

**REGULAR MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
APRIL 15, 2024
6:30 PM**

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, April 15, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call - Council determines excused/unexcused absence of members.

INVOCATION

PLEDGE OF ALLEGIANCE

PROCLAMATION:

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. 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. Consideration and action to approve the minutes of the 03/18/2024 Regular City Council Meeting.
2. Consideration and action to approve Ordinance No. 2024-0006 amending Article I "In General" of Chapter 22 "Municipal Court" of the Code of Ordinances, City of Alvarado, Texas, by establishing a Child Safety Fund and requiring certain defendants in Municipal Court to pay a Child Safety Fee, providing that this ordinance shall be cumulative of all ordinances, providing a severability clause, and providing an effective date. (Cox/Penhalleagon)
3. Consideration and action to approve Resolution R2024-0007 appointing an Election Judge and Alternate Election Judge. (Walls)

NEW BUSINESS:

4. Public hearing, consideration and action to approve Ordinance 2024-0007 annexing by voluntary petition approximately 77.57 acres in the G. S. McIntosh Survey, Abstract 625, the J. B. Conger Survey, Abstract 150, and the J. Nicholson Survey, Abstract 1079, generally located south of CR 508 and west of CR 607, into the corporate limits of the City of Alvarado, Texas. (Lone Oak Annexation) (French)
5. Public hearing, consideration and action on approving Ordinance 2024-0005 pertaining to the

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application of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of a zoning change from Agricultural (A) District to Planned Development (PD) District for Single-Family Residential (SF-2) District uses on 428.755 acres known as a portion of Tract 1 of the J. Nicholson Survey, A-1079, portions of Tracts 2, 5, and 6 of the J. B. Conger Survey, A-150, and portions of Tract 1-5 and 29 of the G. S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. (Lone Oak Rezoning) (French)

6. Consideration and action on the application of Mike Holmes with Atwell, LLC representing BW Gas & Convenience Retail, LLC on behalf of 275 Alvarado LLC for approval of the Allsup's Addition preliminary plat on 14.09 acres known as Tract 11 in the A. Spiva Survey, A-770, approximately addressed at 1200 E. Highway 67. (Allsup's preliminary Plat) (French)
7. Consideration and action on the application of Clint Vincent on behalf of Bloomfield Homes for approval of the Whisper Park Addition preliminary plat on 172.322 acres known as Blocks 3 and 4 of the Brown Addition Section 2, a tract out of the A. J. Patton Survey, A-684, Tract 36 of the A. Spiva Survey, A-770, and Tracts 21, 22, 25A, 26A, 27 and 27A of the R. Bell Survey, A-44. (Whisper Park preliminary Plat) (French)
8. Consideration and action on approving Resolution R2024-0008 of the City Council of the City of Alvarado, Texas, accepting for filing a landowner petition for the modification of boundaries to a Public Improvement District and calling a public hearing (Agave Trail). (DeBuff)
9. Presentation regarding proposed Police Department renovation. (May)
10. Consideration and action to authorize City Manager to purchase modules for revised Police Department renovation. (May)
11. Consideration and action to authorize the City Manager to execute a construction contract with Long Horn Commercial Roofing Company, in the amount of \$36,527.00, to provide for the roof restoration (repair) at 104 W. College Street, Alvarado, Texas, also known as City Hall. (Suber)
12. Consideration and action to authorize the City Manager to sign an Agent of Record agreement with HUB International in order to secure quotes for benefit coverages for fiscal year 2024-25. (Walls)

EXECUTIVE SESSION:

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- Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:
 - 1. § 551.071. Consultation with Attorney. The City Council may convene in 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: A.) Any item listed on the agenda.
 - 2. § 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.
 - A.) 1011 N. Cummings Drive
 - B.) 1203 S. Parkway Drive
 - C.) 310 W. Atchley Street

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- D.) Eagle Glen West

RECONVENE REGULAR SESSION

13. Public hearing, consideration and action to approve Ordinance 2024-0004 pertaining to the application of 275 Alvarado LLC represented by Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portions in the Floodplain (FP) Overlay on approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with concept plan approval and deviations. (Eagle Glen West rezoning) (French)
14. Consideration and action on authorizing City Manager to execute a Purchase Agreement for 310 W. Atchley. (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 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.

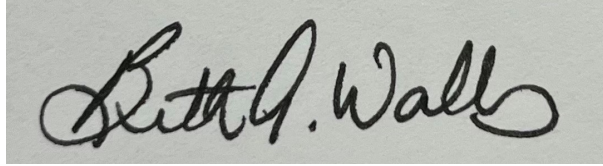
I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City

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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 Friday, April 12, 2024 at 6:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink on a light gray background. The signature is written in a cursive style and reads "Beth A. Walls".

Beth A Walls, TRMC, IPMA-SCP, CPM
City SecretaryHRD