

The City Council of the City of Alvord, Texas met in regular session on **Thursday, June 16, 2022** in the Council Chambers of City Hall. The meeting was called to order at 6:02 p.m. and a quorum was present. Mayor Enochs was present and presiding with Council Members Hatzenbichler, Sherwood, Raney, Redder and White. Also in attendance were City Attorney Jim Shepherd, City Administrator Clint Mercer, City Finance Director Martha Nivens, Public Works Director Doug Baker and Fire Chief Sam Hahn. There were 33 people 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

The citizens' comments were concerning carports so the Mayor skipped to agenda item VI.e. "Tabled item – discuss carports." Several citizens voiced their need to protect their vehicles from the weather and all were in opposition to the ordinance banning carports in the City. There was some discussion about possibly changing the minimum requirements for carports. Mayor Pro-Tem Sherwood will research pricing information and specs to determine how the ordinance will read. Council Member Redder made a motion to table this item until the next meeting. Council Member Hatzenbichler seconded the motion. All votes were yes. The motion carried.

ZONING BOARD OF ADJUSTMENT MEETING

The regular session recessed at 6:44 p.m. and the Zoning Board of Adjustment Meeting opened. A public hearing was conducted to hear comments for or against a request for a variance to Ordinance No. 11172011 "Creating Regulations Regarding Mobile Food Vendors" in regards to the mobile food truck located at 403 West Franklin Street. The applicant, Jeremy Hart, is requesting a change in the requirement for the unit to be self-contained and allow him to tie into the City's sewer lines. Jeremy presented to Council a detailed description of the proposed grease trap he would like to install which would prevent grease from entering the sewer lines. He added that in applying for state inspection and in order to get permitted, he has to either apply as a stationary food trailer or he has to prove what type of facility he goes to every day to dispose of wastewater. Jeremy concluded by saying that he would like to be able to move forward and open up the business in the next few months. City Administrator Clint Mercer informed Council that his only concern was the grease getting into the system and he requested that if passed, the ordinance would be revoked if his system is not effective. He said that he was good with the request but also asked that Jeremy install a double-check valve on the water side of the City's system. After some discussion about protecting the city water system, the ZBA meeting closed at 6:55 p.m. and the regular session reconvened.

Council Member Redder made a motion to grant the variance request for 403 West Franklin regarding the fresh water and waste water system specified in Ordinance No. 11172011 § O.(i).(iii).(v).(vi.) with a double check valve in place for the direct water connection to the city. Also added to the motion was that if the neighbors or City system is affected, that the variance will be revoked. City Council Member White seconded the motion. All votes were yes. The motion carried.

NEW ITEMS FOR CONSIDERATION

Mayor Pro-Tem Sherwood made a motion to approve the minutes from the regular meeting on May 19, 2022 and the special meeting on June 9, 2022. Council Member Redder seconded the motion. All votes were yes. The motion carried.

Council Member Redder made a motion to declare a vacancy in Place 1 of the EDC due to an expired term for Rae Holmans. Council Member Hatzenbihler seconded the motion. All votes were yes. The motion carried.

Council discussed the concerns about traffic in the area of West Washington Street and Denver Street and the need to mitigate future problems. Some streets in the area have stop signs and some don't. Visibility triangles and placement of stop signs was also addressed. It was decided that City Administrator Clint Mercer would gather additional information and look at general traffic ordinances. Council Member Redder made a motion to table this item for discussion at the next meeting. Council Member White seconded the motion. All votes were yes. The motion carried.

Council Member Hatzenbihler made a motion to approve the proposed new garbage rates as presented. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

No action was taken on the agenda item to discuss fees for new construction.

EXECUTIVE SESSION

The regular session recessed at 7:14 p.m. and Council entered into Executive Session in the office area of City Hall. Council discussed matters pertaining to personnel matters (Code Enforcement Officer and City Administrator) and also regarding real property (Tower Plaza property).

The Executive Session adjourned at 7:52 p.m. and Council reconvened into regular session in the Council Chambers.

No action was taken as a result of the discussion during Executive Session.

STAFF REPORTS

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

- Brush pick up and potholes
- Sewer backup
- Pump at wastewater plant repaired and reinstalled
- Water leaks throughout town
- Installed water tap and sewer tap for new house on Denver

City Administrator Clint Mercer gave a report that included:

- Draft of audit received this week and no issues or concerns reported
- Small subdivision preliminary plat submitted
- New water billing software

- Electric service at new water tower and well
- Preliminary approval of Wastewater Treatment Plant permit
- West Washington demolition finally complete and cleaned up

FUTURE AGENDA ITEMS

- Carports
- Denver traffic control

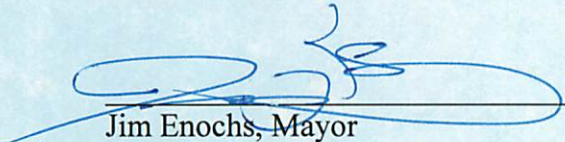
ADJOURN

There being no further business, Council Member Hatzenbihler made a motion to adjourn the regular session of the Alvord City Council at 8:00 p.m. on Thursday, June 16, 2022. 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 21st day of July, 2022.

APPROVED:

ATTEST:


Jim Enoch, Mayor


Pam Gregg, TRMC, City Secretary

