

CITY OF ALVARADO

County of Johnson

State of Texas

June 18, 2018

MINUTES

The City Council of the City of Alvarado met in Regular Called Session on Monday, June 18, 2018 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:

Tom Durlington	*	Mayor
Shawn Goulding	*	Mayor Pro Tem
Beverly Short	*	Councilperson
Cherry Bryant	*	Councilperson
Lydia Moon	*	Councilperson
Jacob Wheat	*	Councilperson
Michael Bennett	*	Councilperson

Others Present:

Rick Holden	*	City Manager
Debbie Thomas	*	City Secretary
Michael Dwiggins	*	Public Works Director
Brad Anderson	*	Police Chief
Paula Hardison	*	Finance Director
Richard Van Winkle	*	Fire Chief

INVOCATION

Mayor Durlington called this regular meeting to order at 7:12 P.M. and Pastor Steve Lindsey from Blessed Hope Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

There were no public comments at this meeting.

CONSENT AGENDA

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

CITY MANAGER/STAFF UPDATES

1. City Manager Rick Holden addressed the council in reference to an update on the boat ramp project. At this time, we are waiting to hear back from the contractor on a new start date.
2. Craig Kirkhoff from Birkhoff Engineering updated the council in reference to the N Cummings Street revitalization project. At this time, the project would be over \$8,000,000.00 to complete.
3. Kiosk signs will be placed on the next agenda with an ordinance to amend the sign requirements.
4. Sparks Street Drainage project will be placed in TXDOT's budget for replacement.
5. Michael Dwiggin addressed the council in reference to all of the sewer plant repairs that are in place and started.
6. Emile Moline addressed the council and gave a presentation on all new residential and commercial projects coming into the city.
7. All council members are required to take an Open Meetings Act and Public Information Act certification. These can be found online on the TML website.

PUBLIC HEARING, CONSIDERATION AND ACTION TO DETERMINE WHETHER CERTAIN BUILDINGS OR STRUCTURES COMPLY WITH BUILDING STANDARDS SET OUT IN SECTION 8-215 OF THE ALVARADO CODE OF ORDINANCES. THE BUILDINGS OR STRUCTURES ARE LOCATED AT 108 W. PATTON, BLOCK 22, LOT 2C, ORIGINAL TOWN ADDITION, ALVARADO, JOHNSON COUNTY, TEXAS OF WHICH THE OWNER OF RECORD IS LILIANA V. GARZA.

Mayor Durlington opened this public hearing at 7:35 p.m. Ms. Garza advised the council of the progress of the work being completed at this address. Doug Ballard, Building Official stated that there is still a lot of work to be done to bring this home up to code. Mayor Durlington then closed this public hearing at 7:53 p.m. After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Mayor Pro Tem Shawn Goulding that based on the evidence, I move that the Council find that the following facts exist:

1. That the building located at 108 W. Patton, Alvarado, Texas, is substandard and a public nuisance ; and,
2. That the conditions set forth in the City Manager's substandard building report exist to the extent that the life, health, property or safety of the public are endangered; and
3. That the owner has presented a plan of repair and schedule of work to be completed; and
4. That September 1, 2018 is a reasonable period of time to complete the needed repairs taking into account the owner's interests and the interests of public safety; and,
5. That if the building is not repaired within said time period, that there is no reasonable probability that the building will be repaired within a reasonable period of time if additional time is given.

I further move that the City Council order:

1. That the building be repaired in conformance with the requirements of the Alvarado Code or demolished and the debris be removed within ten (10) days;
2. If the building is not repaired or the building is not demolished and the debris removed within said time period to full conformance with the Alvarado Code, the City shall demolish the building at its expense and place a lien on the property to recover its costs.

This motion supported five votes in approval and one vote (Moon) opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A FINAL PLAT FOR A TRACT OF LAND IN THE IRA GLAZE SURVEY, ABSTRACT NO. 313 AND JOHN DIXON SURVEY, ABSTRACT NO. 214, LOCATED ON NORTH PARKWAY DRIVE, ALVARADO, JOHNSON COUNTY, TEXAS AS REQUESTED BY ALVARADO PHARMACY.

Motion was made by Mayor Pro Tem Shawn Gouling, duly seconded by Councilperson Beverly Short to approve the plat as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING EMPLOYEE HEALTH BENEFITS FOR THE BENEFIT YEAR BEGINNING AUGUST 1, 2018 AND ENDING SEPTEMBER 30, 2019.

Rick Holden, City Manager, explained to the council the current renewal quotes from BCBS, Ameritas, and One America. He stated that our insurance broker, Mike Bilbrey, negotiated a 0 percent increase on BCBS and a minimal increase with Ameritas. The life insurance rate will stay the same. He also explained that the city would like to add Long Term Disability and a program to allow second medical opinions for all major medical issues for employees. He stated that this program could reduce medical costs in the future. After discussion, motion was made by Mayor Pro Tem Shawn Gouling, duly seconded by Councilperson Michael Bennett, to approve the renewal rates from BCBS, Ameritas and One America and to also add Long Term Disability and the Pinnacle Care program for second opinions on medical care. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING CITY'S SUBSIDY FOR FAMILY DEPENDENT COVERAGE FOR HEALTH INSURANCE FURNISHED BY BLUE CROSS BLUE SHIELD.

Rick Holden, City Manager, explained to the council that the council had approved a subsidy for the current benefit year for dependent coverage of \$150.00 per month per family to help with the costs of this coverage. Motion was made by Councilperson Beverly Short, duly seconded by Councilperson

Cherry Bryant, to continue with the subsidy of \$150.00 per month per family to help with the costs associated with dependent care for the benefit year beginning August 1, 2018 and ending September 30, 2019. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AN ORDINANCE CLOSING AND ABANDONING A 0.20 ACRE TRACT OF LAND AND BEING IN THE ORIGINAL RIGHT-OF-WAY OF ORIGINAL MAIN STREET ALSO KNOWN AS S. BAUGH STREET; BEING A CALLED 100 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON THE UNRECORDED ADAIR MAP OF THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS, AND AUTHORIZING ITS CONVEYANCE TO ADJACENT PROPERTY OWNERS BY ISSUANCE OF A QUITCLAIM DEED.

Rick Holden, City Manager, addressed the council and explained that this right-of-way is not needed by the city to maintain at this time. After discussion, motion was made by Councilperson Jacob Wheat, duly seconded by Mayor Pro Tem Shawn Goulding, to approve this ordinance as presented. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING CONTRACT AWARD FOR THE LAKEVIEW SANITARY SEWER- PHASE II.

Motion was made by Councilperson Jacob Wheat, duly seconded by Councilperson Lydia Moon to award the contract for the Lakeview Sanitary Sewer – Phase II to Circle H. Contractors in the amount of \$579,142.49. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AWARD OF ADMINISTRATIVE SERVICES CONTRACT FOR THE 2018-2019 COMMUNITY DEVELOPMENT BLOCK GRANT SUBMITTAL. PROJECT YET TO BE DETERMINED.

After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Cherry Bryant, to award the administrative services contract for the 2018-2019 CDBG grant to Public Management Inc. This motion supported six votes in approval and zero votes opposed. Motion carried.

EXECUTIVE SESSION

There was not an executive session held at this meeting.

Regular Called Council Meeting
Minutes
June 18, 2018
Page Five

COUNCIL COMMENTS

The Council would like to commend Pastor Calvin Jenkins for the great work and turnout for the first Juneteenth parade and celebration.

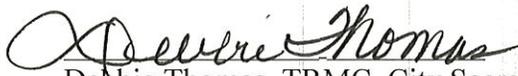
ADJOURNMENT

Mayor Tom Durlington then adjourned this regular meeting of the Alvarado City Council at 8:20 p.m.

Passed and approved this the 16th day of July, 2018.



Mayor Tom Durlington



Debbie Thomas, TRMC, City Secretary