

**REGULAR MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
FEBRUARY 17, 2025
6:30 PM
AGENDA**

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, February 17, 2025, at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER

- Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened City Council of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened City Council to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the City Secretary or the City Marshal prior to the start of the meeting.

COUNCIL COMMENTS:

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

RECOGNITION:

2024 Employees of the 3rd and 4th Quarter
Government Communicators Day

CONSENT AGENDA:

1. Consideration and action to approve minutes from the 01/22/2025 Regular City Council Meeting. (Walls)
2. Consideration and action to approve minutes from the 02/03/2025 Special City Council

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Meeting. (Walls)

3. Consideration and action to approve Resolution R2025-0006 for the 2025 Atmos Cities Steering Committee payment. (Walls)
4. Consideration and action to approve an amendment to the 2024-25 Interlocal Cooperation Agreement for Dispatching Services between the City of Alvarado Police Department and Johnson County, Texas. (May)
5. Consideration and action to approve an amendment to the 2024-25 Interlocal Cooperation Agreement for Dispatching Services between the City of Alvarado Marshal and Johnson County, Texas. (May)
6. Consideration and action to authorize the City Manager to execute an Interlocal Agreement regarding shared Chambers Creek Regional Wastewater System Study. (Dwiggins)

NEW BUSINESS:

7. Consideration and action to approve Ordinance No. 2025-0005, establishing the creation of Alvarado's Downtown District. (French)
8. Consideration and action to approve Ordinance No. 2025-0006, rezoning property to Alvarado's Downtown District. (French)
9. Workshop and discussion on policies and guidelines for mobile vendors. (French)
10. Consideration and guidance on the Alvarado Downtown Square Planting Project. (Tucker)
11. Presentation, consideration and guidance on Council Chamber Seal design. (Suber)
12. Consideration and action to approve Resolution No. R2025-0007, affirming the nomination(s) for candidate(s) for the board of directors for the Central Appraisal District of Johnson County, Texas. (Walls)
13. Presentation on Public Improvement Districts (PIDs) from McCall, Parkhurst, & Horton. (DeBuff)
14. Consideration and action to approve the Second Amendment to the Municipal Materials Management Agreement with Republic Services. (Cromer)
15. Consideration and action to authorize the City of Alvarado to proceed with necessary environmental and structural remediation efforts, including the abatement of asbestos, remediation of mold, and demolition, for the Economic Development Corporation's (EDC) property located at 201 E. College Avenue; and to authorize the expenditure of the City funds for the cost of the work and for the City to accept reimbursement from the EDC for fifty percent (50%) of the cost of the work, up to a maximum amount of \$30,000. (Cromer)

EXECUTIVE SESSION:

Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:

1. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:
 - o Any item on the agenda.
 - o Eminent domain action for the acquisition of real property north of the intersection of Highway 67 and CR 209 for the construction and maintenance of public roadway and utility improvements and for other public purposes permitted by law; and
2. § 551.072. Deliberation regarding real property. The City Council may convene in Executive Session to

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discuss or deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Deliberation regarding the purchase, exchange, lease, or value of real property north of Highway 67 and CR 209 to be acquired for the construction and maintenance of public roadway and utility improvements.

3.§ 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive Session to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.

- Millis Transfer Agreement
- Project Meatball
- Project S. Parkway 2024 A
- Project Horizon

RECONVENE TO REGULAR SESSION:

16. Consideration and any action necessary as a result of items legally discussed in Executive Session.
17. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0009, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property north of the intersection of Highway 67 and CR 209 for construction and maintenance of public roadway and utility improvements and for other public purposes permitted by law. (DeBuff)
18. Consideration and action to revise agreements with Millis Transfer based on terms discussed in Executive Session. (Cromer)
19. Consideration and action to revise the Project S Parkway 2024 A agreement based on terms discussed in Executive Session. (Cromer)

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: wallsb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT

The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

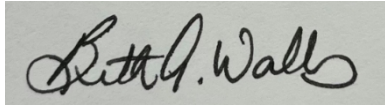
I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on February 14, 2025, at 6:30 p.m. and remained so posted continuously for at least

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72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, reading "Beth A. Walls", is displayed on a light gray rectangular background.

Beth A Walls, TRMC, IPMA-SCP, CPM
City SecretaryHRD