



ALVARADO CITY COUNCIL AGENDA
REGULAR MEETING - JULY 21, 2025- 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE. - ALVARADO, TEXAS 76009

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

CONSENT AGENDA

1. June 16, 2025, City Council Minutes. (Walls)
2. June 30, 2025, Special Called City Council Minutes. (Taylor)
3. City of Alvarado - Resolution 2025-0027: A resolution of the City Council suspending the July 30, 2025, Effective Date of Oncor Electronic Delivery Company's requested rate change to permit the city time to study the request and establish reasonable rates. (Taylor)
4. City of Alvarado - Resolution 2025-0028: A resolution of the City Council designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank of Alvarado. (Cox)
5. City of Alvarado Resolution R2025-0029: A resolution of the City Council, authorizing

authorized signatories for the Community Development Block Grant-Mitigation (CDBG-MIT) and the Resilient Communities Program through the Texas General Land Office (GLO). (French)

6. City of Alvarado Ordinance No. 2025-0015: An ordinance of the City Council amending Section 38-129 of the City of Alvarado Code providing an update to the School Zone on N. Cummings Drive. (DeBuff)

NEW BUSINESS

7. Public Hearing, consideration, and action related to approving Ordinance 2025-0013, of the Alvarado City Council annexing by voluntary petition approximately 60.575 acres in the McKinney & Williams Survey, Abstract 971, generally located north of CR 604 and east of IH 35W, with the approximate address of 6565 CR 604, into the corporate limits of the City of Alvarado, Texas. (Millis Annexation) (French)
8. Presentation and discussion related to elements of the Comprehensive Plan, a project of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program through the Texas General Land Office (GLO). (French)
9. Presentation and discussion related to a fair housing ordinance, a civil rights policy resolution, and other associated documents, which are federal requirements of the Community Development Block Grant-Mitigation (CDBG-MIT) Resilient Communities Program through the Texas General Land Office (GLO). (French)
10. Consideration and action related to the application of HMH Eagle Glen, LLC for approval of the Eagle Glen North Addition Phase 1a final plat on 43.514 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane and 1200 E. Hwy 67. (French)
11. Consideration and action related to the application of HMH Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1c final plat on 11.306 acres known as tracts and portions of tracts out of the Andrew Spiva Survey, A-770, approximately addressed at 347 Rock Sparrow Lane. (French)
12. Consideration and action related to the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 2 final plat on 68.838 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607. (Lone Oak Phase 2 Final) (French)
13. Consideration and action related to Resolution R2025-30: A resolution of the City of Alvarado, Texas, designating the City Manager as the applicant for the Texas Parks and Wildlife Department Non-Urban Outdoor Recreation Grant; certifying the eligibility to receive program assistance; certifying that the applicant matching share is readily available; and dedicating the proposed site for permanent public park and recreational uses. (1 of 2 Parks Grant Applications) (Suber)
14. Consideration and Action related to Resolution R2025-0031: A Resolution of the City of Alvarado, Texas, designating certain officials as being responsible for, acting for, and on behalf of the City of Alvarado with the Texas Parks and Wildlife Department, for the purpose of participating in the Local Park Grant Program. (2 of 2 Parks Grant Applications) (Tucker)
15. Consideration of and action related to rescheduling the Regular City Council Meetings to the third Tuesday of each month. (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:

16. § 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 listed agenda item.
 - Indie Catch Parcel of land on County Road 508, Alvarado, Texas - potential eminent domain acquisition for public improvements.
 - Amendment to the Grade Crossing Construction and Maintenance Agreement with BNSF Railway Company.
 - Amendment to the Eagle Glen North Development Agreement.
 - Pipeline License Agreement with BNSF Railway Company.
 - Memorandum of Agreement with Quikrete regarding the acquisition and abandonment of certain easement rights and construction obligations for property generally located at or around 1008 US 67 N.
17. § 551.072. Deliberation Regarding Real Property. The City Council may convene in executive session to 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 City in negotiations with a third person.
- Indie Catch Parcel of land on County Road 508, Alvarado, Texas
 - Amendment to the Grade Crossing Construction and Maintenance Agreement with BNSF Railway Company.
 - Amendment to the Eagle Glen North Development Agreement.
 - Pipeline License Agreement with BNSF Railway Company.
 - Memorandum of Agreement with Quikrete regarding the acquisition and abandonment of certain easement rights and construction obligations for property generally located at or around 1008 US 67 N.
18. § 551.087. Deliberation Regarding Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- Millis Transfer Developer Agreement.
 - Project Silver.

RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

ADJOURNMENT

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 July 17, 2025, prior to 6:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Bobbie Jo Taylor, TRMC, MMC
City Secretary

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

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.