ HRD