

CITY OF ALVARADO

County of Johnson

State of Texas

February 20, 2017

MINUTES

The City Council of the City of Alvarado met in Regular Called Session on Monday, February 20, 2017 at 6:30 p.m. in the Council Chambers at City Hall with up to the first thirty minutes of the meeting consisting of a workshop. The following were present for roll call:

Michael Bennett	*	Councilperson
Jacob Wheat	*	Councilperson
Shawn Goulding	*	Councilperson
Dewayne Richters	*	Mayor
Beverly Short	*	Councilperson

Others Present:

Clint Davis	*	City Manager
Debbie Thomas	*	City Secretary
Brad Anderson	*	Chief of Police
Richard Van Winkle	*	Fire Chief
Michael Dwiggin	*	Public Works Director
Emile Moline	*	Economic Development Director
Kelle Whitfill	*	Finance Director

INVOCATION

Mayor Dewayne Richters called this regular meeting to order at 7:15 P.M. and Reverend Calvin Jenkins gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

There were no public comments at this meeting.

CONSENT AGENDA

Motion was made by Councilperson Shawn Goulding, duly seconded by Councilperson Michael Bennett, to approve the consent agenda. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING ACCEPTANCE OF THE 2015-2016 FISCAL YEAR AUDIT.

Gil Volmering presented the 2015-2016 audit to the council. Motion was made by Councilperson Shawn Goulding, duly seconded by Councilperson Michael Bennett to accept the audit. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION TO REPLACE CERTAIN ETJ BOUNDARIES BETWEEN THE CITY OF BURLESON AND THE CITY OF ALVARADO.

Paul Cane, Assistant City Manager from Burleson addressed the council in reference to replacing certain ETJ boundaries. After discussion, motion was made by Mayor Pro Tem Joe Sain, duly seconded by Councilperson Beverly Short, to further study and consult with the city of Keene and to direct staff to further investigate this item. This motion supported six votes of approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AWARD OF BID FOR THE GEORGE WASHINGTON CARVER PARK IMPROVEMENTS.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to award the bid to Day Services for the improvements at George Washington Carver park in the amount of \$90,302.00. This motion supported six votes of approval and zero votes opposed. Motion carried.

PRESENTATION REGARDING THE PROJECT HORIZON LOCATED ON PROPERTY SOUTH OF ALVARADO HIGH SCHOOL.

Emile Moline, Economic Development Director, addressed the council in reference to the interest in having a Senior Assisted Living, corporate offices, and some commercial and residential housing which would be constructed on property located south of Alvarado High School. Council was in favor of this project.

CONSIDERATION AND ACTION REGARDING A FINAL PLAT FOR LOTS 1-19, COTTER OAKS ADDITION, ALVARADO, JOHNSON COUNTY, TEXAS, AND CONSIDERATION OF AN EXCEPTION TO THE PARK LAND DEDICATION REQUIREMENTS OF CHAPTER 34, ARTICLE IV OF THE CITY'S CODE OF ORDINANCES.

Motion was made by Councilperson Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain, to approve the final plat for Lots 1-19, Cotter Oaks Addition, with the exception to the park land dedication requirements. This motion supported six votes of approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION OF SUPPORT FOR EFFORTS TO OBTAIN FINANCING THROUGH THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS FOR PROPERTY LOCATED AT 1035 N CUMMINGS ALSO KNOWN AS ALVARADO SENIOR APARTMENTS.

Cory Farmer explained to the council his company was intent on purchasing the Alvarado Senior Apartments and remodeling each apartment. Motion was made by Councilmember Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain, to approve a resolution of support to obtain financing for this project. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION APPROVING MINIMAL FUNDING BY WAIVING CERTAIN APPLICABLE FEES (PERMIT FEES, INSPECTION FEES, ETC.) FOR THE PROJECT LOCATED AT 1035 N CUMMINGS ALSO KNOWN AS ALVARADO SENIOR APARTMENTS.

Motion was made by Councilperson Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain, to approve a resolution approving a waive of fees in the amount of \$100.00. This motion supported six votes of approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION CONCERNING FUNDING FOR A GRANT FOR POLICE BODY CAMERAS.

Motion was made by Councilperson Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain, to approve a resolution concerning funding for police body cameras. This motion supported six votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION FOR THE PURPOSE OF DETERMING WHETHER CERTAIN BUILDINGS OR STRUCTURES COMPLY WITH BUILDING STANDARDS SET OUT IN SECTION 8-215 OF THE ALVARADO CODE OF ORDINANCES.

A. 401 S. BAUGH, LOTS 1A, 2A, BLOCK 50, ORIGINAL TOWN ADDITION, ALVARADO, TEXAS.

Mayor Dewayne Richters opened this public hearing at 7:48 p.m. Sandina Bowden, owner of the property, addressed the council and said she had no problem demolishing this structure. Mayor Dewayne Richters then closed this public hearing at 8:09 p.m. Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Shawn Goulding, to grant Ms. Bowden 90 days to demolish the structure located at 401 S. Baugh. This motion supported six votes in approval and zero votes opposed. Motion carried.

B. STRUCTURE LOCATED AT 108 W. PATTON, LOT 2C, BLOCK 50, ORIGINAL TOWN ADDITION.

Mayor Dewayne Richters then opened this public hearing at 8:10 p.m. The property owner did not show up for this meeting and her certified mail had been returned unclaimed. Mayor Richters then closed this public hearing at 8:17 p.m. The then reopened the public hearing at 8:17 p.m. upon advice from the city attorney. Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Shawn Goulding, to notify the owner with another certified letter informing her of the Public Hearing regarding her property and to place this item on the next meeting agenda to consider and leave this public hearing open. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING APPROVAL OF A NEW ZONING MAP.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve a new zoning map. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION A REQUEST TO CLOSE THE ALLEY BETWEEN LOTS 4 AND 9, BLOCK 7, NEW TOWN ADDITION ALSO KNOWN AS 1107 FANNIN.

Motion was made by Councilperson Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain, to approve a request to close the alley between Lots 4 and 9, Block 7, New Town Addition. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING PURCHASE OF NEPTUNE RADIO READ SYSTEM THROUGH HD SUPPLY AS PART OF HGAC PURCHASING PROGRAM.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve the purchase of Neptune Radio Meters and Read system not to exceed \$371,000.00. This motion supported six votes in approval and zero votes opposed. Motion carried.

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CONSIDERATION AND ACTION REGARDING APPOINTMENT OF MEMBERS TO THE TAX INCREMENT FINANCE II BOARD.

Motion was made by Councilperson Michael Bennett, duly seconded by Mayor Pro Tem Joe Sain, to appoint Michael Bennet, Jacob Wheat and Shawn Goulding to the Tax Increment Finance II Board. This motion supported six votes in approval and zero votes opposed. Motion carried.

EXECUTIVE SESSION

Mayor Dewayne Richter then convened into Executive Session at 8:40 p.m. He then reconvened into open session at 9:30 p.m.

CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION.

Motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Shawn Goulding to direct staff to negotiate an agreement with Emerald Company. This motion supported six votes in approval and zero votes opposed. Motion carried.

CITY MANAGER'S REPORT

Clint Davis, City Manager, informed the council that the City Managers report was in Dropbox.

COUNCIL COMMENTS

There were no council comments.

ADJOURNMENT

Mayor Dewayne Richters then adjourned this regular meeting of the Alvarado City Council at 9:35 p.m.

Passed and approved this the _____ day of _____, 2017.

Mayor E. Dewayne Richters

Attest:

Debbie Thomas, TRMC, City Secretary

