The City Council of the City of Alvord, Texas met in regular session on **Thursday,**

**January 21, 2021** in the Council Chambers of City Hall. The meeting was called to order at

6:00 p.m. and a quorum was present. Mayor Enochs was present and presiding with Council Members Hatzenbihler, Sherwood, Raney, Redder and Caviness. Also in attendance were City Attorney Jim Shepherd, City Administrator Clint Mercer and City Bookkeeper Susan Raines.

City Attorney Jim Shepherd gave the invocation.

The Pledge of Allegiance to the American flag was recited.

**IV. CITIZEN FORUM**

No one from the public requested to speak during this time.

**V. PUBLIC HEARINGS AND POSSIBLE ACTION**

A public hearing was opened at 6:03 p.m. to hear comments for or against a request for a zoning change to place an RV resort on the property at 1360 East Bypass 287, a 9.692 acre tract of land out of the James Pinchback Survey, City of Alvord, Wise County, Texas. The property is presently zoned Agricultural. The applicants are Richard & Patsy Ray and Cheven & Rachel Plantz.

The applicants spoke first and, once again, presented their vision for the resort making it clear their intention of opening a resort rather than a park with a maximum stay of 15 days in their family oriented gated community with a pool and other entertainment. They also included in greater detail what is acceptable and not acceptable when staying at the resort.

There were some comments and questions from the public which included eviction and towing; entrances and exits; utilities supplied to the resort; water line issues and the pull on the water system; the possible effects on already damaged roads; lighting at the resort after dark; possible presentation of fake id’s; allowing outsiders to swim and use entertainment; fences; the sale of the property in the future and the requirement to follow zoning; property tax revenue for the City based on income produced by the resort; types of recreational vehicles allowed; custom zoning and clarification about zoning in the surrounding area; back to back rental times; park hosts, employees and criminal background checks. There were some citizens who voiced their approval and support of the request and some who were in opposition.

Mayor Enochs closed the public hearing at 7:05 p.m.

Jim Shepherd spoke about planned development zoning and what it will cover including compliance with other City ordinances that apply. He also informed Council what will happen if there is a motion that does not pass or if there is a motion in favor followed by a deliberation among the Council and a detailed ordinance to be voted on at the next meeting. He stated that the first issue is whether or not there is a motion to approve the zoning on this site, whether or not it gets a second and whether or not it passes.

City Administrator Clint Mercer asked for Jim to explain to Council what happens if there is a motion for a planned development zoning but agreeable terms for the ordinance cannot be reached. Jim responded that the motion would fail because the ordinance is what legitimizes a vote for a change in zoning.

No motion was made by Council.

A public hearing was opened at 7:10 p.m. to receive comments for or against a request for a zoning change to place an ice vending machine on the property at 207 West Franklin Street, a 0.156 acre tract of land, Lot: E PT 11&12, Block 28 of the Original Alvord Subdivision, Abstract A-674, James Pinchback Survey, Wise County, Texas. The property is currently zoned SF-2 Single Family Residential. The applicant is Will Clay Stephens.

It was determined that Council needed a detailed plan of exactly what would be done on the lot in order to place the ice vending machine.

The public hearing closed at 8:01 p.m. Mayor Pro-Tem Sherwood made a motion to table this item until the next meeting. Council Member Redder seconded the motion. All votes were yes. The motion carried.

The open meeting reconvened at 8:02 p.m.

**VII. NEW ITEMS FOR CONSIDERATION**

**a. Discuss and consider Resolution No. R2021-01-02 authorizing signatories for TxCDBG Contract No. 7220000**

The resolution would authorize the Mayor and City Administrator to execute contractual and environmental review documents between the Texas Department of Agriculture and the City for the 2020 Texas Community Development Block Grant Program. Council Member Redder made a motion to adopt Resolution No. R2021-01-02. Council Member Caviness seconded the motion. All votes were yes. The motion carried.

**b. Discuss and consider Resolution No. R2021-01-03 adopting and/or reaffirming policies and procedures for civil rights, equal opportunity and fair housing as required by the Texas Community Development Block Grant Program and authorizing posting/publication of required notices**

Mayor Pro-Tem Sherwood made a motion to adopt Resolution No. R2021-01-03. Council Member Redder seconded the motion. All votes were yes. The motion carried.

**c. Discuss and consider proclaiming January as Fair Housing Month and authorizing the posting/publication of a Fair Housing Public Service Announcement**

Mayor Pro-Tem Sherwood made a motion to proclaim January as Fair Housing Month and authorizing the posting and publication of a Fair Housing Public Service Announcement. Council Member Redder seconded the motion. All votes were yes. The motion carried.

**d. Order an election for the City of Alvord to be held on May 1, 2021 for the purpose of filling the positions of Mayor and Council Member Places 1 and 2 and adopt Ordinance No. 2021-01-01 “Order and Notice of May 1, 2021 Election”**

Council Member Redder made a motion to order an election for the City of Alvord to be held on May 1, 2021 and adopt Ordinance No. 2021-01-01. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

**e. Consider lease contract of City property**

There has been some interest shown in a portion of the City property for sale near the water tower in order to place some portable buildings for sale. There was some discussion about the property but the item was tabled until the City Attorney could research legality, liability and terms for Council.

**f. Consider and take appropriate action to approve the minutes from the meeting on December 17, 2020**

Council Member Redder made a motion to approve the minutes from the meeting on December 17, 2020. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

**VIII. STAFF REPORTS**

Clint gave a report for the Public Works Department in Doug’s absence which included:

* 3 water leaks & 4 sewer backups repaired since last meeting
* Doug passed the state test and will receive his Class C Groundwater license
* This will relieve the City of the requirement of paying a contractor but not for 30 days until all the paperwork is complete – may cost an extra month
* More potholes filled when weather allowed
* 2 water taps installed
* Improved fencing around some of the lift stations
* Totally revamped Grand Oaks lift station
* Repairs made to flooring at WWTP

Clint gave a report which included:

* Emergency project with Atmos to relocate gas lines in area of Washington & North Hubbard
* Still waiting on the County for road repairs – South Howard between 1655 & Scenic will be ground next week – O’Neil between Franklin & Lamar will grind after that and all of Summit Street and then all will be paved in addition to 2 blocks of North Hubbard and both cul-de-sacs on Deer Creek
* Water project affected by availability of ground storage tank – still 45 days out
* Water results are back and indicates will be a good well
* March agenda will have options for the tower project including graphics & lighting
* There are a couple of residential re-plats coming up
* Investment pool is in place – moved 1.12 million but hanging onto a $50,000 buffer in an effort to keep as much in the investment account as possible for a little offset interest while it is possible
* Big Sandy Flood Mitigation Structure #26 – dam at Melton’s place on CR 2690 has been reclassified from a low hazard structure to a high hazard structure based on the number of occupancy structures affected downstream
* Authorized engineer to begin work on the City’s wastewater permit application which is due every 10 years – requested a copy of our last application from the state which will save money – don’t foresee any major problems
* Asked engineer to put together a proposal for an impact fee study for the future – he will look at both our wastewater and water facilities in regard to future growth – he will put together a proposal and present it to Council
* Possible expansion of the plant was discussed with Council

Heather gave a report for the EDC which included:

* Improvements at the park
* Options for the playground at the park were discussed
* New trash cans being emptied regularly was discussed

**IX. FUTURE AGENDA ITEMS**

No future items were discussed.

**X. ADJOURN**

There being no further business, Mayor Pro-Tem Sherwood made a motion to adjourn the regular session of the Alvord City Council at 8:20 p.m. on Thursday, January 21, 2021. Council Member Redder seconded the motion. The Council voted five (5) in favor and none (0) opposed. The motion carried.

These minutes were approved on the 18th day of February, 2021.

APPROVED: ATTEST:

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Jim Enochs, Mayor Pam Gregg, TRMC, City Secretary