

**REGULAR MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
MAY 19, 2025
6:30 PM
AGENDA**

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, May 19, 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

ANNOUNCEMENTS:

NextGen - Young Professionals Group (Hall)

CONSENT AGENDA:

1. Consideration and action to approve minutes from the 04/21/2025 Regular City Council meeting. (Walls)

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2. Discussion, consideration and action on the appointment of board members to the City of Alvarado P&Z Board. (Wheat)
3. Consideration and action to install stop signs, establishing a three-way stop at the intersection of N. Friou and E. Patton. (May)
4. Consideration and action to approve an amendment to the Interlocal Agreement between the City of Alvarado, Texas and Johnson County for the Operation of the Stop the Offender Program (S.T.O.P.) Special Crimes Unit 2024. (May) (Stop the Offender Program Interlocal Agreement)
5. Consideration and action to approve Resolution No. R2025-0017, authorizing the submission of the Motor Vehicle Crime Prevention Authority Senate Bill 224 grant application to the Texas Motor Vehicle Crime Prevention Authority. (Authorize TMVCPA grant application) (Gross)

NEW BUSINESS:

6. Swearing in of newly elected Council Members. (Walls)
7. Consideration and action to appoint one Council Member as Mayor Pro Tem who shall hold office for one (1) year as set forth in section 3.08 of the Alvarado City Charter. (Wheat)
8. Consideration and action to approve Resolution No. R2025-0018, affirming the nomination(s) for candidate(s) for the Board of Directors for the Central Appraisal District of Johnson County, Texas. (Walls)
9. Public hearing, consideration and action on the application of Darryl Tucker on behalf of 275 Alvarado LLC represented Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portions in the Floodplain (FP) Overlay on approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. (Hillcrest Addition) (French)
10. Public Hearing on the Re-creation of the Whisper Park Public Improvement District. (Whisper Park PID) (Suber)
11. Consider a resolution regarding the Re-creation of the Whisper Park Public Improvement District and ordering public improvements to be made for the benefit of such district; providing for a severability clause; providing an effective date; and containing other matters relating to the subject. (Whisper Park PID) (Suber)
12. Public Hearing on levying assessments for the costs of certain improvements to be provided in the Lone Oak Public Improvement District Improvement Area # 1 project. (Lone Oak PID) (Suber)
13. Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Lone Oak Public Improvement District Improvement Area # 1 Project; fixing a charge and lien against all properties within Improvement Area # 1 of the district, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in improvement area # 1 of the district; approving a service and assessment plan; providing a severability clause; and providing an effective date. (Lone Oak PID) (Suber)
14. Consider an ordinance authorizing the issuance of the "City of Alvarado, Texas, Special Assessment Revenue Bonds, Series 2025 (Lone Oak Public Improvement District Improvement Area # 1 Project)"; approving and authorizing an indenture of trust, a bond

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- purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date. (Lone Oak PID) (Suber)
15. Consider approval of a Phase Two Reimbursement Agreement for the Lone Oak Public Improvement District with GRBK Edgewood LLC and Century Land Holdings of Texas, LLC. (Lone Oak PID) (Suber)
 16. Presentation on Cooperative Agreements. (Suber)
 17. Presentation from Code Enforcement. (Roberts)
 18. Consideration and action to adopt the process to be used for involving and receiving public input in the 2025 council ward redistricting. (Walls)
 19. Consideration and action to authorize the City Manager to execute an Interlocal Cooperation Agreement regarding participation in a Cooperative Purchasing Program with Ellis County. (Chavarria)
 20. Consideration and action to approve street repairs on S. Baugh Street and S. Spears Street. (Chavarria)
 21. Discussion, consideration, and possible action on awarding bid for N. Cummings Overlay. (Chavarria)
 22. Consideration and action to approve Ordinance No. 2025-0009 providing for a residential homestead ad valorem (property tax) exemption from City ad valorem taxation. (Cox)
 23. Consideration and action to approve Resolution R2025-0019, adopting the City of Alvarado, Texas investment policy, and providing an effective date. (Cox)

EXECUTIVE SESSION:

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.

RECONVENE TO REGULAR SESSION:

24. Consideration and any action necessary as a result of items legally discussed in Executive Session.

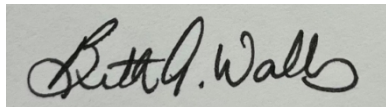
ACCESSIBILITY STATEMENT

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 May 16, 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", is displayed on a light gray rectangular background.

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