

CITY OF ALVARADO

County of Johnson

State of Texas

February 16, 2015

MINUTES

The City Council of the City of Alvarado met in Regular Session on Monday, February 16, 2015 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
Tom Moore	*	Councilperson

Absent:

Dewayne Richters	*	Mayor
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Others Present:

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

INVOCATION

Mayor Pro Tem Joe Sain called this regular meeting to order at 7:33 P.M. and Councilperson Jacob Wheat 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 Tom Moore, to approve the Consent Agenda. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING IMMIGRATION AND CUSTOM ENFORCEMENT (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 AND 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 AND 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 BEHALD OF, AND AS OF THE ACT OF, THE CITY.**

Motion was made by Councilperson Shawn Goulding, duly seconded by Councilperson Tom Moore, to approve the proposed ICE Agreement and authorize the City Manager to execute the agreement on behalf of the city. This motion supported six votes in approval and zero votes opposed. Motion carried.

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 NE LAND USES AND PERMIT OPERATION OF SUCH USES IN THE “C-2” GENERAL COMMERCIAL ZONING DISTRICT.

Mayor Pro Tem Joe Sain opened the public hearing at 7:45 p.m. Clint Davis, City Manager explained to the council that we have a microbrewery interested in opening in Alvarado, thus the need for the zoning change. The public hearing was closed at 7:50 p.m. After discussion, motion was made by Councilperson Tom Moore, duly seconded by Councilperson Shawn Goulding, to approve the comprehensive zoning ordinance amending the land use tables contained in 42-672 and 42-673. This motion supported six votes of approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION ADOPTING THE PERSONNEL POLICIES ATTACHED AS “EXHIBIT A”

Clint Davis, City Manager explained the changes in the personnel policy regarding the 14 day pay cycle for the fire department and changes in the accrual of the police department’s sick pay and holiday pay. Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Tom Moore to approve a resolution adopting the personnel policies as attached. This motion supported six votes of approval and zero votes opposed. Motion carried.

PRESENTATION BY BRAD ANDERSON, POLICE CHIEF.

Brad Anderson, Chief of Police presented a slide show regarding the statistics of the Alvarado Police Department compared to other cities within Johnson County.

DISCUSSIONS REGARDING ELECTION WARD BOUNDARIES.

No action was taken. Council requested staff to review and place on next agenda.

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.

No action was taken on this item.

CONSIDERATION AND ACTION REGARDING A REQUEST FOR HOTEL TAX FUNDS FOR ADVERTISING/MARKETING FOR THE JOE BEAVER EVENT AT DIAMOND W ARENA

Clint Davis, City Manager, explained to the council that the Joe Beavers Cutting Event would be held at Diamond W Arena and they are asking for \$30,000.00 to help with advertising. After discussion, motion was made by Councilperson Tom Moore, duly seconded by Councilperson Michael Bennett, to approve the \$30,000.00 for this event from the Hotel Tax Funds. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A RESOLUTION OF THE CITY OF ALVARADO APPROVING THE SALE OF CERTAIN REAL PROPERTY ACQUIRED AT A DELINQUENT TAX FORECLOSURE SALE – 153 QUAIL HAVEN

Motion was made by Councilperson Tom Moore, duly seconded by Councilperson Michael Bennett, to accept the bid of \$15,600.00 for the sale of property located at 153 Quail Haven. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING A DEVELOPMENT AGREEMENT WITH JOE BEAN AND BRIAN HEARD AS PART OF AN EASEMENT AGREEMENT FOR WATER TRANSMISSION LINE.

Motion was made by Councilperson Tom Moore, duly seconded by Councilperson Shawn Goulding, to approve a development agreement with Joe Bean and Brian Heard as part of an easement agreement for water transmission line. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING AN AGREEMENT BETWEEN MCLAIN DECISION SUPPORT SYSTEM AND THE CITY OF

ALVARADO TO PERFORM WATER & WASTEWATER COST OF SERVICE AND RATE DESIGN STUDY.

After discussion, motion was made by Councilperson Tom Moore, duly seconded by Councilperson Michael Bennett, to approve an agreement between McLain Decision Support and the city and to offer \$25,000.00 or lowest negotiated price for both studies. This motion supported six votes in approval and zero votes opposed. Motion carried.

CONSIDERATION AND ACTION REGARDING FUNDING OF THE ADDITION OF A NEW “TRAINER” POSITION IN THE FIRE DEPARTMENT.

After discussion, motion was made by Councilperson Tom Moore, duly seconded by Councilperson Jacob Wheat, to approve the funding of “Trainer” position in the fire department. This motion supported six votes of approval and zero votes opposed. Motion carried.

EXECUTIVE SESSION

Mayor Pro Tem Joe Sain then convened into executive session at 8:23 p.m. He then reconvened into open session at 8:47 p.m.

CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION.

Motion was made by Councilperson Tom Moore, duly seconded by Councilperson Michael Bennett, to increase the City Manager’s car allowance effective 3-1-2015 to \$500.00 per month and upon his City Manager certification increase his salary \$5,000.00 per year. This motion supported six votes in approval and zero votes opposed. Motion carried.

CITY MANAGER’S REPORT

Clint Davis spoke to the Council regarding the HEB Fitness Challenge. He stated that this would be a 4 month challenge and Alvarado is currently in first place. He also updated on the progress of the streets.

COUNCIL COMMENTS

There were no council comments at this meeting.

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ADJOURNMENT

Mayor Pro Tem Joe Sain then adjourned this regular meeting of the Alvarado City Council at 9:00 p.m.

Passed and approved this the _____ day of _____, 2015.

Mayor Pro Tem Joe Sain

ATTEST:

Debbie Thomas, TRMC
City Secretary