



CITY OF ALVARADO
County of Johnson
State of Texas
07/21/2025
City Council Minutes

The City Council of the City of Alvarado met in a Regular Called Session on Monday, June 21, 2025, at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	✓		
Carrie Keeton	Council Ward 1	✓		
Beverly Short	Council Ward 1	✓		
Lydia Moon	Council Ward 2	✓		
Cherry Bryant	Council Ward 2	✓		
Scott Arthur	Council Ward 3	✓		
Kevin Thomas	Mayor Pro-Tem Ward 3	✓		

Others Present:

Paul DeBuff	City Manager
Bobbie Jo Taylor	City Secretary
Beth Walls	Director Human Resources
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Laura Cox	Chief Financial Officer
Hillary Cromer	Director of Economic Development
Justin French	Community Development Director
John Rodgers	Fire Chief
Anthony Tucker	Park Superintendent
Ben Moore	Assistant Police Chief
Michael Dwiggins	Public Works Director
Gus Chavarria	City Engineer

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. Mayor Pro Tem Thomas led the invocation.

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

- Marissa Wheat – Upcoming Personal Branding Event to be held September 18th, Water Safety Day, and an Expression of Gratitude for the Fire Department.
- Pam Jones - Concerns arising from the Planning Advisory Committee regarding the layout of future planning in the downtown area.
- Mike Percifield – Concerns arising from the Planning Advisory Committee regarding the layout of future planning in the downtown area.
- Jameye Jones- Upcoming Events

COUNCIL COMMENTS

- Councilmember Keeton expressed gratitude to area Police Agencies who responded to the attack at the Prairieland Detention Center on July 4, 2025. Ms. Keeton stated that the city should have been more transparent with the citizens regarding the incident.
- Councilmember Moon sent condolences to the Officer who was injured in the attack and wished him well on his road to recovery. Ms. Moon also addressed upcoming events.

INTRODUCTION OF NEW EMPLOYEES

- Jeb Baxley was introduced by Chief Rodgers as a City of Alvarado Firefighter.
- Laura Cox introduced a new Court Administrator, Jennifer Chesnut.

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) 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)**

Councilmember Moon requested Item 6 be removed from the Consent Agenda for discussion.

Councilmember Moon motioned to approve Consent Agenda Items 1-5.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

The Council discussed Ordinance No. 2025-0015 with City Manager Paul DeBuff. Mr. DeBuff provided more details to the council including the need for the update to the School Zone.

Councilmember Moon motioned to approve Consent Agenda Item 6.

Councilmember Arthur seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

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)**

Mayor Wheat opened the Public Hearing at 6:52 p.m.

Community Development Director Justin French presented Ordinance 2025-0013 to the City Council advising of the voluntary annexation and the location of the property.

Mayor Wheat closed the Public Hearing at 6:54 p.m.

Councilmember Bryant motioned to approve 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.

Councilmember Arthur seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

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)

Representatives from LJA Engineering presented the City Council with a draft version of the Vision Guiding Principles and Downtown Square Layout Possibilities, developed through a series of engagements with the Alvarado community, city leadership, stakeholders, and the advisory committee.

During the presentation, the representatives and Council members discussed community feedback, project goals and objectives, and the next steps ahead of the implementation phase.

Following the discussion, the Council reached a consensus in favor of Design 3, which features the redevelopment of the small west building edge and enhancements to the square itself.

Council members were also informed that a joint Planning and Zoning and City Council Workshop will be held on November 6th to review further details and gather additional feedback on the project.

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)

Community Development Director Justin French presented the Council with a fair housing ordinance, a civil rights policy resolution, and other documents that would soon be coming before the council for approval.

10. Consideration and action related to the application of HMM 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)

Community Development Director French presented the council the Eagle Glen North Additional Phase 1a final plat. Mr. French advised the council of the location and lot count specified by the plat.

Councilmember Moon motioned to approve the application of HMH Eagle Glen, LLC 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.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 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)**

Community Development Director French presented the council the Eagle Glen North Additional Phase 1c final plat. Mr. French advised the council of the location and lot count specified by the plat.

Councilmember Moon motioned to approve the application of HMH Eagle Glen Land, LLC 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.

Councilmember Arthur seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 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)**

Community Development Director French presented the council the application for approval of the Lone Oak Addition Phase 2 final plat. Mr. French advised the council of the location and lot count specified by the plat.

Councilmember Moon motioned to approve the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for 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.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

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)**

Administrative Services Director Donielle Suber presented a resolution to the City Council that would designate the City Manager as the official applicant for a grant from Texas Parks and Wildlife.

Ms. Suber informed the Council that the grant application deadline is August 1st, and that the funding would support the acquisition or development of public recreation areas and facilities within the City of Alvarado.

She noted that the grant requires a 50% matching contribution from the City, with the potential to receive up to \$750,000 in funding.

Councilmember Keeton motioned to approve 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.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 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)**

Parks Superintendent Anthony Tucker presented Resolution R225-0031 to the City Council, requesting approval to designate an official to act on behalf of the City of Alvarado in submitting a grant application to the Texas Parks and Wildlife Department.

Mr. Tucker explained that the grant offers a maximum funding amount of \$150,000, with a required 50% match from the City. If awarded, the funds would be used to support the development or enhancement of public recreation areas and facilities.

Councilmember Moon motioned to approve Resolution R2025-0031: A Resolution of the City of Alvarado, Texas, designating the City Manager 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.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 15. Consideration of and action related to rescheduling the Regular City Council Meetings to the third Tuesday of each month. (Wheat)**

The consensus of the council was not favorable to rescheduling the Regular City Council meetings.

No action was taken at this time.

Mayor Wheat adjourned into Executive Session at 9:04 p.m.

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**

Mayor Wheat adjourned back into Open Session at 10:05 p.m.

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

Councilmember Moon motioned to approve the amendment to the Grade Crossing Construction and Maintenance Agreement with BNSF Railway Company, the Amendment to the Eagle Glen North Development Agreement, the Pipeline License Agreement with BNSF Railway Company, a 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 as presented in Executive Session and to be executed by the City Manager.

Mayor Pro Tem Kevin Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

Councilmember Moon motioned to approve an amendment to the Millis Transfer Developer Agreement as presented in Executive Session and to allow the City Manager to execute said agreement.

Councilmember Short seconded the motion.

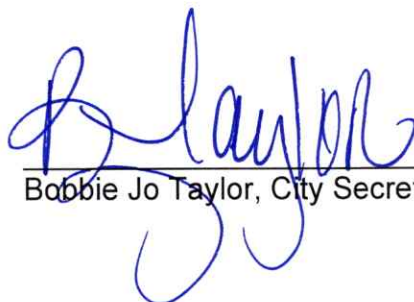
Councilmember Keeton opposed, No abstentions

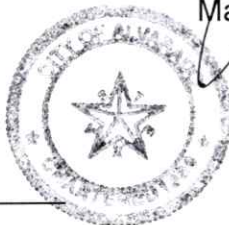
Vote: Motion passed 5-1

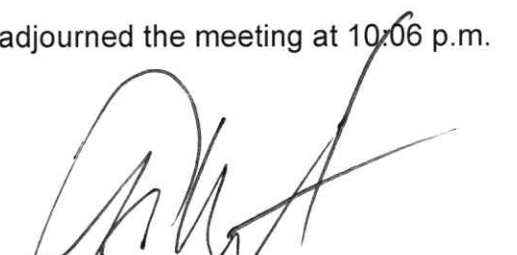
ADJOURNMENT

There being no further business Mayor Wheat adjourned the meeting at 10:06 p.m.

Approved:


Bobbie Jo Taylor, City Secretary




Mayor Jacob Wheat

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.