

**REGULAR MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
APRIL 21, 2025
6:30 PM
AGENDA**

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, April 21, 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.

INTRODUCTION OF NEW EMPLOYEES

PROCLAMATION:

Child Abuse Prevention

RECOGNITION:

Historic Downtown Alvarado Art Contest

CONSENT AGENDA:

REGULAR City Council Meeting Agenda

April 21, 2025

Page 2

1. Consideration and action to approve minutes from the 03/17/2025 Regular City Council meeting. (Walls)
2. Consideration and action to approve minutes from the 04/07/2025 Special City Council meeting. (Walls)
3. Consideration and action to approve Resolution R2025-0010, amending the authorized representatives of the City of Alvarado who may direct the investment of funds into the Texas Local Government Investment Pool ("TexPool / Texpool Prime"), a public funds investment pool which was created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity and yield consistent with the Public Funds Investment Act. (Cox)
4. Consideration and action to approve Resolution R2025-0011 amending the authorized representatives of the City of Alvarado who may direct the investment of funds Multi-Bank Securities, Inc. within the Government Code Chapter 2256 Public Funds Investment Act parameters. (Cox)
5. Consideration and action to approve Resolution R2025-0012 designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank. (Cox)
6. Consideration and action to install stop signs, establishing a four-way stop at the intersection of N. Friou and Elm Street, and a three-way stop at the intersection of N. Friou and Adair Street. (May)

NEW BUSINESS:

7. Consideration and action regarding award of Solid Waste Collections and Disposal Services Contract. (Wheat)
8. Consider and act on a resolution accepting for filing an amended and restated petition for creation of the Whisper Park Public Improvement District within the City of Alvarado. (Suber)
9. Consider and act on a resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Lone Oak Public Improvement District; directing the publication and mailing of notice of such public hearing. (Suber)
10. Consideration and action on the application of Lennar Homes for approval of the Valor Addition Phase 1 final plat on 84.559 acres known as tracts and portions of tracts out of the William Hickman Survey, A-327, approximately addressed at 9201 E. Hwy 67. (French) (Alvarado 215/Lennar Homes/Valor Addition)
11. Report on 2025 Alvarado Job Fair. (Cromer)
12. Presentation and discussion regarding a possible general homestead exemption on residential property values. (Cox)
13. Discussion, consideration, and possible action regarding the resignation of a board member and the appointment of a replacement to the Prairielands Public Facility Corporation. (Wheat)

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. § 551.074 Personnel Matters. The City Council may convene in executive session to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee, including deliberation regarding the following officers or employees.

REGULAR City Council Meeting Agenda

April 21, 2025

Page 3

- City Manager Annual Evaluation

2. § 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:

- Any item on the agenda.
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for the Sunflower Lane Improvement Project to serve existing and new development in the City and for other public purposes permitted by law; and
- Negotiations and potential eminent domain action for the acquisition of real property as right-of-way to serve existing and new development in the City and for other public purposes permitted by law

3. § 551.072. Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for (1) the construction and maintenance of public roadway and utility improvements for the Sunflower Lane Improvement Project; and (2) right-of-way to serve existing and new development in the City.

4. § 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.

- Project Red-C-1
- Project Orange-C-2
- Project Orange-C-3
- Project Ascend

RECONVENE TO REGULAR SESSION:

14. Consideration and any action necessary as a result of items legally discussed in Executive Session.
15. Consideration and action to authorize the Mayor to negotiate a contract with the City Manager, based on terms discussed in Executive Session.
16. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0015, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for the Sunflower Lane Improvement Project to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)
17. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0016, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests as right-of-way to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)
18. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Red-C-1 based on terms discussed in Executive Session. (Cromer)
19. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute Project Orange-C-2 based on terms discussed in Executive Session. (Cromer)
20. Consideration and action to authorize the City Manager to negotiate and execute Project Orange-C-3 based on terms discussed in Executive Session. (DeBuff)
21. Consideration and action to amend Project Ascend based on terms as discussed in

REGULAR City Council Meeting Agenda

April 21, 2025

Page 4

Executive Session. (Cromer)

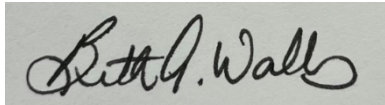
ACCESSIBILITY STATEMENT

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 April 17, 2025, at 6:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

A handwritten signature in black ink, reading "Beth A. Walls". The signature is written in a cursive style with a large, stylized "B" and "W".

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