

# **CITY OF ALVARADO**

## **County of Johnson**

### **State of Texas**

**November 20, 2017**

#### **MINUTES**

The City Council of the City of Alvarado met in Regular Called Session on Monday, November 20, 2017 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:

Dewayne Richters	*	Mayor
Jacob Wheat	*	Councilperson
Michael Bennett	*	Councilperson
Cherry Bryant	*	Councilperson
Arrdeen Vaughn	*	Councilperson
Beverly Short	*	Councilperson

#### **Absent:**

Shawn Goulding	*	Mayor Pro Tem
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#### **Others Present:**

Clint Davis	*	City Manager
Debbie Thomas	*	City Secretary
Michael Dwiggins	*	Public Works Director
Kelle Whitfill	*	Finance Director
Gary Melson	*	Police Captain
Brad Anderson	*	Police Chief
Emile Moline	*	Economic Development Director
Richard Van Winkle	*	Fire Chief

## **INVOCATION**

Mayor Richters called this regular meeting to order at 7:05 P.M. and gave the invocation.

## **PLEDGE OF ALLEGIANCE**

## **PUBLIC COMMENTS**

There were no public comments at this meeting.

**CONSENT AGENDA**

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve the consent agenda as presented. This motion supported five votes in approval and zero votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING AN ORDINANCE AMENDING SECTION 71.08 OF THE ALVARADO CODE OF ORDINANCES, PROHIBITING ON-STREET PARKING ON THE EAST AND WEST SIDE OF SUNFLOWER LANE FROM HIGHWAY 67 TO PRAIRIELAND DETENTION CENTER.**

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve an ordinance amending Section 71.08 of the Alvarado Code of Ordinances prohibiting on-street parking on the east and west side of Sunflower Lane between Highway 67 and Prairieland Detention Center . This motion supported five votes in approval and zero votes opposed. Motion carried.

**PUBLIC HEARING AND CONSIDERATION AND ACTION REGARDING A REQUEST FOR REZONING FROM AN SF-2 (SINGLE FAMILY RESIDENTIAL) TO A TF (TWO FAMILY) ZONING DISTRICT ON PROPERTY DESCRIBED AS LOT 4, PART OF LOT 5 AND 6, BLOCK 8, ORIGINAL TOWN ADDITION, ALSO KNOWN AS 301 N CUMMINGS.**

Mayor Dewayne Richters opened this public hearing at 7:14 p.m. Doug Scarberry stated that a duplex would be built on this property. Ramiro Canales who lives at 207 N Cummings addressed the council regarding sufficient parking. Mayor Dewayne Richters then closed this public hearing at 7:22 p.m. Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Arrdeen Vaughan, to adopt the ordinance as presented, which authorizes the rezoning of 301 N Cummings from an SF-2 (Single Family Residential) to a TF (Two Family) zoning district. This motion supported five votes in approval and zero votes opposed. Motion carried.

**PUBLIC HEARING AND CONSIDERATION AND ACTION TO DETERMINE WHETHER THE STRUCTURE LOCATED AT LOT 27PT, BLOCK 32, COLLEGE HILL ADDITION, ALSO KNOWN AS 112 WATSON, IS SUBSTANDARD AND/OR DANGEROUS AND WHETHER THE STRUCTURE COMPLIES WITH MINIMUM STANDARDS SET OUT IN THE ALVARADO CODE OF ORDINANCES, SECTION 8- 212 THROUGH 8-222 ENTITLED “DANGEROUS BUILDINGS”.**

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Mayor Dewayne Richters opened this public hearing at 7:24 p.m. Doug Ballard, Building Inspector, addressed the council regarding all the code violations of this building and surrounding outbuildings. Mayor Dewayne Richters then closed this public hearing at 7:29 p.m. Motion was made by Councilperson Beverly Short, duly seconded by Councilperson Michael Bennett, to deem these structures substandard and allow the owner 60 days from today's date to comply and bring the structures up to code. This motion supported four votes in approval and zero votes opposed and one abstention (Arrdeen Vaughan) Motion carried.

**CONSIDERATION AND ACTION REGARDING AN ORDINANCE AMENDING SECTION 24-83 "SERVICE FEE" OF ARTICLE V "FALSE ALARMS" OF CHAPTER 24 "OFFENSES" OF THE CODE OF ORDINANCES CITY OF ALVARADO, TEXAS, TO REQUIRE THE PAYMENT OF A SERVICE FEE FOR ALARM NOTIFICATIONS IN EXCESS OF FIVE (5) IN A CALENDAR YEAR.**

Motion was made by Councilperson Michael Bennett, duly seconded by Councilperson Beverly Short, to approve an ordinance amending Section 24-83 "Service Fee" of Article V "False Alarms" of Chapter 24 "Offenses", of the Code of Ordinances, City of Alvarado, Texas, to require the payment of a service fee for false alarm notifications in excess of five (5) in a calendar year. This motion supported four votes in approval and one (Arrdeen Vaughan) votes opposed. Motion carried.

**CONSIDERATION AND ACTION REGARDING A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS ADOPTING THE FEE SCHEDULE AS ATTACHED IN EXHIBIT "A"**

Motion was made by Councilperson Micheal Bennett, duly seconded by Councilperson Beverly Short, to adopt the resolution as presented. This motion supported four votes in approval and one vote (Arrdeen Vaughan) opposed.. Motion carried.

**PRESENTATION AND DISCUSSION CONCERNING EMPLOYEE RETENTION AND RECRUITING.**

Chief Brad Anderson presented a powerpoint presentation regarding fair wages and the idea of merit wages for employees that earn them.

**CONSIDERATION AND ACTION REGARDING CHANGING OR CANCELLING THE DECEMBER 2017 MEETING AND CHANGING THE DATE OF THE JANUARY 2018 MEETING.**

Motion was made by Councilperson Beverly Short, duly seconded by Councilperson Cherry Bryant to change the date of the December 2017 meeting to December 11, 2017 and to change the January 2018

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meeting to January 22, 2018. This motion supported five votes in approval and zero votes opposed.  
Motion carried.

### **EXECUTIVE SESSION**

There was not an executive session at this meeting.

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

Clint Davis, City Manager, informed the council that the City Managers report was in Dropbox.

### **COUNCIL COMMENTS**

There were no council comments at this meeting.

### **ADJOURNMENT**

Mayor Dewayne Richters then adjourned this regular meeting of the Alvarado City Council at 7:41 p.m.

Passed and approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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Mayor E. Dewayne Richters

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Debbie Thomas, TRMC, City Secretary

