The City Council of the City of Alvord, Texas met in special session on **Wednesday,**

**February 24, 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 Administrator Clint Mercer, City Attorney Jim Shepherd, City Secretary Pam Gregg, City Bookkeeper Susan Raines and Public Works Director Doug Baker. There were 12 people from the public in attendance.

Council Member Redder gave the invocation and the Pledge of Allegiance was recited.

**IV. CITIZEN FORUM**

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

**V. PUBLIC HEARING**

The special meeting recessed at 6:01 p.m. and a public hearing was opened to hear comments for or against a request for a zoning change to place a takeout restaurant business on the property located at 403 West Franklin Street, a 0.430 acre lot, PT 1&2, Block 30 of the Original Alvord Subdivision, Wise County, Texas. The property is presently zoned Single Family Residential-1. The applicant is Jeremy Hart.

The applicant spoke first and expressed his goal of opening a takeout restaurant to operate out of the large commercial style building at the rear of the property. He briefly addressed the trash and parking situation on the property. He also stated that he plans to have picnic tables in the lawn area for people to eat there if they prefer.

Nearby property owner, Jeanette Morrison, spoke in opposition to the zoning change due to the present residential zoning classification and the disruption to the quiet neighborhood.

Martin Howell had no objections to the restaurant being adjacent to his property due to ample setbacks and commercial businesses already in the vicinity.

The applicant then presented his business plan to Council which included short term and long term goals for the project. Parking for customer and employees was discussed along with the possible purchase of some neighboring property for more parking if needed. “Family Meal, the Neighborhood Eatery” proposes to serve breakfast, lunch and dinner with projected hours of 8:00 a.m. to 7:00 p.m.

Also discussed were ingredients being sourced from local vendors and farms in Wise County and the possibility of cooking classes being offered.

City Administrator Clint Mercer gave a brief explanation of the property having a history of mixed use zoning due to a commercial business being operated there prior to the zoning changes made in 2007.

City Attorney Jim Shepherd informed Jeremy he would need to bring photographs and a concept plan to the next meeting to clarify parking, the outside dining area, location for deliveries, and traffic flow.

With no one else speaking, the public hearing closed at 6:15 p.m.

**VII. EXECUTIVE SESSION**

After the Mayor read aloud the explanation for recessing the meeting in order to enter Executive Session, the City Attorney pointed out the error in the agenda item that should read “disannexation” of approximately 9 acres located at 1360 East Bypass 287.

The special session of the Alvord City Council recessed at 6:16 p.m. and Council entered into Executive Session in the staff office area of City Hall to discuss matters pertaining to confidential legal advice from the City Attorney regarding City obligations, liability and legal alternatives regarding disannexation and zoning of approximately 9 acres located at 1360 East Bypass 287.

The Executive Session adjourned at 6:30 p.m.

Rachel Plantz addressed the Council and thanked them for their consideration of the request. She stated she believed her family’s desire to build an RV Resort would benefit both them and the City. She added that the Council must have seen potential when they made the decision to annex them into the city in November. She reminded them of the time spent on presenting the City with a list of zoning considerations and restrictions that was agreed upon but also the time spent answering questions and concerns from the city residents. Engineers from both sides worked together to make sure the design of the project met the necessary infrastructure guidelines required by the City. Rachel expressed that although it was not the outcome they had hoped for, they understood and respectfully asked for de-annexation from the City.

With no one else speaking, the special session of the Alvord City Council reconvened at

6:40 p.m.

**IX. NEW ITEMS FOR CONSIDERATION AND APPROPRIATE ACTION**

**a. Consider and take appropriate action on disannexation, and or zoning, of the project proposed for an RV Resort by Richard & Patsy Ray and Cheven & Rachel Plantz**

Council Member Caviness made a motion to deny disannexation of the property. Mayor

Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

**b. Consider and take appropriate action on re-zoning the property located at**

**207 W Franklin**

This agenda item was tabled.

**c. Consider and take appropriate action to set dates for the annual “Spring Clean Up”**

After a brief discussion, Council Member Redder made a motion to set the dates for Spring Clean Up to start on March 13th through March 20th from 8:00 a.m. to 5:00 p.m. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

**d. Consider and take appropriate action to renew dental insurance for City employees**

Council Member Hatzenbihler made a motion to renew dental insurance coverage for City employees with Principal Insurance. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

**e. Consider and take appropriate action to approve the minutes from the regular meeting on January 21, 2021 and the special meeting on February 4, 2021**

Mayor Pro-Tem Sherwood made a motion to approve the minutes from the regular meeting on January 21, 2021 and the special meeting on February 4, 2021. Council Member Raney seconded the motion. All votes were yes. The motion carried.

**X. STAFF REPORTS**

City Secretary Pam Gregg gave a written report to Council of water disconnects and permits issued since the last meeting. She also informed them of attending an Election Law Seminar the last week of January as part of her re-certification as a Municipal Clerk.

City Bookkeeper Susan Raines reported that the annual audit had been rescheduled to Monday, March 8th due to the severe weather.

City Administrator Clint Mercer gave a report that included:

* Storm damage for wells, towers and treatment plant – insurance & FEMA
* Need for two-way radio system, small generator, work lights on tripods
* Identified some places in the water system where valves for draining can be inserted in case the power goes down for several hours and it is below freezing
* Ordered 30 vinyl signs – 15 “boil water notice in effect” & 15 “boil water notice lifted”
* Water tower bids at March meeting
* TxCDBG – grant should be funded in March & engineers can move forward

**XII. ADJOURN**

There being no further business, Mayor Pro-Tem Sherwood made a motion to adjourn the special session of the Alvord City Council at 7:07 p.m. on Wednesday, February 24, 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 March, 2021.

ATTEST:

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Jim Enochs, Mayor Pam Gregg, TRMC, City Secretary