



CITY OF ALVARADO
County of Johnson
State of Texas
08/18/2025
City Council Minutes

The City Council of the City of Alvarado met in a Regular Called Session on Monday, August 18, 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	✓		

Councilmember Arthur entered the meeting at 6:34 p.m.

Others Present:

Paul DeBuff
Bobbie Jo Taylor
Beth Walls
Ashley Dierker
Donielle Suber
Laura Cox
Hillary Cromer
Justin French
John Rodgers
Anthony Tucker
Ben Moore
Michael Dwigins
Gus Chavarria
Ryan Edgar
Anthony Tucker
Precious Moore

City Manager
City Secretary
Director of Human Resources
City Attorney
Director of Administrative Services
Chief Financial Officer
Director of Economic Development
Community Development Director
Fire Chief
Park Superintendent
Assistant Police Chief
Public Works Director
City Engineer
Finance Manager
Park's Superintendent
Library Director

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. Marty Douglas led the invocation.

PLEDGE OF ALLEGIANCE
PROCLAMATIONS

1. Gun Safety Awareness

Mayor Wheat presented a Gun Safety Awareness Proclamation to Eric Gonzalez on behalf of Cook Children's Center for Community Health.

CITIZEN PARTICIPATION AND PUBLIC INPUT

- Jameye Jones – A special thank you to the Police and Fire Departments and upcoming community events.

COUNCIL COMMENTS

- Councilmember Moon expressed her gratitude to fellow councilmembers, city staff, and members of the public for their concern and support following a recent accident in which she was involved. She also spoke positively about the recent State of the City Address and addressed concerns related to the city manager
- Councilmember Keeton expressed concerns regarding the number of items placed on the council meeting agenda. She stated that she would prefer scheduling additional meetings, if necessary, rather than allowing regular meetings to become excessively lengthy. Additionally, Ms. Keeton requested that all PowerPoint presentations prepared by staff or other presenters be distributed to council members with the council packets.

INTRODUCTION OF NEW EMPLOYEES

No new employees were introduced at this time.

CONSENT AGENDA

- 2. July 10, 2025, Special Called City Council Minutes. (Taylor)**
- 3. July 21, 2025, City Council Minutes. (Taylor)**
- 4. July 31, 2025, Special Called City Council Minutes. (Taylor)**
- 5. City of Alvarado - Ordinance 2025-0016: An Ordinance of the City of Alvarado, Texas, approving a Negotiated Settlement between the Atmos**

Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with The Negotiated Settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; and determining that this ordinance was passed in accordance with the requirements of The Texas Open Meetings Act. (Taylor)

6. City of Alvarado - Ordinance 2025-0017; an Ordinance of the City of Alvarado, Texas amending its fee schedule related to garbage collection fees. (Taylor)
7. Approval of a letter of engagement with Waters, Vollmering, Beavers and Adams, L.L.P. to perform the Annual Audit for Fiscal Year 2025, and authorizing the City Manager to execute any documents in connection therewith. (Cox)
8. City of Alvarado - Ordinance 2025-0014: An Ordinance of the City of Alvarado, Texas, a Fair Housing Ordinance prohibiting discrimination in housing in the City, and designating the month of April a Fair Housing Month, to reflect civil rights requirements by the General Land Office of the State of Texas. (French)
9. City of Alvarado - Resolution R2025-0033: A Resolution of the City of Alvarado, Texas, a Resolution adopting a Civil Rights and Citizen Participation Policy for the City, including a citizen participation plan and compliant and grievance procedures; providing for the appointment of a Civil Rights Officer; implementing and ratifying a nondiscrimination/EEO policy; including a self-evaluation review form and grievance procedures under Section 504 of the Rehabilitation Act of 1973; and including requirements for civil rights public notices. (French)
10. City of Alvarado - Resolution R2025-0034; a Resolution adopting an amendment to Section 431.7 of Alvarado Police Department Policy 431, "First Amendment Assemblies," to reflect the General Land Office of the State of Texas requirement that law enforcement not obstruct the public from entering or exiting a facility housing a non-violent civil rights demonstration. (French)
11. Approval of the yearly Interlocal Cooperation Agreement for Dispatching Service between the City of Alvarado and Johnson County. (Alvarado Police Dispatching Services) (May)
12. Approval of the yearly Interlocal Cooperation Agreement for Dispatching Service between the Alvarado Marshal and Johnson County. (Alvarado City Marshall Dispatching Services) (May)

- 13. Approval of a yearly Amendment to Communications System Agreement with Johnson County. (Annual Subscriber Unit Fee for Police Radio Equipment) (May)**
- 14. Approval of a yearly Interlocal Agreement for Housing City's Class C Misdemeanor Prisoners for Budget Year 2025-2026. (Johnson County Jail Services) (May)**
- 15. Accept the Resignation of Parks Board Member, Lisa Deese. (Tucker)**

Councilmember Moon requested that the items 5,8,9, and 10 be removed for individual consideration.

Councilmember Keeton requested to remove item 7 for individual consideration.

Councilmember Moon motioned to approve all other consent agenda items.

Mayor Pro Tem Thomas seconded the motion.

Councilmember Arthur opposed, No abstentions

Vote: Motion passed 5-1

The following items were discussed and considered individually.

- 5. City of Alvarado - Ordinance 2025-0016: An Ordinance of the City of Alvarado, Texas, approving a Negotiated Settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with The Negotiated Settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; and determining that this ordinance was passed in accordance with the requirements of The Texas Open Meetings Act. (Taylor)**

City Secretary Taylor presented the ordinance for consideration of the city council. Ms. Taylor advised that the city is a member of the Atmos Cities Steering Committee ("ACSC") which negotiates rates for gas on behalf of many Texas cities. Mr. Taylor stated that Atmos had filed for a rate increase in excess of \$245.2 million which has been negotiated to a settled rate which saves Texas consumers approximately \$20 million.

Councilmember Keeton motioned to approve Ordinance 2025-0016: An Ordinance of the City of Alvarado, Texas, approving a Negotiated Settlement

between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 Rate Review Mechanism Filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with The Negotiated Settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; and determining that this ordinance was passed in accordance with the requirements of The Texas Open Meetings Act.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

- 7. Approval of a letter of engagement with Waters, Vollmering, Beavers and Adams, L.L.P. to perform the Annual Audit for Fiscal Year 2025, and authorizing the City Manager to execute any documents in connection therewith. (Cox)**

Chief Financial Officer Laura Cox presented the City Council with a letter of engagement for the upcoming annual audit. Ms. Cox explained that the audit is legally required, includes a review of each city fund, and must now be completed within 180 days following the close of the fiscal year.

Further discussion between the Council and Ms. Cox included acknowledgment of the estimated audit cost of approximately \$47,000. Ms. Cox noted that this is a preliminary estimate and may increase if additional work is required.

Councilmember Moon motioned to approve a letter of engagement with Waters, Vollmering, Beavers and Adams, L.L.P. to perform the Annual Audit for Fiscal Year 2025 and authorizing the City Manager to execute any documents in connection therewith.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

- 8. City of Alvarado - Ordinance 2025-0014: An Ordinance of the City of Alvarado, Texas, a Fair Housing Ordinance prohibiting discrimination in housing in the City, and designating the month of April a Fair Housing Month, to reflect civil rights requirements by the General Land Office of the State of Texas. (French)**

9. **City of Alvarado - Resolution R2025-0033: A Resolution of the City of Alvarado, Texas, a Resolution adopting a Civil Rights and Citizen Participation Policy for the City, including a citizen participation plan and compliant and grievance procedures; providing for the appointment of a Civil Rights Officer; implementing and ratifying a nondiscrimination/EEO policy; including a self-evaluation review form and grievance procedures under Section 504 of the Rehabilitation Act of 1973; and including requirements for civil rights public notices. (French)**
10. **City of Alvarado - Resolution R2025-0034; a Resolution adopting an amendment to Section 431.7 of Alvarado Police Department Policy 431, "First Amendment Assemblies," to reflect the General Land Office of the State of Texas requirement that law enforcement not obstruct the public from entering or exiting a facility housing a non-violent civil rights demonstration. (French)**

Community Development Director Justin French presented Items 8, 9, and 10 together, as requested by Mayor Wheat, due to the items being closely related in subject matter.

Mr. French explained that all three items are a requirement by the General Land Office prior to awarding of grant funding.

Councilmember Moon inquired about how the ordinance would address housing discrimination in the City of Alvarado. Mr. French responded that complaints would be submitted to the Civil Rights Officer, a position to be appointed by the City Manager, who would then coordinate with the U.S. Department of Housing and Urban Development (HUD). He noted that in the past, the city did not have a designated officer, so complaints were referred to state or federal agencies. The Council clarified that the anti-discrimination provisions would apply to all rental property owners, not just those managing HUD-subsidized housing.

Councilmember Moon motioned to approve the following:

- City of Alvarado - Ordinance 2025-0014: An Ordinance of the City of Alvarado, Texas, a Fair Housing Ordinance prohibiting discrimination in housing in the City, and designating the month of April a Fair Housing Month, to reflect civil rights requirements by the General Land Office of the State of Texas.
- City of Alvarado - Resolution R2025-0033: A Resolution of the City of Alvarado, Texas, a Resolution adopting a Civil Rights and Citizen Participation Policy for the City, including a citizen participation plan

and compliant and grievance procedures; providing for the appointment of a Civil Rights Officer; implementing and ratifying a nondiscrimination/EEO policy; including a self-evaluation review form and grievance procedures under Section 504 of the Rehabilitation Act of 1973; and including requirements for civil rights public notices.

- City of Alvarado - Resolution R2025-0034; a Resolution adopting an amendment to Section 431.7 of Alvarado Police Department Policy 431, "First Amendment Assemblies," to reflect the General Land Office of the State of Texas requirement that law enforcement not obstruct the public from entering or exiting a facility housing a non-violent civil rights demonstration.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

NEW BUSINESS

- 16. Consider, discuss and take a roll call vote to propose a not to exceed ad valorem tax rate \$0.886967 per \$100 valuation; set a public hearing for Monday, September 15, 2025, to receive comments concerning said proposed City of Alvarado 2025 tax rate; and set the time, date and place of the meeting at which the City Council will vote on said proposed tax rate not to exceed \$0.886967 per \$100 valuation as Monday, September 15, 2025, at 6:30 p.m., in the Council Chambers located at 104 W. College Street, Alvarado, Texas, and further authorizing the required public notices. (Ad Valorem Tax) (Cox)**

Chief Financial Officer Laura Cox presented the proposed Ad Valorem Tax Rate to the City Council. Ms. Cox clarified that the rate outlined on the agenda is intended solely to establish a maximum rate that the City will not exceed during the budget approval process. She further noted that the City Council will have the opportunity to lower the proposed rate at the upcoming council meeting in September, should they choose to do so. Ms. Cox shared the following calculated tax rates which have been certified as required.

Proposed total tax rate:	\$0.886967/\$100
Proposed Maintenance & Operations (M&O) tax rate:	\$0.689356/\$100
Proposed Interest & Sinking (I&S) tax rate (debt):	\$0.197611/\$100
No-New-Revenue tax rate	\$0.806010/\$100
Voter-approval tax rate	\$0.886967/\$100
De minimis rate	\$0.931293/\$100

The City Council began discussion on the proposed tax rate for the 2025–2026 Fiscal Year. Councilmember Moon confirmed with Chief Financial Officer Laura Cox that the Council does have the option to adopt the No-New-Revenue Rate. Ms. Moon advised that she was not in favor of approving the rate as listed on the agenda. Councilmember Keeton expressed agreement with Councilmember Moon, stating that she does not support using the Voter-Approval Tax Rate in the implementation of the upcoming fiscal year budget.

Mayor Wheat explained that the purpose of the evening's action was solely to set a proposed tax rate in order to begin the publication and notification process required by state law. He requested that the Council move forward with the proposed Voter-Approval Rate to allow staff to initiate the legally mandated procedures.

Councilmember Arthur emphasized that the Council was not setting the final tax rate at this meeting. He expressed his belief that the Council should be allowed to review the proposed budget in detail and retain the ability to make changes as necessary, including the ability to change the tax rate if necessary.

Councilmember Bryant motion to approve a tax rate not to exceed ad valorem tax rate \$0.886967 per \$100 valuation; set a public hearing for Monday, September 15, 2025, to receive comments concerning said proposed City of Alvarado 2025 tax rate; and set the time, date and place of the meeting at which the City Council will vote on said proposed tax rate not to exceed \$0.886967 per \$100 valuation as Monday, September 15, 2025, at 6:30 p.m., in the Council Chambers located at 104 W. College Street, Alvarado, Texas, and further authorizing the required public notices.

Mayor Pro Tem Thomas seconded the motion.
A roll-call vote of the council followed.

Scott Arthur – Yes
Cherry Bryant – Yes
Beverly Short – Yes
Carrie Keeton – No
Lydia Moon – No
Kevin Thomas – Yes
Vote: Motion Passed 4-2

17. **Consideration and action relating to the authorization of a Change Order to the Rock Solid, LLC. Contract for the construction of North Cummings Drive Rehabilitation Project (From Hwy. 67 to the City Limits) and authorize the City Manager to execute the change order. (Chavarria)**

City Engineer Gus Chavarria reported that the North Cummins Drive Rehabilitation Project has been completed. During construction, two specific areas exceeded the original contract quantities, resulting in a proposed increase to the original project cost. Mr. Chavarria stated that the total change amounts to 3.6% of the original contract, or \$19,350.00.

The City Council discussed the proposed change order and sought clarification regarding the necessity of additional work and the reasons for the cost increase. Councilmembers expressed concern that the additional work was completed prior to receiving formal approval from the Council.

Councilmember Moon motioned to table the Change Order to the Rock Solid, L.L.C Contract for the construction of North cummings Drive Rehabilitation Project pending a review of the contract and a recommendation from the city attorney could be provided.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

18. Consideration and action related to an Interlocal Agreement with Johnson County for Public Improvement District Assessment Collections. (Suber)

Zack Little and Michael Lee were in attendance representing Municap Inc. which serves as an advisor to the City of Alvarado for Public Improvement District financing. Mr. Little presented the Interlocal Agreement to the council for approval advising that the City of Alvarado is proposing to enter an Interlocal Cooperative Agreement with Johnson County establishing the terms under which the County will assist the City in billing and collecting Public Improvement District (PID) assessments. The council, staff and Municap, discussed the agreement including that the County is to collect PID assessments on behalf of the City through its existing property tax collection system. This cooperation will ensure accurate and timely collection while streamlining operations and reducing administrative costs for both entities.

Councilmember Moon motioned to approve the Interlocal Agreement with Johnson County for Public Improvement District Assessment Collections.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

19. Consideration and action related to City of Alvarado - Ordinance No. 2025-0018; an Ordinance of the City of Alvarado, Texas, approving the 2025-2026

Annual Service and Assessment Plan and Assessment Update for the Lone Oak Public Improvement District. (Suber)

Mr. Little continued discussion with the Council regarding the update to the Annual Service and Assessment Plan for the Lone Oak Public Improvement District. Mr. Little advised that Staff is now seeking Council approval for the 2025-2026 Annual Service Plan Update, which outlines the updated assessment roll and ongoing service and improvement obligations for the PID. The update ensures continued compliance with the PID Act and reflects the City's commitment to transparency, proper funding, and administration of the district. Upon approval, the ordinance will take immediate effect and be filed with Johnson County.

Councilmember Arthur motioned to approve City of Alvarado - Ordinance No. 2025-0018; an Ordinance of the City of Alvarado, Texas, approving the 2025-2026 Annual Service and Assessment Plan and Assessment Update for the Lone Oak Public Improvement District.

Councilmember Bryant seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

- 20. First reading of City of Alvarado - 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)**

Economic Development Director Hillary Cromer explained the Resolution to the council and advised that this is only the first reading of the ordinance which will come back to the council for final approval at the next regularly scheduled city council meeting. The council and Ms. Cromer discussed that the business approached the Alvarado Economic Development Corporation (EDC) requesting a grant to help offset unanticipated additional project costs at the August 28 meeting EDC meeting. The EDC Board approved authorizing the Economic Development Director and/or City Manager to negotiate and execute an agreement for a \$150,000 incentive. The Board determined the request aligns with the EDC's mission to support existing businesses and promote job creation and retention in Alvarado. The agreement will include a clawback provision if the required jobs are not created, and the incentive will not be disbursed until all improvements have been completed.

- 21. Consideration and action related to the application of HMM Eagle Glen Land, LLC for approval of the Eagle Glen North Addition Phase 1b final plat on 21.133 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 Justin French presented the plat for approval to the council. The council and Mr. French discussed the plat and acknowledged that the plat does currently meet all standards of the City of Alvarado's development ordinances and as such is required to be approved.

Councilmember Arthur motioned to approve Eagle Glen North Addition Phase 1b final plat on 21.133 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

22. Consideration and action related to the appointment of members to the Economic Development Corporation. (Wheat)

Councilmember Short motioned to appoint Jerry Pritchard, Tom Durlington, and Johnathan Webb to the City of Alvarado Economic Development Corporation Board.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

23. Consideration and action related to the appointment of members to the Library Advisory Board. (Wheat)

Councilmember Short motioned to appoint Jameye Jones and Ann Remington to the Library Advisory Board.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

24. Consideration and action related to the appointment of members to the Parks Board. (Wheat)

Councilmember Moon motioned to appoint Robert Brake, Randy Haase, and Ashley Speaker to the Parks Board.

Councilmember Arthur seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

EXECUTIVE SESSION

Mayor Wheat adjourned into Executive Session at 7:59 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:

25. § 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.

26. Pursuant to §551.074, Texas Government Code - Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- City Manager Contract Update

27. 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.

- Project Yellow C-2

28. §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

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

The council reconvened into open session at 9:03 p.m.

Mayor Pro Tem Thomas made a motion to approve the amended contract of the City Manager as presented in Executive Session.

Councilmember Short seconded the motion.

Councilmembers Keeton and Moon opposed, No abstentions

Vote: Motion passed 4-2

ADJOURNMENT

There being no further business, Mayor Wheat adjourned the meeting at 9:04 p.m.

Approved:



Mayor Jacob Wheat



Bobbie Jo Taylor, City Secretary

