

CITY OF ALVARADO  
County of Johnson  
State of Texas  
February 20, 2023  
City Council Minutes.

The City Council of the City of Alvarado met in Regular Called Session on Monday, February 20, 2023 at 6:30 p.m. The following were present for roll call:

|               |               |
|---------------|---------------|
| Jacob Wheat   | Mayor         |
| Lydia Moon    | Mayor Pro-Tem |
| Cherry Bryant | Councilperson |
| Kevin Thomas  | Councilperson |
| Beverly Short | Councilperson |

The following were absent for roll call:

|                 |               |
|-----------------|---------------|
| Michael Bennett | Councilperson |
| Scott Arthur    | Councilperson |

Others Present:

|                  |                              |
|------------------|------------------------------|
| Paul DeBuff      | City Manager                 |
| Beth A Walls     | City Secretary               |
| Ashley Dierker   | City Attorney                |
| Laura Cox        | Chief Financial Officer      |
| Justin French    | Community Dev. Director      |
| Reyth Garcia     | Court Clerk                  |
| Paula Hardison   | Director Billing/Accounting  |
| John Rodgers     | Fire Chief                   |
| Precious Moore   | Library Director             |
| Emile Moline     | Planning and Zoning Director |
| Teddy May        | Police Chief                 |
| Michael Dwiggins | Public Works Director        |

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and gave the invocation.

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS-** Skott Williams, Helen Palmer, Charles Holmes and Jayme Jones brought kudos and concerns to Council's attention.

**AGENDA ITEM #1, 2 & 3**

**CONSENT AGENDA**

1. CONSIDERATION AND ACTION TO APPROVE MINUTES FROM THE 1/23/2023 REGULAR CITY COUNCIL MEETING AND THE 2/09/2023 SPECIAL CITY COUNCIL MEETING.

2. CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2023-0004 AMENDING THE AUTHORIZED REPRESENTATIVES OF THE CITY OF ALVARADO WHO MAY DIRECT THE INVESTMENT OF FUND INTO THE TEXAS LOCAL GOVERNMENT INVESTMENT POOL, A PUBLIC FUNDS INVESTMENT POOL WHICH WAS CREATED ON BEHALF OF ENTITIES WHOSE INVESTMENT OBJECTIVE, IN ORDER OF PRIORITY, ARE PRESERVATION, LIQUIDITY AND YIELD CONSISTENT WITH THE PUBLIC FUNDS INVESTMENT ACT. (COX)

3. CONSIDERATION AND ACTION TO APPROVE RESOLUTION R2023-0005 AMENDING THE AUTHORIZED REPRESENTATIVES OF THE CITY OF ALVARADO, TEXAS WHO MAY DIRECT THE INVESTMENT OF FUNDS MULTI-BANK SECURITIES, INC. WITHIN THE GOVERNMENT CODE CHAPTER 2256 PUBLIC FUNDS INVESTMENT ACT PARAMETERS. (COX)

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the consent agenda. This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

#### **AGENDA ITEM #4**

##### **4. EMERGENCY MANAGEMENT PREPAREDNESS PRESENTATION (RODGERS)**

Fire Chief John Rodgers shared his vision to use the City Council Chambers as the primary Emergency Operations Center (EOC) in the event of an emergency situation in the city.

His reason for this idea is that Council Chambers are:

- Emergency Generator Equipped
- Access Controlled
- Centrally Located
- Adequate Accommodations: offices, restrooms, kitchen, printers, etc.

In order to accommodate the modifications needed for this, an agreement has been entered with D-lectric to make modifications at a cost of \$1,800.00 to reconfigure generator to power EOC, etc.

No Council Action Required.

#### **AGENDA ITEM #5**

##### **5. PRESENTATION ON STREET REHABILITATION (RAMACHANDRA)**

The City completed a street pavement condition assessment study last year that provided condition ratings for each of the street segments within the City limit. The study was done by RoadBotics, a firm that has specialized in roadway condition analysis and mapping.

Each street segment in the City was assigned a number from 1 through 5, 1 being the street pavement being in the best of conditions and 5 being the street pavement being in a highly deteriorated condition.

The City staff has now developed a list of priority streets and estimated costs for rehabilitation based on the combination of several factors, mainly being RoadBotics study from 2022, current street pavement condition and emergency response vehicle routes.

Location and condition of existing water and sewer lines were also reviewed by the City staff along each of the street segments included in the list, and adequate cost provisions have been made for relocation / replacement of water and sewer lines where necessary.

The City staff is recommending to implement the rehabilitation of these priority street segments in a phased manner, to the extent funding is available each fiscal year.

No Council Action Required.

#### **AGENDA ITEM #6**

CONSIDERATION AND ACTION TO AUTHORIZE CITY MANAGER TO EXECUTE A REQUEST FOR PROPOSALS OF PROFESSIONAL GEOGRAPHICAL INFORMATION SYSTEM (GIS) SERVICES IN ACCORDANCE WITH THE ALVARADO PROCUREMENT POLICY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDED SERVICES. (FRENCH)

The City of Alvarado is growing in population size, land area, infrastructure, and municipal services to the community. GIS services is an essential tool to communicate city limits, extraterritorial jurisdiction (ETJ), applicability of regulations, existing municipal facilities, such as the water distribution system and the sanitary sewer collection system. With Alvarado's population proclaimed over 5,000, the City's ETJ has expanded from half a mile to one mile beyond the city limits. Recent annexations have expanded the city limits and thereby expand the ETJ even further. The annexed properties are assigned to a zoning district and City Council approved zoning changes must be reflected on the official zoning map for reference.

Similarly, new development has expanded the City's roadway network, water distribution system, fire protection area, park service areas, and sanitary sewer collection system, which warrants map updates. Updated map records will assist residents, developers, municipal personnel, and other stakeholders implement the City's Comprehensive Plan and vision for the community by providing reference. It assists in the efficient operation of municipal services. It also assists investors and review managers plan for orderly and cost-effective development. Well created GIS mapping further assists in branding the City as a modern municipality that attracts business and makes residents proud.

Motion was made by Cherry Bryant and seconded by Beverly Short to approve.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

#### **AGENDA ITEM #7**

HOLD A PUBLIC HEARING AND CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0002, ADOPTING 2021 INTERNATIONAL BUILDING CODES. (FRENCH)

**Mayor Wheat opened the public hearing at 7:23 pm.**

The City of Alvarado last updated its set of comprehensive and coordinated national model constructions codes on June 17, 2013. The purpose of these codes is to promote the health, safety and general welfare of the citizens of the City of Alvarado and the general public. In addition, maintaining current published codes keeps the City of Alvarado in step with new technologies in the development community and assists in

maintaining the City's Insurance Services Office (ISO) ratings, which then keeps property insurance premiums down for residents, tenants, and property owners in the City.

**The Mayor closed the public hearing at 7:26 pm.**

Motion was made by Beverly Short and seconded by Kevin Thomas to approve Ordinance 2023-0002. This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

#### **AGENDA ITEM #8**

HOLD A PUBLIC HEARING AND CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023-0003, AMENDING THE SUBDIVISION REGULATIONS OF THE CITY, CHAPTER 34 OF THE CODE OF ORDINANCES, BY AMENDING THE DEFINITION OF SUBDIVISION. (FRENCH)

**Mayor Wheat opened the public hearing at 7:26 pm.**

Community Development Director Justin French explained that the purpose of the Alvarado subdivision ordinance is to provide for the orderly, safe, and healthful development of the area within the City and within the area surrounding the City and to promote the health, safety, morals, and general welfare of the community by securing adequate provision for traffic, light, air, recreation, transportation, water, drainage, sewage, and other facilities. From time to time the subdivision ordinance must be amended to achieve this purpose. The attached ordinance amendment is intended to modernize the definition of *subdivision* for the purposes of the Alvarado subdivision regulations. The change to the subdivision regulations of the attached ordinance is limited to the addition of the redlined text in the below definition of *subdivision* as presently found in ordinance.

"*Subdivision* means the division of a tract in two or more parts to lay out a subdivision of the tract, including an addition to the city, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this definition includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, *lease, devise, intestacy, map, plat*, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this definition does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated."

**The Mayor closed the public hearing at 7:28 pm.**

Motion was made by Cherry Bryant and seconded by Lydia Moon to approve Ordinance 2023-0003. This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

#### **AGENDA ITEM #9**

HOLD A PUBLIC HEARING AND CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2023- 0004 AMENDING THE SUBDIVISION REGULATIONS OF THE CITY, CHAPTER 34 OF THE CODE OF ORDINANCES BY ADOPTING UPDATES TO THE DESIGN STANDARDS MANUAL OF THE CITY FOR THE DESIGN AND CONSTRUCTION OF ALL WATER AND SEWER SYSTEMS, STREETS AND DRAINAGE FACILITIES IN THE CITY. (FRENCH)

**Mayor Wheat opened the public hearing at 7:29 pm.**

The purpose of the Alvarado Design Standards Manual is to provide a set of minimum design standards to be used in the designing of public facilities to be maintained by the City of Alvarado. These guidelines will be used by consulting engineers employed by the City and engineers for private developments. These guidelines should result in the construction of safe, economical public facilities. The Public Works Director may approve unusual circumstances or special designs requiring a variance from the standards in this manual.

**The Mayor closed the public hearing at 7:31 pm.**

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance 2023-0004. This motion supported 4 votes in approval and 0 votes opposed. Motion carried.

**AGENDA ITEM #10**

**CONSIDERATION AND ACTION TO APPROVE AMENDMENT NO. 1 TO THE CONSTRUCTION MANAGEMENT AT RISK SERVICES AGREEMENT WITH ARCHER WESTERN CONSTRUCTION, LLC. (DWIGGINS)**

This amendment allows for a Early Work Package – Package Plant Design Submittal:

- a. Scope of Work: Provide an unsealed design submittal for the proposed AUC Group Package Plant as bid in Proposal Package 1 – Package Plant for WWTP Expansion and in accordance with the following specifications from Proposal Package 1:
  - 01 33 00 Document Management
  - 01 32 00 Shop Drawings
  - 46 07 53 Packaged Wastewater Treatment Equipment; subsections 1.06.B through 1.06.F.
- b. The Package Plant Design Submittal shall be submitted to the Engineer within 30 calendar days from execution of this Amendment.

Motion was made by Lydia Moon and seconded Cherry Bryant by to approve Amendment #1 to the construction Management At risk Services Agreement with Archer Western Construction.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried

**AGENDA ITEM #11**

**CONSIDERATION AND ACTION TO AWARD BID FOR CUTS ON CUMMINGS. (DWIGGINS)**

Motion was made by Kevin Thomas and seconded by Lydia Moon to approve awarding the bid for cuts on Cummings to Blackrock Paving and Seal Coating.

This motion supported 4 votes in approval and 0 votes opposed. Motion carried

**Mayor Wheat announced that Council would go into Executive Session at 7:45 pm.**

**EXECUTIVE SESSION**

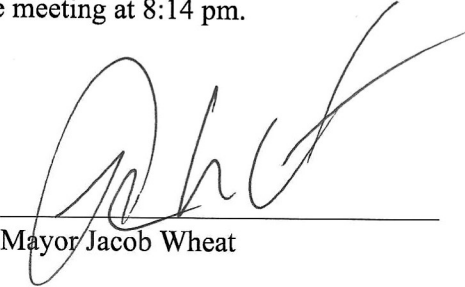
**PURSUANT TO TEXAS OPEN MEETINGS ACT, CHAPTER 551 OF THE TEXAS GOVERNMENT CODE, THE CITY COUNCIL CONVENED INTO CLOSED SESSION AT 7:30 P.M. TO DELIBERATE UNDER §551.071 CONSULTATION WITH ATTORNEY AND § 551.074 PERSONNEL MATTERS. TO DELIBERATE THE APPOINTMENT, EMPLOYMENT, EVALUATION, REASSIGNMENT, DUTIES, DISCIPLINE, OR DISMISSAL OF A PUBLIC OFFICER OR EMPLOYEE, OR TO HEAR A COMPLAINT OR CHARGE AGAINST AN OFFICER OR EMPLOYEE: COURT ADMINISTRATOR.**

**Mayor Wheat reconvened regular session at 8:12 pm.**

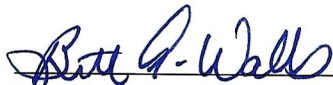
There being no further business, the Mayor adjourned the meeting at 8:14 pm.

Passed and approved this the 20<sup>th</sup> day of March, 2023.



  
Mayor Jacob Wheat

Respectfully Submitted,



Beth A Walls, City Secretary/HRD