



**CITY OF ALVARADO
County of Johnson
State of Texas
07/31/2025
City Council Minutes**

The City Council of the City of Alvarado met in a Special Session on Thursday, July 31, 2025, at 6:30 p.m. for the purpose of holding a Special Called Meeting and a Town Hall. 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
Ashely Dierker	City Attorney
Beth Walls	Director Human Resources
Donielle Suber	Director of Administrative Services
Hillary Cromer	Economic Development Director
Laura Cox	Chief Financial Officer
Ryan Edgar	Finance Manager
Justin French	Community Dev. Director
John Rodgers	Fire Chief

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. Councilmember Scott Arthur gave the invocation.

Councilmember Bryant entered the meeting at 6:37 p.m.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- None

CITY COUNCIL COMMENTS-

- Mayor Wheat announced that a Back to School Bash was being held by the Alvarado School District.
- Councilmember Beverly Short stated that the improvements made to Cummings Dr. look nice.

NEW BUSINESS –

1. Presentation of the City of Alvarado's financial audit for Fiscal Year 2023-2024 by representatives of Waters, Vollmering, Beavers & Adams, LLP.

Carrie Adams, representing the accounting firm Waters, Vollmering, Beavers & Adams, LLP, presented the annual financial audit to the City Council. Ms. Adams reported that the city administration has taken several steps over the past year to strengthen the city's financial position. These efforts include facility renovations at both the Fire Department and Police Department, investments in Street and Road Infrastructure, the acquisition of a new Fire Truck, and the purchase of additional property.

Ms. Adams also noted a positive trend in sales tax revenue. In response to questions from the Council, she agreed to provide a detailed breakdown of the "Other" expenditures and revenue categories included in the audit report.

2. Consideration and action related to the approval of the City of Alvarado's financial audit for Fiscal Year 2023-2024.

Councilmember Arthur motioned to approve the City of Alvarado's financial audit for Fiscal Year 2023-2024.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

Mayor Wheat adjourned into Executive Session at 6:53 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:

- 3. Pursuant to § 551.071, Texas Government Code – Consultation with the City's Attorneys to seek advice on the following matters:**
- Any item on the agenda.

- 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; and
4. Pursuant to Section § 551.072, Texas Government Code - deliberation regarding the purchase, exchange, lease, or value of real property to be acquired as right-of-way to serve existing and new development in the City.
- 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.

Mayor Wheat adjourned from Executive Session at 7:00 p.m.

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

5. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0032 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.

Councilmember Keeton moved that the City Council of the City of Alvarado authorize the use of the power of eminent domain to acquire the real property described in Resolution Number R2025-0032, as presented, specifically:

- 0.756 acre (32,912 sq. ft) and 0.012 acre (541 sq. ft) right-of-way on property described in Instrument Number 2022-36624 in the Official Records, Johnson County, Texas, as more fully described in Exhibit A to said Resolution; and,

For the public use as right-of-way and other public purposes permitted by law, and I further move to adopt Resolution Number R2025-0032, as presented.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

TOWN HALL MEETING

6. City of Alvarado 2025 Redistricting Project Presented by Dan Santee and Jon James, Denton Navarro Rodriguez Bernal Santee & Zech, PC. to include discussion with the City Council and Citizens.

Dan Santee and Jon James attended the City Council meeting to present an overview of the 2025 Redistricting Project to both the Council and the citizens of Alvarado. Mr. Santee emphasized the necessity of redistricting to ensure balanced population representation across the city's districts. The presentation outlined the legal standards required during the redistricting process, including contiguity of districts, adherence to political unit boundaries, consideration of geographical boundaries, and preservation of communities of interest.

Following their review of the city's demographic data and legal obligations, Mr. Santee and Mr. James made the following recommendations for Council consideration:

- Adopt Option 2 of the redistricting maps, as it offers the most balanced population distribution while preserving a majority-minority ward.
- Amend Section 3.02 of the City Charter to divide the city into four wards, with one councilmember elected at-large.
- Amend Section 1.02 of the City Charter to use voter population as the basis for population distribution among districts rather than total population.

7. Possible Action related to the 2025 Redistricting Project.

The consensus of the City Council was to move forward with the Presented Option 2 Redistricting map.

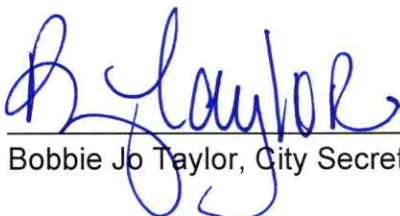
ADJOURNMENT

There being no further business, Mayor Wheat adjourned the meeting at 7:46 p.m.

Approved:



Mayor Jacob Wheat



Bobbie Jo Taylor, City Secretary

