

CITY OF ALVARADO  
104 W. COLLEGE  
AUGUST 15, 2011  
6:30 P.M.

AGENDA

The City Council of the City of Alvarado will meet in a Regular Session on Monday, August 15, 2011 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:

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| A. | Minutes, Regular Meeting, July 18, 2011.   | 1  |
| 1. | Public hearing and consideration of the amendment of Section 42-673(6) of the Zoning Ordinances regarding the definition of self-storage, mini-warehouses to include the storage of vehicles.  | 7  |
| 2. | Public hearing and consideration and action regarding the rezoning of a portion of Block 6, Lot 5R9 of the Woolard Addition, by issuance of a Specific Use Permit to accommodate a self storage/mini-warehouse in a C-2 (Commercial) Zone. | 12 |
| 3. | Public hearing and consideration and action regarding the deletion of wording in Sections 34-167 (m) (1) and 34-169 that requires building lines and setback lines to be drawn on plats.   | 20 |

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4. Public hearing and consideration and action regarding an Amendment of Section 42-662, Table 5B of the Zoning Ordinances to allow gymnastic or dance studios in the CBD (Commercial Business) Zone. 25
5. Consideration and action regarding the preliminary plat of Tract 281 of the Seth Morris Survey, Abstract 536, located in the 7000 block of FM 3136, to be called Block 1, Lot 1-5 of the Turkey Hill Addition. 29
6. Consideration and action regarding the final plat of Tract 281 of the Seth Morris Survey, Abstract 536, located in the 7000 block of FM 3136, to be called Block 1, Lots 1-5 of the Turkey Hill Addition. 33
7. Consideration and action regarding the selection of an engineering firm to serve as city engineer. 35
8. Consideration and action regarding a water storage facility, transmission lines, and pump station located on Sunflower Lane . 36
9. Consideration and action regarding sale of city property located at 206 N. Baugh to Johnson County and the relocation of the animal control facilities to the old public works site. 37
10. Consideration and action regarding an ordinance amending Section 6 of the Alvarado Fee Schedule, Alvarado, Texas for charges for water services. 38
11. Consideration and action regarding an agreement between the City of Alvarado and the Prairielands Public Facility Corporation for the reimbursement of costs for the operation and maintenance of the Corporation until such time as such costs may be reimbursed through the issuance of bonds by the Corporation. 41
12. Consideration and action regarding the increase of costs for the emergency action plan for NRCS Lake Site Dam No. 2. 45

13. Consideration and action regarding use of Royalty Funds to replace air conditioning system in city hall and to furnish pre-exposure rabies shots to Animal Control Officer. 49
14. Consideration and action regarding a resolution of the city council of the City of Alvarado, Texas, approving the conveyance of a retired vehicle to the Morgan Volunteer Fire Department; and providing an effective date. 50
15. Consideration and action regarding a Financial Advisory Services Agreement between Southwest Securities and the City of Alvarado, Texas. 53
16. Consideration and action regarding an ordinance of the City of Alvarado, Texas, amending Section 14-51 and Section 38-98 of the Code of Ordinances; providing that the Mayor or his designee may sign or file paperwork to obtain a lien. 61
17. Consideration and action regarding adoption of an ordinance authorizing the issuance of City of Alvarado, Texas, General Obligation Refunding Bonds; establishing procedures for the sale and delivery of the bonds; providing for the security and payment of said bonds; providing an effective date; and enacting other provisions relating to the subject.

## 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.

18. Consider possible action resulting from items posted and legally discussed in Executive Session.

## CITY MANAGER'S REPORT

## 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.

## 19. 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 August 12, 2011 at 4:00 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

