

# **CITY OF ALVARADO**

## **County of Johnson**

### **State of Texas**

**March 21, 2016**

#### **MINUTES**

The City Council of the City of Alvarado met in Regular Session on Monday, March 21, 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
Michael Dwiggin	*	Public Works Director
Kelle Whitfill	*	Finance Director

## **INVOCATION**

Mayor Dewayne Richters called this regular meeting to order at 7:15 P.M. and gave the invocation.

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC COMMENTS**

Mr. Placido Maldonado addressed the council in reference to stray dog concerns. He would like to see a new program and an increase in patrol for stray animals. Mr. Robert Hughes also addressed the council and gave them an update on the Emerald Project and that the project is hopefully opening in mid-July of this year.

## **CONSENT AGENDA**

Motion was made by Councilperson 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.

**PUBLIC HEARING REGARDING ANNEXATION OF PROPERTY: BEING A 94.936 ACRE TRACT OF LAND SITUATED IN THE HIRAM LEWIS SURVEY, ABSTRACT NO. 516, JOHNSON COUNTY, TEXAS.**

Mayor Dewayne Richters opened this Public Hearing at 7:21 p.m. Clint Davis, City Manager, stated that this is the second public hearing for this annexation procedure and that a special meeting will be called for April 11, 2016 to approve the annexation ordinance. Mayor Dewayne Richters closed this public hearing at 7:23 p.m.

**CONSIDERATION AND ACTION REGARDING 2015 ANNUAL AUDIT PRESENTED BY WATERS, VOLLMERING AND ASSOCIATES.**

Motion was made by Councilperson Michael Bennett, duly seconded by Mayor Pro Tem Joe Sain, to approve the 2015 annual audit as presented. This motion supported six votes of approval and zero votes opposed. Motion carried.

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING THE REQUEST FOR REZONING LOTS 11A AND 12, BLOCK 4, NEW TOWN ADDITION, ALVARADO, JOHNSON COUNTY, TEXAS ALSO KNOWN AS 210 S. FIFTH STREET, FROM A (SF) SINGLE FAMILY ZONING DISTRICT TO A TF (TWO FAMILY) ZONING DISTRICT.**

Mayor Dewayne Richters opened this public hearing at 7:24 p.m. Clint Davis, City Manager, explained to the council that this was unanimously approved by the Planning and Zoning Commission. Mayor Dewayne Richters then closed this public hearing at 7:25 p.m. Motion was made by Councilperson Shawn Goulding, duly seconded by Mayor Pro Tem Joe Sain, to approve the request for rezoning Lots 11A and 12, Block 4, New Town Addition, also known as 210 S. Fifth Street from a SF-2 (Single Family) zoning district to a TF (Two Family) zoning district. This motion supported six votes of approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AN ORDINANCE AMENDING CHAPTER 38 OF THE CITY CODE OF THE CITY OF ALVARADO, AS AMENDED, DELETING SECTION 38-248 TO ALLOW PARKING OF ANY VEHICLE ON THE STREET SURFACE OF ANY ROADWAY USED FOR VEHICULAR TRAVEL WITHIN RESIDENTIALLY ZONED AREAS OF THE CITY EXCEPT AS OTHERWISE PROVIDED BY THE ORDINANCES AND REGULATIONS OF THE CITY.**

After discussion, motion was made by Councilperson Shawn Goulding, duly seconded by Councilperson Michael Bennett, to approve an ordinance amending Chapter 38 of the City code and

deleting section 38-248. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AMENDING OR TERMINATION OF AN EASEMENT ON TRACT 21, ABSTRACT NO. 538, T. MATTY SURVEY.**

After discussion, motion was made by Councilperson Jacob Wheat, duly seconded by Mayor Pro Tem Joe Sain, to abandon the portion of the easement on Tract 1. This motion supported six votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING A REQUEST FROM PARAGON SPORTS CONSTRUCTORS FOR A NEGOTIATED WATER RATE FOR PRIOR AND CURRENT USAGE.**

After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Refugio Hernandez, to keep the water rate at the current rate. This motion supported six votes of approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING A PARKS MASTER PLAN, IMPACT FEE STUDY, MASTER PLAN, AND WATER AND WASTEWATER MASTER PLAN.**

Clint Davis, City Manager, informed the council that we would have to go out for a Request for Qualifications for these projects since Texas law does not allow price bidding for professional services. After discussion, council directed staff to prepare a Request for Qualifications for these projects.

**CONSIDERATION AND ACTION REGARDING APPOINTMENT OF MEMBER TO THE ZONING BOARD OF ADJUSTMENTS.**

Clint Davis, City Manager, explained to the council that since a member of this board has moved, we would need to appoint a replacement. He recommended Kathleen McCrory. After discussion, motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Shawn Goulding, to appoint Kathleen McCrory to the Zoning Board of Adjustments. This motion supported six votes in approval and zero votes opposed. Motion carried.

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### **EXECUTIVE SESSION**

Mayor Dewayne Richters convened into Executive Session at 7:35 p.m. He then reconvened the open meeting at 7:50 p.m.

### **CONSIDERATION AND ACTION REGARDING ITEMS DISCUSSED IN EXECUTIVE SESSION.**

No action was taken.

### **CITY MANAGER'S REPORT**

### **ADJOURNMENT**

Mayor Dewayne Richters then adjourned this regular meeting of the Alvarado City Council at 7:55 p.m.

Passed and approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor E. Dewayne Richters

Attest:

\_\_\_\_\_  
Debbie Thomas, TRMC  
City Secretary

