



ALVARADO CITY COUNCIL AGENDA
REGULAR - SEPTEMBER 15, 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 include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory 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 salutory 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.

EMPLOYEE RECOGNITION

1. Retired Fire Captain Archie Gerbine (Rodgers)

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA

2. August 18, 2025, City Council Minutes. (Taylor)
3. September 4, 2025, City Council Minutes, Special Called Budget Workshop. (Taylor)
4. Ordinance No. 2025-0022; An Ordinance amending Division 5, "Speed Limits," of Article II, "Traffic Regulations," of Chapter 38, "Traffic and Vehicles," of the Code of Ordinances, City of Alvarado, Texas, by amending Section 38-129, "School Zones," by modifying the school zone along a portion of FM 1807/Davis Avenue; directing the city manager to indicate the school zone location and times with appropriate signage; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a penalty clause; providing a savings clause; providing for publication in the official newspaper; and providing

an effective date. (Suber)

5. First reading of City of Alvarado - Resolution R2025-0036; A Resolution of the City of Alvarado, Texas, approving the Alvarado Economic Development Corporation's authorization of a \$15,000 economic development incentive for Leap of Faith and ratifying the Board's direction for the Economic Development Director and/or City Manager to negotiate and execute the agreement. (Cromer)
6. Fiscal Year 2025/2026 Johnson County Emergency Service District #1 Contract. (Rodgers)

NEW BUSINESS

7. Public Hearing on the fiscal year 2026 Annual Operating Budget beginning October 1, 2025, and ending September 30, 2026. (Cox)
8. Consideration and action to hold a roll call vote related to the City of Alvarado - Ordinance No. 2025-0020; an Ordinance of the City of Alvarado, Texas adopting the budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026; appropriating resources for each department, project, operation, activity, purchase account, and other expenditures; providing for emergency expenditures as allowed by applicable state law; providing for the filing and posting of the budget as required by state law; providing for the filing and posting of the budget as required by state laws; providing a severability clause; providing an effective date. (Cox)
9. Public Hearing on the proposed tax rate of \$0.806010 per \$100; fixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the City of Alvarado, Texas for the fiscal year beginning October 1, 2025, and ending September 30, 2026. (Cox)
10. Consideration and action to hold a roll call vote related to the City of Alvarado - Ordinance No. 2025-0021; an Ordinance of the City of Alvarado, Texas affixing and levying municipal ad valorem taxes on all taxable property within the corporate limits of the City of Alvarao, Texas for the fiscal year beginning October 1, 2025, and ending September 30, 2026, and for each year thereafter until otherwise provided, at the rate of \$0.806010 per one hundred dollars (\$100.00), and for directing the assessment thereof; providing for a date on which such taxes become due and delinquent together with penal ties and interest thereon; providing for place of payment; providing for approval of the tax rolls presented to the city council; providing for repealing, savings, and severability clauses; providing for an effective date. (Cox)
11. Consideration and action related to taking a roll call vote to ratify the City of Alvarado Tax Rate of \$0.806010 per \$100.00 reflected in the City of Alvarado budget approved for the fiscal year beginning October 1, 2025, and ending September 30, 2026, in accordance with Texas Local Government Code Section 102.007. (Cox)
12. Consideration and action related to the second reading of Resolution R2025-0035; A Resolution of the City of Alvarado, Texas, approving the Alvarado Economic Development Corporation's authorization of a \$150,000 economic development incentive for United Southwest Components and ratifying the Board's direction for the Economic Development Director and/or City Manager to negotiate and execute the agreement. (Cromer)
13. Public Hearing, consideration and action related to Ordinance No. 2025-0019; An Ordinance of the City of Alvarado, Texas, potentially approving a Specific Use Permit in the General Commercial (C-2) District with the Floodplain (FP) Overlay District for secondhand store uses on 0.204 acres known as tract 110 of the I. Glaze Survey, A-313, addressed at 200 N. Parkway Drive; an application of Judy Frazier on behalf of Alvarado Old Pueblo Ltd. (Leap of Faith) (French)
14. Consideration and action related to the appointment of a committee to draft a Policy for approval of a City of Alvarado Code of Conduct and Ethics Policy for Council, Boards, and

Commission Members. (Wheat)

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:

15. § 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
 - Project Avalon
 - North Cummings Drive Overlay Project Change Order

16. §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).
 - Project Cayetano

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 September 9, 2025, by 5:00 p.m. and remained so posted continuously for 3 business days preceding the scheduled 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: taylorb@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.

BUDGET STATEMENT

Pursuant to Section 551.043, Government Code, the following taxpayer impact statement must be on the City Council meeting agenda at which the City Council will discuss or adopt a budget for the City of Alvarado: For the median-valued homestead property (\$255,342.00), the City's portion of the property tax bill in dollars for the current fiscal year (FY2025) is \$1,998.23, the City's portion of the property tax bill for the upcoming fiscal year (FY2026) for the same property if the proposed budget is adopted is estimated to be \$2,058.08, and the City's portion of the property tax bill in dollars for the upcoming fiscal year (FY2026) for the same property if a budget funded at the no-new-revenue rate under Chapter 26, Tax Code, is adopted is estimated to be \$2,058.08.