

CITY OF ALVARADO

County of Johnson State of Texas May 16, 2016 MINUTES

The City Council of the City of Alvarado met in Regular Session on Monday, May 16, 2016 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
Joe Sain	*	Mayor Pro Tem
Arrdeen Vaughan	*	Councilperson
Dewayne Richters	*	Mayor
Refugio Hernandez	*	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 6:40 P.M. and gave the invocation.

PLEDGE OF ALLEGIANCE

CONSIDERATION AND ACTION APPROVING A RESOLUTION CANVASSING THE RESULTS OF VOTES OF THE GENERAL AND SPECIAL ELECTION HELD ON MAY 7, 2016.

Motion was made by Councilperson Shawn Goulding, duly seconded by Mayor ProTem Joe Sain, to approve the resolution canvassing the result of the votes of the general and special election held on May 7, 2016. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING CERTIFICATE OF ELECTION TO THE DECLARED CANDIDATES ELECTED.

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Motion was made by Councilperson Shawn Goulding, duly seconded by Councilperson Michael Bennett, to certify the election of Beverly Short, Ward 1, Michael Bennett, Ward 1, Jacob Wheat, Ward 3, and E. Dewayne Richters, Mayor. This motion supported six votes in approval and zero votes opposed. Motion carried.

ADMINISTER THE STATEMENT OF ELECTED OFFICIALS AND OFFICIAL OATHS TO THE CANDIDATES DECLARED ELECTED.

City Secretary Debbie Thomas administered the Oath of Office to the candidates elected. The new councilpersons then took their seat.

CONSIDERATION AND ACTION REGARDING APPOINTING A MAYOR PRO TEM FOR A ONE YEAR TERM.

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Jacob Wheat, to appoint Joe Sain as Mayor Pro Tem. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO CALLING FOR A SECOND ELECTION FOR WARD II OF THE ALVARADO CITY COUNCIL FOR A TERM OF TWO YEARS TO BE HELD ON JUNE 7, 2016.

Motion was made by Mayor Pro Tem Joe Sain, duly seconded by Councilperson Michael Bennett, to approve a resolution calling for a second election to held on June 7, 2016 for Councilperson Ward II, which resulted in a tie on the May 7, 2016 election. This motion supported six votes in approval and zero votes opposed. Motion carried.

PROCLAMATION

The proclamation for Motorcycle Awareness month was not read at this meeting since the group requesting this were not present.

PUBLIC COMMENTS

Laurie Aguirre, 1206 Rene Drive addressed the council in reference to the citation she received for her trash cans and recycle bins placement on the street and side of her home. Staff was directed to place this item on the next regular agenda.

Ellen Manning, 707 Lakeview, addressed the council in reference to a tax freeze for citizens over the age of 65. She also wanted to know why she had to point to her address on a map when she voted.

CONSENT AGENDA

Motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Shawn Goulding, to approve the Consent Agenda as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING AN ORDINANCE AMENDING ORDINANCE 2015-005 OF THE ZONING ORDINANCE OF THE CITY OF ALVARADO, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF 94.936 ACRES IN THE HIRAM LEWIS SURVEY, ABSTRACT NO. 516, ALVARADO, JOHNSON COUNTY, TEXAS, FROM AN AGRICULTURAL ZONING DISTRICT TO A PD (PLANNED DEVELOPMENT) ZONING DISTRICT.

Mayor Dewayne Richters opened the public hearing at 7:07 p.m. Clint Davis, City Manager, explained to the council that this neighborhood would be operated under a Home Owners Association. The association would be responsible for the upkeep of the park and the grassy entrances to the neighborhood. Mayor Richters then closed this public hearing at 7:20 p.m. Motion was made by Councilperson Shawn Goulding, duly seconded by Councilperson Michael Bennett, to approve an ordinance amending the zoning map and changing the zoning of 94.396 acres in the Hiram Lewis Survey, Abstract No. 516, Alvarado, Johnson County, Texas from an Agriculture zoning district to a PD (Planned Development) zoning district. This motion supported six votes in approval and zero votes opposed. Motion carried.

PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING THE ADDITION OF A TOWNHOME ZONING DISTRICT TO THE CURRENT ZONING ORDINANCE OF THE CITY OF ALVARADO.

Mayor Dewayne Richters opened this Public Hearing at 7:21 p.m. Clint Davis, City Manager explained to the council that this zoning district would allow townhomes to be platted and sold within the city. Mayor Dewayne Richters then closed this public hearing at 7:26 p.m. Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve the addition of a Townhome zoning district to the current zoning ordinance of the City of Alvarado, Texas. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AN INCREASE IN SALARY FOR THE MUNICIPAL COURT JUDGE.

This item was skipped.

CONSIDERATION AND ACTION REGARDING MID YEAR BUDGET AMENDMENTS.

After discussion, motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Michael Bennett, to approve the mid-year budget amendments as presented. This motion supported six votes of approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING STONEGATE FLOODING/DRAINAGE SOLUTION DESIGN.

Council instructed staff to place this on the next regular agenda to discuss with our attorney in Executive Session.

CONSIDERATION AND ACTION REGARDING A GRANT REQUEST AND 380 AGREEMENT FOR THE KARBASI PROJECT LOCATED AT THE CORNER OF HIGHWAY 67 AND BURNETT BLVD.

After discussion, motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Shawn Goulding, to approve an Economic Development grant in the amount of \$150,000.00 and table the 380 agreement until the next regular meeting. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A GRANT REQUEST FROM G & L ENTERPRISE FOR PROPERTY LOCATED AT 118 E. WEAVER, G & L HARDWARE STORE

After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Mayor Pro Tem Joe Sain, to approve a request for an Economic Development Grant in the amount of \$140,000.00. This motion supported six votes of approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AWARD OF BID FOR CUMMINGS STREET RECONSTRUCTION

Motion was made by Councilperson Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain to approve the award of bid in the amount of \$2,157,680.00 to McClendon Construction. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING COMPREHENSIVE LAND USE PLAN, PARKS MASTER PLAN, WATER AND WASTEWATER MASTER PLAN AND IMPACT FEE STUDY.

Clint Davis, City Manager addressed the council stating that upon Council request this had been advertised for request for proposal and the only proposal received is from Freese and Nichols. After discussion, motion was made by Councilperson Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain, to approve all studies as listed: Comprehensive Land Use Plan, Parks Master Plan, Water and Wastewater Master Plan and Impact fee study with \$30,000.00 for the Comprehensive Land Use Study coming from the Economic Development budget, \$15,000.00 for the Impact Fee Study coming from Royalty Funds and the remaining \$210,404.00 coming from General Fund Balance. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ALVARADO, TEXAS, BY AMENDING ARTICLE V OF CHAPTER 14, ENTITLED "GAS DRILLING AND PRODUCTION:" BY REVISING CERTAIN TECHNICAL REGULATIONS GOVERNING TANK BATTERY FACILITIES, VALVES AND ABANDONED WELLS.

Clint Davis, City Manager explained to the Council that this ordinance was basically a housekeeping ordinance as requested by our current well inspectors. Motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Shawn Goulding, to approve an ordinance amending Article V of Chapter 14, entitled "Gas Drilling and Production" by revising certain technical regulations governing tank battery facilities, valves and abandoned wells. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A REQUEST FOR ADDITIONAL FUNDS FOR THE PARKS WAGON BARN.

Michael Percifield addressed the council stating that the wagon barn was nearing completion and with another \$25,000.00 it would be finished and open to the public. After discussion, motion was made by Mayor Pro Tem Joe Sain, duly seconded by Councilperson Shawn Goulding, to approve an additional \$25,000.00 for the completion of the wagon barn. This motion supported six votes in approval and zero votes opposed. Motion carried.

EXECUTIVE SESSION

There was not an executive session at this meeting.

CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION.

This item was skipped.

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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 at this meeting.

ADJOURNMENT

Mayor Dewayne Richters then adjourned this regular meeting of the Alvarado City Council at 9:10 p.m.

Passed and approved this the _____ day of _____, 2016.

Mayor E. Dewayne Richters

Attest:

Debbie Thomas, TRMC
City Secretary