

The City Council of the City of Alvord, Texas met in regular session on **Thursday, February 17, 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, Redder and Caviness. Also in attendance were City Attorney Jim Shepherd, City Administrator Clint Mercer, City Secretary Pam Gregg and Public Works Director Doug Baker. There were twelve people in attendance from the public.

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

### **CITIZENS FORUM**

No one requested to speak during this time.

### **PUBLIC HEARINGS AND POSSIBLE ACTION**

A public hearing was opened at 6:02 p.m. to receive comments for or against a request for a zoning change to place multi-family residences on a property located on Stadium Drive, a 1.350 acre tract of land out of the James Pinchback Survey, Abstract A-674. The present zoning is Commercial-1. The applicants, Casey and Kimberly Wade, had been granted a zoning change two years ago for this property but their plans changed and they are now selling and asking for a contingent zoning change so that the prospective buyer can use the property for multi-family residences. The buyers were in attendance and presented Council with their plans. Zoning of surrounding property and parking was discussed.

With no one else requesting to speak, the public hearing closed at 6:07 p.m. and the Zoning Board of Adjustment meeting opened.

### **ZONING BOARD OF ADJUSTMENT**

A public hearing was conducted to receive comments for or against a request for a variance to the City's Zoning Ordinance No. 10112007B in regards to parking and fenced in storage at 120 North Wickham Street. The property is currently zoned Commercial-1. Property owner, Dawn White, applied for a fence permit in January which was denied due to concerns about non-compliant outside storage in the fenced area. She was also informed that commercial districts require off-street parking based on the usage and square footage of the building.

Dawn proposed parking to be located on the right side entrance of the building adjacent to East Elm Street with signage to identify parking spaces for her business. She added that the fenced in area would not be for storage but would be to protect her customers who are being photographed and that there would be a 12 foot sliding gate for access for emergency vehicles if needed.

Due to the size of the building, the City's Zoning Ordinance requires 13 parking spaces but Dawn asked that it be reduced to 7 because her business is not a retail store but a photography studio with scheduled appointments of one group at a time.

After some brief discussion, Council Member Redder made a motion to grant the request for a variance to the City's Zoning Ordinance in order to reduce the number of parking spaces from 13 to 7 at 120 North Wickham Street and waive the off street parking requirement. Council Member Raney seconded the motion. All votes were yes. The motion carried.

The public hearing closed at 6:25 p.m. and a second public hearing was opened to receive comments for or against a request for a variance to the City's Zoning Ordinance in regards to the property at 707 West Franklin Street. The request was for a change in the side setback requirement from 15' to 5' and also a change in the number of required parking spaces for a proposed triplex. City Administrator Clint Mercer explained to



Council that the owner has an existing quad-plex on the adjacent property and would like to construct a triplex on this property but in order for everything to fit and stay out of TxDOT's setback, they would need to decrease the side setback to 5' on the side next to the quad-plex and also reduce the number of required parking spaces from 2.5 to 2. He added that the only concern and the reason for the process is because they are two separate lots and future property owners might be encroaching on each other.

After a brief discussion, Council Member Redder made a motion to grant a variance to the City's Zoning Ordinance in regards to the property at 707 West Franklin Street to change the side setback requirement from 15' to 5' and to change the number of required parking spaced from 2.5 to 2 per unit. Council Member Hatzenbihler seconded the motion. All votes were yes. The motion carried.

The public hearing closed at 6:32 p.m. and the regular session reconvened.

### **NEW ITEMS FOR CONSIDERATION**

Council Member Hatzenbihler made a motion to approve the minutes from the last meeting on January 20, 2022 and the special meeting on February 8, 2022. Council Member Caviness seconded the motion. All votes were yes. The motion carried.

Council Member Redder made a motion to approve the proposed dates for Alvord's Annual Spring Clean Up March 12-19, 2022 and remove this item from all future agendas. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

Mayor Pro-Tem Sherwood made a motion to adopt Ordinance No. 2022-02-01 "Ordering an Election for May 7, 2022". Council Member Raney seconded the motion. All votes were yes. The motion carried.

City Administrator Clint Mercer explained that the City had received the first half of the American Rescue funds but had not received the second half which was intended to cover the increase in the cost of the water project. Since the money will now need to come from the City's general fund bank account, a reimbursement agreement would need to be in place for any possible audits showing that the money was spent on an approved project. Mayor Pro-Tem Sherwood made a motion to approve Resolution No. R2022-02-01 to reimburse certain expenditures of the City of Alvord from American Rescue funds to be received. Council Member Raney seconded the motion. All votes were yes. The motion carried.

City Administrator Clint Mercer informed Council at a previous meeting that Legend Bank would be going up on their service fees at a cost of \$6,000 per year for the City. He was able to get this amount reduced to a proposed amount of \$250.00 as stated in the agreement presented to Council. Clint added that there would extra expense in daily travel to another city for banking and the money would be better spent staying with a local bank. Council Member Raney made a motion to accept the Treasury Management Services Agreement with Legend Bank. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

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

### **STAFF REPORTS**

Public Works Director Doug Baker gave a report for his department that included:

- Brush pickup
- (3) sewer backups – one major backup between Boling & Washington due to a cratered line – they replaced 150' of 6" main
- (5) water leaks – 2 were at Well #1
- Well #3 had a major leak which resulted in a boil water notice



- Culvert work being done at Live Oak & Franklin
- Winterized all water wells

Clint gave a report that included:

- Tower project update: construction crew lacks another 30 days to finish out plumbing and welding – next stage will be coating and painting and then testing – possible June service date
- Water project update: finally got answers from Oncor on why we didn't have electricity on the new water well – it was turned into a capital project by Oncor and went to a different office which resulted in an additional 120 days to the process – but instead of the City having to spend \$50-\$75,000 out of pocket to get three-phase power to the well, Oncor will be doing a \$150-\$225,000 project at no cost to the City
- TxCDBG project: accepted the award and signed letter – should start seeing people on scene in about 45-60 days – they will take care of the remainder of what was not done across the tracks, put in some new 6" main, new valving and possibly extra left over for a new bore underneath the railroad tracks to tie that area to the other side

Council Member Raney gave a report for the EDC:

- "Gateway to the Grasslands" to be added on the new water tower was approved

### **FUTURE AGENDA ITEMS**

There were no future agendas to be added.

### **ADJOURN**

There being no further business, Council Member Hatzenbihler made a motion to adjourn the regular session of the Alvord City Council at 6:55 p.m. on Thursday, February 17, 2022. Mayor Pro-Tem Sherwood seconded the motion. The Council voted five (5) in favor and none (0) opposed. The motion carried.

These minutes were approved on the 17<sup>th</sup> day of March, 2022.

APPROVED:

ATTEST:



Jim Enochs, Mayor



Pam Gregg, TRMC City Secretary

