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

**August 18, 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 and White. Also in attendance were City Attorney Jim Shepherd, City Administrator Clint Mercer, City Finance Director Martha Nivens and City Secretary Pam Gregg. There were 13 people in attendance from the public.

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

**CITIZENS FORUM**

Linda Belknap expressed her concerns about the disrespectful actions of a Council Member at the last meeting.

**PUBLIC HEARING**

The hearing scheduled for this time on the agenda was conducted later in the meeting.

**NEW ITEMS FOR CONSIDERATION**

**a. Consider a replat of 5 lots into a single lot located at 114 East Elm Street, Lot 1-5, Block 20 of the Original Alvord Subdivision, Wise County, Texas. The applicant is Tory Withers**

Tory Withers addressed the Council and expressed his desire to combine all five lots into one large corner lot due to setback requirement problems. Engineer review was not required for this replat because there would be a combining of lots instead of an increase in the number of lots and therefore less of an impact to the neighborhood as far as water, sewer or drainage. There was some discussion about setbacks and the need for a possible variance request at the next meeting for a change in the setbacks for a corner lot. Council Member White made a motion to approve the replat of 5 lots into a single lot at 114 East Elm Street. Council Member Hatzenbihler seconded the motion. All votes were yes. The motion carried.

**b. Consider and take appropriate action to amend Zoning Ordinance No. 10112007B in regards to regulations for carports in the City**

City Administrator Clint Mercer reported that some Council Members had spoken with him about a possible solution that would not require rewriting the City’s zoning ordinance. They proposed to consider each carport on a case by case basis and grant variances on older existing homes where it would make sense to put a carport in front of or if the property owner had limited funds and was not able to build an enclosed garage. The Council expressed the need to do what was best for each individual property owner and decide if their situation falls under the category that requires special consideration. No action was taken on this agenda item.

**c. Consider and take appropriate action regarding Kris Brown’s Washington Street lot**

Kris Brown addressed the Council a second time regarding his property on Washington Street and requested 15’ be returned to him. After meeting with some Council Members individually, he hoped to get some of his property back before any paving was done. Kris expressed that he felt the city took too much and he wants some of it back. Council Member White suggested revisiting the issue at a later date but for now keeping the property as it stands. Council Member Hatzenbihler made a motion to give back the 15’ to Kris Brown. The motion died for lack of a second.

**d. Consider accepting Heather Redder’s resignation and declare a vacancy in Place 4 of the City Council**

Mayor Pro-Tem Sherwood made a motion to accept Heather Redder’s resignation and declare a vacancy in Place 4 of the City Council. Council Member White seconded the motion. All votes were yes. The motion carried.

**e. Consider audit results from K. Evans & Associates**

Finance Director Martha Nivens reported that the results of the July 27th financial audit had been returned and everything passed. Council Member White made a motion to accept the audit results as presented. Council Member Hatzenbihler seconded the motion. All votes were yes. The motion carried.

**f. Tabled item – Consider and take appropriate action regarding traffic control on Denver Street**

City Administrator Clint Mercer told Council that he had completed an inventory of every traffic control sign in the city, including what street it is on, what direction it is facing and the intersection where it is located. He added that there needs to be a comprehensive traffic control ordinance that addresses all those things in town and then in the future, if a new street is added, any new stop signs can be added to the existing ordinance as an amendment. Clint and the City Attorney will work together on putting this ordinance together. Mayor Pro-Tem Sherwood made a motion to table this item. Council Member White seconded the motion. All votes were yes. The motion carried.

**g. Council Member Hatzenbihler would like to discuss drainage on Stadium Drive**

Drainage issues on Stadium Drive and other places around town were discussed including railroad renovation over the years that have caused problems by altering the natural flow of water resulting in nowhere for it to go. Clint reported his frustrations in trying to talk to someone at BNSF and not getting a response. No action was taken on this item.

**h. Consider and take appropriate action to approve the minutes from July 21, 2022**

Council Member White made a motion to approve the minutes from the last meeting on July 21, 2022. Mayor Pro-Tem Sherwood seconded the motion. All votes were yes. The motion carried.

**STAFF REPORTS**

City Administrator Clint Mercer provided a report for the Public Works Director that included:

* Rough month with several major water leaks without any loss of service to citizens
* Filled new water tower for disinfecting process
* Waiting on part to finish calibration for SCADA system which means we are only days away from putting the new water tower in service – the only part of the construction process that is not complete is the concrete pad that goes out to the street
* Limbs and pot holes
* Long stretch of sewer main parallels between Wickham and North Trappier – will have to replace at some point – found root ball and removed with jetter machine but only buys more time
* Replaced 1 pump at lift station

Clint gave a report that included:

* CDBG project – finishing up service lines to houses that were affected by the new water line – Sept. 12 is deadline to receive bids to do a bore under railroad tracks that will tie into the brand new main – will allow us to take the old steel line out of service which if not removed, will probably be a huge liability for the city
* Attended meeting with incoming State Representative Lynn Stuckey – just tried to give him some perspective on issues on a small town level that we fight due to recent legislation such as truth in taxation laws and some frustrations with TML representation being taken away and how important it is that they lobby for us
* Whispering Winds construction project – just got their construction bond to us – they are reading to start moving forward with their utilities and that portion of the project – they wanted to come here tonight to ask for some sort of trade of services for tap fees but they didn’t have their proposal together – maybe we can meet them in the middle on costs
* New well – Oncor’s subcontractors hooked it up wrong and energized the ground – electrified the entire tank and well house – got it disconnected before anyone was seriously injured but in the meantime it burnt up underground wiring that runs between the pump station and the well – Oncor has accepted full blame and opened a claim to pay for everything we need
* Working with property owner of our library space about possibly expanding and being able to deliver some programs to the citizens
* Identified the new utility billing software we want to go forward with to replace the outdated software we are using now – the annual cost is actually less than what we pay now – upfront costs have been worked into the budget for this coming year
* Doug’s pickup hit by hail storm – got quotes filed claim with TML
* Identified a local resident deputy to fill vacancy
* Sludge holding tank at sewer plant – still waiting on parts coming from out of country

**PUBLIC HEARING**

A public hearing was opened at 7:14 p.m. to receive comments for or against a request for a Specific Use Permit to open a second hand store at 105 North Wickham Street, a 0.080 acre tract of land, Lot 18, Block 18 of the Original Alvord Subdivision, Wise County, Texas. The property is currently zoned Commercial-1. The applicants are Mayra Rivera and Ana Diaz. After a brief discussion among Council and no comments heard from the public, the hearing closed at 7:15 p.m. Mayor Pro-Tem Sherwood made a motion to grant the Specific Use Permit for a second hand store at 105 North Wickham. Council Member Hatzenbihler seconded the motion. All votes were yes. The motion carried.

**FUTURE AGENDA ITEMS**

* Special Meeting set for August 25, 2022 at 6:00 p.m.
* Traffic Control Ordinance (Jim Shepherd)
* Whispering Winds proposal regarding trade for services

**ADJOURN**

There being no further business, Mayor Pro-Tem Sherwood made a motion to adjourn the regular session of the Alvord City Council at 7:17 p.m. on Thursday, August 18, 2022. Council Member White seconded the motion. The Council voted three (3) in favor and none (0) opposed. The motion carried.

These minutes were approved on the 15th day of September, 2022.

APPROVED: ATTEST:

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Jim Enochs, Mayor Pam Gregg, TRMC, City Secretary