

The City Council of the City of Alvord, Texas met in special session on **Tuesday, February 8, 2022** 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, and Caviness. Council Member Redder was absent. Also in attendance were City Attorney Jim Shepherd, City Administrator Clint Mercer, City Building Inspector Kevin McMillin and City Secretary Pam Gregg. There was one person in attendance from the public.

City Attorney Jim Shepherd gave the invocation and the Pledge of Allegiance to the American flag was recited.

CITIZENS FORUM

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

PUBLIC HEARINGS AND POSSIBLE ACTION

The special session recessed at 6:02 p.m. and a public hearing was opened to hear comments for or against a request for a zoning change for the property at 1360 East Bypass 287, a 9.693 acre tract of land out of the James Pinchback Survey, Abstract No. 674, City of Alvord, Wise County, Texas. The request is for 1.724 acres to be zoned Single Family Residential-1; 5.544 acres to be zoned Commercial-2 and Commercial-3; and for 2.425 acres to be zoned Commercial-1. The property is presently zoned Agricultural. The applicants are Richard & Patsy Ray and Cheven & Rachel Plantz.

There were no comments made for or against the zoning change request. The public hearing closed at 6:05 p.m. and the special session reconvened.

Council Member Caviness made a motion to approve the zoning as requested and authorize the Mayor to execute an ordinance before the next council meeting. Council Member Raney seconded the motion. All votes were yes. The motion carried.

The special session recessed at 6:06 p.m. and a hearing was opened regarding the property located at 211 West Washington Street, a 0.850 acre tract of land, Lot: PT11, Block 12 of the Original Alvord Subdivision, Abstract A-674 of the James Pinchback Survey. The purpose of the hearing was to hear cause for the primary structure on the property to be declared a dangerous structure in accordance with City of Alvord Ordinance No. 2021-10-01.

City Administrator Clint Mercer informed the Council that he initiated this case based on concerns from the Code Enforcement Officer that there were significant issues with the property. An inspection warrant was secured from the City's Municipal Judge and the City's Building Inspector, Kevin McMillin, performed an investigation. After reviewing his findings with Council, Kevin concluded that it was his opinion that the structure constitutes a dangerous structure pursuant to the terms of Ordinance No. 2021-10-01 and is in violation and further constitutes a public nuisance and is not feasible of repair, and he recommends demolition of said structure.

The public hearing was closed at 6:23 p.m. and the special session reconvened.

Council Member Caviness made a motion to approve and accept the recommendation of Mr. McMillin as a dangerous structure for the reasons stated in his report; and as a result of that, the Council finds that the dangerous structure should be removed and carried off in not more than 30 days; and that a lien is authorized to be filed against the property for all expenses that are lawful under this particular file; and that Mr. Mercer is authorized to spend city funds on removing the structure from the property; and that all demolition is done in

accordance with city and state regulations. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

NEW ITEMS FOR CONSIDERATION

Council was presented with a recommendation of award letter from Freeman-Millican, Inc. regarding the sealed bids for the 2020 TxCDBG Water Improvement Project. The bids were opened at City Hall on January 31, 2022 at 2:00 p.m. Two contractors submitted bids. After being involved with Patterson Professional Services for several past projects, the recommendation was made to award the project to them in the alternate bid amount of \$268,282.04.

Council Member Caviness made a motion to award the 2020 TxCDBG water improvement project to Patterson Professional Services based on the recommendation of Freeman-Millican and authorization to utilize any excess funds within the scope of the project. Council Member Raney seconded the motion. All votes were yes. The motion carried.

ADJOURN

There being no further business, Mayor Pro-Tem Sherwood made a motion to adjourn the special session of the Alvord City Council at 6:34 p.m. on Tuesday, February 8, 2022. Council Member Caviness seconded the motion. The Council voted four (4) in favor and none (0) opposed. The motion carried.

These minutes were approved on the 17th day of February, 2022.

APPROVED:

ATTEST:



Jim Enochs, Mayor



Pam Gregg, TRMC, City Secretary

