

CITY OF ALVARADO  
104 W. COLLEGE  
February 16, 2015  
6:30 P.M.

AGENDA

The City Council of the City of Alvarado will meet in a Regular Session on Monday, February 16, 2015 at 6:30 p.m. in the Council Chambers at City Hall. Up to the first thirty minutes of the meeting will be a public work session for staff briefing of the Council on agenda items listed below.

CALL TO ORDER- Roll Call

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INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

The City Council invites citizens to speak on any topic.

**Unless the item is specifically noted on this agenda, the City Council is required under the Texas Open Meetings Act to limit its response to one of the following:**

- \* **Responding with a statement of specific factual information or reciting the City's existing policy on that issue; or**
- \* **Directing the person making the inquiry to visit with City Staff about the issue. (No Council deliberation is permitted.)**

CONSENT AGENDA:

- A. Minutes, Regular Meeting January 16 2015. 1
- B. A resolution of the City of Alvarado, Texas, committing matching funds in support 7

Of activities associated with the 2015/2016 sewer system improvements proposed in an application to the Texas Department of Agriculture for the Community Development Block Grant Program.

- C. A resolution of the City of Alvarado, Texas, authorizing the submission of a Texas 8  
Community Development Block Grant Program application to the Texas Department of Agriculture for the Community Development Fund: and authorizing the Mayor and/or the City Manager to act as the City's executive officer and authorized representative in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program.

1. Consideration and action regarding proposed immigration and Custom Enforcement 11  
(ICE) processing center to be located in Alvarado, Texas, and the related proposed Intergovernmental Services Agreement with ICE (collectively the "Project"); discussion and action upon the following matters concerning the Project, including

development, design, construction, financing, equipping, operating and maintaining the Project, the procurement processes related to the Project, and the following matters:

- a. Presentation by Emerald Correctional Management LLC regarding:
    - 1. The status of the proposed ICE processing center (“Project”)
    - 2. The proposed Intergovernmental Services Agreement by and between The City of Alvarado and Immigration and Customs Enforcement Related to the Project (“ICE Agreement”);
  - b. Presentation by City Manager and/or Ramon Vela (counsel to the Prairielands Public Facility Corporation) regarding the Project and the ICE Agreement.
  - c. Discussion and evaluation of terms of the proposed Intergovernmental Services Agreement by and between the City of Alvarado and Immigration & Customs Enforcement related to the Project.
  - d. Consider and take appropriate action regarding the proposed Intergovernmental Service Agreement by and between the city of Alvarado and Immigration & Customs Enforcement related to the Project, including but not limited to, approval of the proposed ICE Agreement, and authorizing the City Manager to execute the ICE Agreement on behalf of , and asof the act of, the City.
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- 2. Public Hearing and consideration and action regarding an ordinance amending Chapter 42 of the city code, as amended, the Comprehensive Zoning Ordinance of the City of Alvarado, amending the land use tables contained in section 42-662 and 42-673 of the Alvarado city code to define “Microdistillery” “Microbrewery” and “Brew Pub” as new land uses and permit operation of such uses in the “C-2” General Commercial zoning district. 16
  - 3.Consideration and action regarding a resolution adopting the Personnel Policies attached as Exhibit “A”. 26
  - 4.Presentation by Brad Anderson, Police Chief.
  - 5.Discussion regarding election ward boundaries. 36
  - 6.Consideration and action regarding an ordinance disannexing approximately 7.9 acres described as Tract 9J out of the J. Mullican Survey, Abstract No. 584, Johnson County, Texas, from the City of Alvarado. 43
  - 7.Consideration and action regarding a request for Hotel Tax Funds for advertising/marketing for the Joe Beaver event at Diamond W Arena. 49
  - 8.Consideration and action regarding a development agreement with Joe Bean and Brian Heard as part of an easement agreement for water transmission line. 50

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9. Consideration and action regarding an agreement between McLain Decision 67  
Support System and the City of Alvarado to perform a Water & Wastewater Cost of  
Service and Rate Design Study.
10. Consideration and action regarding funding of the addition of a new “Trainer” position  
in the fire department.

EXECUTIVE SESSION

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.

- a. §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 provision of Chapter 551, including the following items:  
1. Any posted agenda item.
- b. §551.074. Personnel Matters.  
1. City Manager Salary

11. Consideration and action regarding items discussed in Executive Session. 115

CITY MANAGER’S REPORT

Report on Streets  
Brazos G Water Planning  
HEB Challenge

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 include:

- \* Expressions of thanks, congratulations, or condolence;
- \* Information regarding holiday schedules;
- \* An honorary or salutory 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 salutory 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.

12. Adjourn

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: [thomasd@cityofalvarado.org](mailto:thomasd@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 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 February 13, 2015 at 4:30 P.M. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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Debbie Thomas, TRMC  
City Secretary