



ALVARADO CITY COUNCIL AGENDA
- OCTOBER 20, 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 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.

EMPLOYEE RECOGNITION

1. Employees of the 1st and 2nd Quarter.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA

2. September 15, 2025, City Council Minutes. (Taylor)
3. City of Alvarado - Resolution R2025-0037; a Resolution of the City of Alvarado, Texas finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. (Taylor)

4. City of Alvarado - Resolution R2025-0038; A Resolution of the City of Alvarado, authorizing the City Manager to execute Global Opioid Settlement documents relating to the Kroger Settlement and authorizing the City Manager to execute any and all future Opioid Settlement documents; authorizing the City Manager to transmit those documents to the Attorney General; and providing for an effective date. (Taylor)

NEW BUSINESS

5. Consideration and action related to approval of an update to the City of Alvarado, Texas, Personnel Policy Manual. (Walls)
6. Recommendations on Future Staffing needs for the City of Alvarado as presented by Human Resources. (Walls)
7. Consideration and action related to City of Alvarado — Ordinance No. 2025-0023; an Ordinance of the City of Alvarado, Texas, approving and adopting the new voting district reapportionment map of the City and Revising the Municipal Ward Boundaries in response to the 2020 Census and subsequent growth; providing for the redistricting of the three (3) City Council Wards within the City of Alvarado, Texas; providing a repealing clause, providing a severability clause, and providing an effective date. (Taylor)
8. Consideration and action related to City of Alvarado — Ordinance No. 2025-0024; an Ordinance of the City of Alvarado, Texas authorizing an Advanced Funding Agreement (AFA) for Local Government Maintenance of Railroad pavement markings and signs. (Chavarria)
9. Second 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)
10. Consideration and action related to City of Alvarado — Ordinance No. 2025-0025; An ordinance amending Section 38-255, "On-Street Parking Prohibited," of Article III, "Stopping, Standing And Parking" Of chapter 38, Traffic And Vehicles," of the Alvarado Code prohibiting On-Street Parking on the entirety of Estates Boulevard during certain times; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a penalty clause; providing for publication; and providing an effective date. (Moore)

EXECUTIVE SESSION

EXECUTIVE SESSION:

11. § 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.
 - Municipal Court Judge Contract
12. §551.074, Texas Government Code - Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- Municipal Court Judge Contract

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 October 14, 2025, and remained so posted continuously for three (3) business days prior to the date of the 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.



CITY OF ALVARADO
County of Johnson
State of Texas
09/15/2025
City Council Minutes

The City Council of the City of Alvarado met in a Regular Called Session on Monday, September 15, 2025, at 6:30 p.m. The following were present:

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 of 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 Dwiggin	Public Works Director
Gus Chavarria	City Engineer
Ryan Edgar	Finance Manager
Chelsea Goodwin	Events Manager
Precious Moore	Library Director
Adam Sharp	Fire Marshal
Tom Griffith	Deputy City Marshal
David Fain	Interim Director of Public Services

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

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

- Jameye Jones - Upcoming community events.
- Jim South - In support of roadway improvements.

COUNCIL COMMENTS

No comments at this time.

EMPLOYEE RECOGNITION

1. Retired Fire Captain Archie Gerbine (Rodgers)

The City Council, City Staff, and the City of Alvarado Fire Department honored retiring Fire Captain Archie Gerbine.

INTRODUCTION OF NEW EMPLOYEES

New employees, David Fain and Chelsea Goodwin, were introduced to City Council.

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;**

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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)**

Mayor Wheat requested item 4 be removed for individual consideration.

Councilmember Moon requested item 5 be removed for individual consideration.

Councilmember Moon motioned to approve all other consent agenda items.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed 6-0

The following items were discussed and considered individually.

- 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)**

Administrative Services Director Donielle Suber advised that the Alvarado Independent School District has opted not to utilize Alvarado Elementary South, located at 1000 E. Davis Avenue, for instructional purposes during the 2025–26 school year.

As a result, the staff has requested a realignment of the School Zone for Alvarado Intermediate School, located at 1401 E. Davis Avenue (FM 1807). The proposed adjustment would eliminate the existing School Zone associated with Alvarado Elementary South and shorten the School Zone near Alvarado Intermediate School

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accordingly.

Councilmember Bryant motioned to approve 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 as amended.

Councilmember Moon seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

- 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)**

Economic Development Director Hillary Cromer provided a brief overview of the Leap of Faith incentive to the City Council, noting that Leap of Faith is an upcoming upscale resale shop planning to open at 200A N. Parkway Drive, Alvarado, TX 76009.

Although the business has not yet opened, it has already acquired \$30,000 in inventory. Leap of Faith will offer clothing, houseware items, and small furniture and is expected to employ four individuals upon opening..

NEW BUSINESS

- 7. Public Hearing on the fiscal year 2026 Annual Operating Budget beginning October 1, 2025, and ending September 30, 2026. (Cox)**

Mayor Wheat opened the public hearing at 7:00 p.m.

Chief Financial Officer Laura Cox presented the Fiscal Year 2026 Annual Operating Budget. Ms. Cox explained that the City's budget process began in April, with departments submitting base budget and supplemental funding requests to the Finance Department.

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The City Manager met with departments throughout June, July, and August to review and discuss projected revenues and expenditures.

In compliance with Local Government Code §102.006, Ms. Cox noted that the public hearing provides an opportunity for interested persons to comment on and discuss the proposed budget prior to its adoption.

Mayor Wheat closed the public hearing at 7:12 p.m.

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)**

Councilmember Moon motioned to approve 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.

Councilmember Short seconded the motion.
A roll-call vote of the Council followed.

Scott Arthur – Yes
Cherry Bryant – Yes
Beverly Short – Yes
Carrie Keeton – Yes
Lydia Moon – Yes
Kevin Thomas – Yes
Vote: Motion Passed 6-0

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)**

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Mayor Wheat opened the public hearing at 7:15 p.m.

Chief Finance Officer Laura Cox reviewed the proposed tax rate of \$0.806010 with the City Council.

Mayor Wheat closed the public hearing at 7:16 p.m.

- 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 Alvarado, 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)**

Councilmember Moon motioned to approve 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 Alvarado, 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.

Councilmember Keeton seconded the motion.
A roll-call vote of the Council followed.

Scott Arthur – Yes
Cherry Bryant – Yes
Beverly Short – Yes
Carrie Keeton – Yes
Lydia Moon – Yes
Kevin Thomas – Yes
Vote: Motion Passed 6-0

- 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**

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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)

Councilmember Moon motioned 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.

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 – Yes
Lydia Moon – Yes
Kevin Thomas – Yes

Vote: Motion Passed 6-0

- 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)**

Economic Development Director Hillary Cromer presented the second reading of Resolution R2025-0035, authorizing an incentive agreement for United Southwest Components (USWC).

Ms. Cromer reported that United Southwest Components established operations in Alvarado on September 1, 2025, and currently employs 37 full-time individuals. The company is experiencing rapid growth and, in preparation for its expansion, plans to construct a new laydown yard.

In accordance with City Code requirements, the project must include the installation of fencing and landscaping, along with a topography survey, engineered drainage plan, and engineered construction plans. USWC anticipates an estimated project cost of approximately \$300,000.

Ms. Cromer further advised that on August 28, the Alvarado Economic Development Board approved authorizing the Economic Development Director and/or City Manager to negotiate and execute an agreement providing a \$150,000 incentive. The Board

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determined that the request aligns with the EDC's mission to support existing businesses and promote job creation and retention in Alvarado.

Councilmember Moon motioned to approve Resolution R2025-0035 authorizing the Alvarado Economic Development Corporation's \$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.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

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) Overly 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)

Mayor Wheat opened the public hearing at 7:25 p.m.

Community Development Director Justin French explained that the Future Land Use (FLU) Map within the Alvarado Comprehensive Plan designates the subject site for Interstate Business, which generally includes big box retail and lifestyle shopping centers. This type of development is intended to increase non-residential tax revenue for the City and attract both residents and visitors. Mr. French noted that the use is consistent with the Comprehensive Plan.

Councilmember Moon motioned to approve Ordinance No. 2025-0019; An Ordinance of the City of Alvarado, Texas, approving a Specific Use Permit in the General Commercial (C-2) District with the Floodplain (FP) Overly 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)

Councilmember Arthur seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

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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)

Mayor Wheat requested that the City Council appoint a committee to draft a policy that would establish a Code of Conduct and Ethics Policy for City Council Members as well as other boards and commissions in the City of Alvarado.

Councilmember Short motioned to appoint Mayor Wheat, Mayor Pro Tem Thomas, and Councilmember Arthur to draft a policy for approval of a City of Alvarado Code of Conduct and Ethics Policy for Council, Boards, and Commission Members.

Seconded by Councilmember Arthur

No opposition, No abstentions

Vote: Motion passed Unanimously

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:

Mayor Wheat adjourned into Executive Session at 7:38 p.m.

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

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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**

Mayor Wheat adjourned from Executive Session at 8:55 p.m.

Councilmember Keeton made a motion to approve the North Cummings Drive Overlay Project Change Order.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

ADJOURNMENT

There being no further business, Mayor Wheat adjourned the meeting at 8:56 p.m.

Mayor Jacob Wheat

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: October 20, 2025

Contact: Bobbie Jo Taylor, City Secretary

AGENDA ITEM: City of Alvarado - Resolution R2025-0037; a Resolution of the City of Alvarado, Texas finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel. (Taylor)

BACKGROUND AND FINDINGS: On June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a **51.0% increase in street lighting rates**. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

All cities with original jurisdiction will need to adopt the Resolution by October 29, 2025.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: City Manager

ATTACHMENTS:

1. Resolution R2025-0037

RESOLUTION NO. R2025-0037

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Alvarado, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS:

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 20TH day of October, 2025.

Mayor
Jacob Wheat

ATTEST:

City Secretary
Bobbie Jo Taylor



City Council Meeting Management Report

Meeting Date: October 20, 2025

Contact: Bobbie Jo Taylor, City Secretary

AGENDA ITEM: City of Alvarado - Resolution R2025-0038; A Resolution of the City of Alvarado, authorizing the City Manager to execute Global Opioid Settlement documents relating to the Kroger Settlement and authorizing the City Manager to execute any and all future Opioid Settlement documents; authorizing the City Manager to transmit those documents to the Attorney General; and providing for an effective date. (Taylor)

BACKGROUND AND FINDINGS: The City has obtained information that indicates that certain drugs companies may be added to litigation regarding engaging in fraudulent or reckless marketing related to opioids that may have resulted in addiction and overdoses. This conduct has resulted in significant financial cost to the City. In May of 2020, the state and a negotiation group entered into an agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet approving allocation of funds to the City from settlement funds.

Resolution R2025-0038 allows the City to authorize the City Manager to execute on the City's behalf any future opioid lawsuit settlement.

FINANCIAL IMPACT: None currently. However, potential award of funding could be excepted when any litigation results in an agreed upon settlement.

MANAGEMENT REVIEW: City Manager

ATTACHMENTS:

1. Resolution R2025-0037

RESOLUTION NO. R2025-0038

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE GLOBAL OPIOID SETTLEMENT DOCUMENTS RELATING TO THE KROGER SETTLEMENT AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY AND ALL FUTURE OPIOID SETTLEMENT DOCUMENTS; AUTHORIZING THE CITY MANAGER TO TRANSMIT THOSE DOCUMENTS TO THE ATTORNEY GENERAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (“City”) is a home rule City acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City has obtained information indicating that certain drug companies and their corporate affiliates, parents, subsidiaries, and such other defendants as may be added to the litigation (collectively, “Defendants”) have engaged in fraudulent and/or reckless marketing and/or distribution of opioids that have resulted in addictions and overdoses; and

WHEREAS, the actions, conduct, and misconduct of these Defendants have resulted in significant financial cost to the City; and

WHEREAS, on May 13, 2020, the State of Texas, through the Office of the Attorney General, and a negotiation group for Texas political subdivisions entered into an Agreement entitled Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet (the Texas Term Sheet) approving the allocation of any and all opioid settlement funds within the State of Texas; and

WHEREAS, the State of Texas has negotiated a settlement agreement with Kroger resolving litigation and potential litigation between Kroger and the State and its subdivisions; and

WHEREAS, the City previously resolved to adopt the Texas Term Sheet, and to participate in settlement agreements related thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS THAT:

SECTION 1.

The City Council hereby authorizes the City Manager to execute on the City’s behalf the Subdivision Settlement Participation Forms as related to the Kroger settlement, attached hereto as Exhibit A.

SECTION 2.

Upon execution of the Subdivision Settlement Participation Forms, the City Manager is

authorized to send executed copies to the Office of the Attorney General, as required for participation in this settlement.

SECTION 3.

The City Council further authorizes the City Manager to execute on the City's behalf any future opioid lawsuit settlements proposed by the State Attorney General that are deemed to be beneficial in assisting the City offset financial costs incurred from fraudulent and/or reckless marketing, sales, or distribution of opioids.

SECTION 4.

This Resolution shall be in full force and effect after its passage, and it is so resolved.

PASSED AND APPROVED THIS 15th DAY OF October 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

Exhibit A
Settlement Participation Sheets

TEXAS OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET

WHEREAS, the people of the State of Texas and its communities have been harmed through the National and Statewide epidemic caused by licit and illicit opioid use and distribution within the State of Texas; and now,

WHEREAS, the State of Texas, though its elected representatives and counsel, including the Honorable Ken Paxton, Attorney General of the State of Texas, and certain Political Subdivisions, through their elected representatives and counsel, are separately engaged in litigation seeking to hold those entities in the supply chain accountable for the damage caused; and now,

WHEREAS, the State of Texas, through its Attorney General and its Political Subdivisions, share a common desire to abate and alleviate the impacts of the epidemic throughout the State of Texas; and now,

THEREFORE, the State of Texas and its Political Subdivisions, subject to completing formal documents effectuating the Parties' agreements, enter into this State of Texas and Texas Political Subdivisions' Opioid Abatement Fund Council and Settlement Allocation Term Sheet (Texas Term Sheet) relating to the allocation and use of the proceeds of any Settlements as described.

A. Definitions

As used in this Texas Term Sheet:

1. “The State” shall mean the State of Texas acting through its Attorney General.
2. “Political Subdivision(s)” shall mean any Texas municipality and county.
3. “The Parties” shall mean the State of Texas, the Political Subdivisions, and the Plaintiffs’ Steering Committee and Liaison Counsel (PSC) in the Texas Opioid MDL, *In Re: Texas Opioid Litigation*, MDL No. 2018-63587, in the 152d District Court of Harris County, Texas.
4. “Litigating Political Subdivision” means a Political Subdivision that filed suit in the state courts of the State of Texas prior to the Execution Date of this Agreement, whether or not such case was transferred to Texas Opioid MDL, or removed to federal court.
5. “National Fund” shall mean any national fund established for the benefit of the Texas Political Subdivisions. In no event shall any National Fund be used to create federal jurisdiction, equitable or otherwise, over the Texas Political Subdivisions or those similarly situated state-court litigants who are included in the state coalition, nor shall the National Fund require participating in a class action or signing a participation agreement as part of the criteria for participating in the National Fund.
6. “Negotiating Committee” shall mean a three-member group comprising four representatives for each of (1) the State; (2) the PSC; and (3) Texas’

Political Subdivisions (collectively, “Members”). The State shall be represented by the Texas Attorney General or his designees. The PSC shall be represented by attorneys Mikal Watts, Jeffrey Simon, Dara Hegar, Dan Downey, or their designees. Texas’ Political Subdivisions shall be represented by Clay Jenkins (Dallas County Judge), Terrence O’Rourke (Special Assistant County Attorney, Harris County), Nelson Wolff (Bexar County Judge), and Nathaniel Moran (Smith County Judge) or their designees.

7. “Settlement” shall mean the negotiated resolution of legal or equitable claims against a Pharmaceutical Supply Chain Participant that includes the State and Political Subdivisions.
8. “Opioid Funds” shall mean monetary amounts obtained through a Settlement as defined in this Texas Term Sheet.
8. “Approved Purpose(s)” shall mean those uses identified in Exhibit A hereto.
9. “Pharmaceutical Supply Chain” shall mean the process and channels through which opioids or opioids products are manufactured, marketed, promoted, distributed, or dispensed.

10. “Pharmaceutical Supply Chain Participant” shall mean any entity that engages in or has engaged in the manufacture, marketing, promotion, distribution, or dispensing of an opioid analgesic.
11. “Texas Opioid Council” shall mean the Council described in Exhibit A hereto, which has the purpose of ensuring the funds recovered by Texas (through the joint actions of the Attorney General and the Texas Political Subdivisions) are allocated fairly and spent to remediate the opioid crisis in Texas, using efficient and cost-effective methods that are directed to the hardest hit regions in Texas while also ensuring that all Texans benefit from prevention and recovery efforts.

B. Allocation of Settlement Proceeds

1. All Opioid Funds distributed in Texas shall be divided with 15% going to Political Subdivisions (“Subdivision Share”), 70% to the Texas Opioid Abatement Fund through the Texas Opioid Council (Texas Abatement Fund Share) identified and described on Exhibits A and C hereto, and 15% to the Office of the Texas Attorney General as Counsel for the State of Texas (“State Share”). Out of the Texas Opioid Abatement Fund, reasonable expenses up to 1% shall be paid to the Texas Comptroller for the administration of the Texas Opioid Council pursuant to the Opioid

Abatement Fund (Texas Settlement) Opioid Council Agreement, Exhibit A hereto.

2. The Subdivisions Share shall be allocated in accordance with the division of proceeds on Exhibit B hereto.
3. The Texas Abatement Fund Share shall be allocated to the Opioid Council to be apportioned in accordance with the guidelines of Exhibit A, and Exhibit C hereto.
4. In the event a Subdivision merges, dissolves, or ceases to exist, the allocation percentage for that Subdivision shall be redistributed as directed by the settlement document, and if not specified, equitably based on the composition of the successor Subdivision. If a Subdivision for any reason is excluded from a specific settlement, the allocation percentage for that Subdivision shall be redistributed as directed by the settlement document, and if not specified, equitably among the participating Subdivisions.
5. Funds obtained from parties unrelated to the Litigation, via grant, bequest, gift or the like, separate and distinct from the Litigation, may be directed to the Texas Opioid Council and disbursed as set forth below.
6. The Subdivision share shall be initially deposited and paid in cash directly to the Subdivision under the authority and guidance of the Texas MDL Court, who shall direct any Settlement funds to be held in trust in a

segregated account to benefit the Subdivisions and to be promptly distributed as set forth herein and in accordance with Exhibit B.

7. Nothing in this Texas Term Sheet should alter or change any Subdivision's rights to pursue its own claim. Rather, the intent of this Texas Term Sheet is to join all parties to disburse settlement proceeds from one or more defendants to all parties participating in that settlement within Texas.
8. Opioid Funds from the Texas Abatement Fund Share shall be directed to the Texas Opioid Council and used in accordance with the guidelines as set out on Exhibit A hereto, and the Texas Abatement Fund Share shall be distributed to the Texas Opioid Council under the authority and guidance of the Texas MDL Court, consistent with Exhibits A and C, and the by-laws of the Texas Opioid Council documents and disbursed as set forth therein, including without limitation all abatement funds and the 1% holdback for expenses.
9. The State of Texas and the Political Subdivisions understand and acknowledge that additional steps may need to be undertaken to assist the Texas Opioid Council in its mission, at a predictable level of funding, regardless of external factors.

C. Payment of Counsel and Litigation Expenses

1. Any Master Settlement Agreement settlement will govern the payment of fees and litigation expenses to the Parties. The Parties agree to direct control of any Texas Political Subdivision fees and expenses to the “Texas Opioid Fee and Expense Fund,” which shall be allocated and distributed by the Texas MDL Court, *In re: Texas Opioid Litigation*, MDL No. 2018-63587, in the 152nd District Court of Harris County, Texas, and with the intent to compensate all counsel for Texas Political Subdivisions who have not chosen to otherwise seek compensation for fees and expenses from any federal MDL common benefit fund.
2. The Parties agree that no portion of the State of Texas 15% allocation share from any settlement shall be administered through the National Fund, the Texas MDL Court, or Texas Opioid Fee and Expense Fund, but shall be directed for payment to the State of Texas by the State of Texas.
3. The State of Texas and the Texas Political Subdivisions, and their respective attorneys, agree that all fees – whether contingent, hourly, fixed or otherwise – owed by the Texas Political Subdivisions shall be paid out of the National Fund or as otherwise provided for herein to the Texas Opioid Fee and Expense Fund to be distributed by the 152nd

District Court of Harris County, Texas pursuant to its past and future orders.

4. From any opioid-related settlements with McKesson, Cardinal Health, ABDC, and Johnson & Johnson, and for any future opioid-related settlements negotiated, in whole or in part, by the Negotiating Committee with any other Pharmaceutical Supply Chain Participant, the funds to be deposited in the Texas Opioid Fee and Expense Fund shall be 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions of each payment (annual or otherwise) to the State of Texas for that settlement, plus expenses from the National Fund, and shall be sought by Texas Political Subdivision Counsel initially through the National Fund. The Texas Political Subdivisions' percentage share of fees and expenses from the National Fund shall be directed to the Texas Opioid Fee and Expense Fund in the Texas MDL, as soon as is practical, for allocation and distribution in accordance with the guidelines herein.
5. If the National Fund share to the Texas Political Subdivisions is insufficient to cover the guaranteed 9.3925%, plus expenses from the National Fund, per subsection 4, immediately *supra*, or if payment from the National Fund is not received within 12 months after the date the

first payment is made by the Defendants pursuant to the settlement, then the Texas Political Subdivisions shall recover up to 12.5% of the Texas Political Subdivision Share to make up any difference.

6. If the National Fund and the Texas Political Subdivision share are insufficient to cover the guaranteed 9.3925%, plus expenses from the National Fund, or if payment from the National Fund is not received within 12 months after the date the first payment is made by the Defendants pursuant to the settlement, then the Texas Political Subdivisions shall recover up to 8.75% of the Abatement Fund Share to make up any difference. In no event shall the Texas Political Subdivision share exceed 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions of any settlement, plus expenses from the National Fund. In the event that any payment is received from the National Fund such that the total amount in fees and expenses exceeds 9.3925%, the Texas Political Subdivisions shall return any amounts received greater than 9.3925% of the combined Texas Political Subdivision and Texas Abatement Fund portions to those respective Funds.

7. For each settlement utilizing a National Fund, the Texas Political Subdivisions need only make one attempt at seeking fees and expenses there.
8. The total amount of the Texas Opioid Fee and Expense Fund shall be reduced proportionally, according to the agreed upon allocation of the Texas Subdivision Fund, for any Texas litigating Political Subdivision that (1) fails to enter the settlement; and (2) was filed in Texas state court, and was transferred to the Texas MDL (or removed before or during transfer to the Texas MDL) as of the execution date of this Agreement.

D. The Texas Opioid Council and Texas Abatement Fund

The Texas Opioid Council and Texas Abatement Fund is described in detail at Exhibit A, incorporated herein by reference.

E. Settlement Negotiations

1. The State and Negotiating Committee agree to inform each other in advance of any negotiations relating to a Texas-only settlement with a Pharmaceutical Supply Chain Participant that includes both the State and its Political Subdivisions and shall provide each other the opportunity to participate in all such negotiations. Any Texas-only Settlement agreed to with the State and Negotiating Committee shall be subject to the approval

of a majority of litigating Political Subdivisions. The Parties further agree to keep each other reasonably informed of all other global settlement negotiations with Pharmaceutical Supply Chain Participants and to include the Negotiating Committee or designees. Neither this provision, nor any other, shall be construed to state or imply that either the State or the Negotiating Committee is unauthorized to engage in settlement negotiations with Pharmaceutical Supply Chain Participants without prior consent or contemporaneous participation of the other, or that either party is entitled to participate as an active or direct participant in settlement negotiations with the other. Rather, while the State's and Negotiation Committee's efforts to achieve worthwhile settlements are to be collaborative, incremental stages need not be so.

2. Any Master Settlement Agreement (MSA) shall be subject to the approval and jurisdiction of the Texas MDL Court.
3. As this is a Texas-specific effort, the Committee shall be Chaired by the Attorney General. However, the Attorney General, or his designees, shall endeavor to coordinate any publicity or other efforts to speak publicly with the other Committee Members.
4. The State of Texas, the Texas MDL Plaintiff's Steering Committee representatives, or the Political Subdivision representatives may withdraw

from coordinated Settlement discussions detailed in this Section upon 10 business days' written notice to the remaining Committee Members and counsel for any affected Pharmaceutical Supply Chain Participant. The withdrawal of any Member releases the remaining Committee Members from the restrictions and obligations in this Section.

5. The obligations in this Section shall not affect any Party's right to proceed with trial or, within 30 days of the date upon which a trial involving that Party's claims against a specific Pharmaceutical Supply Chain Participant is scheduled to begin, reach a case specific resolution with that particular Pharmaceutical Supply Chain Participant.

F. Amendments

The Parties agree to make such amendments as necessary to implement the intent of this agreement.

Acknowledgment of Agreement

We, the undersigned, have participated in the drafting of the above Texas Term Sheet, including consideration based on comments solicited from Political Subdivisions. This document has been collaboratively drafted to maintain all individual claims while allowing the State and its Political Subdivisions to cooperate in exploring all possible means of resolution. Nothing in this agreement binds any party to any specific outcome. Any resolution under this document will require

acceptance by the State of Texas and a majority of the Litigating Political Subdivisions.

We, the undersigned, hereby accept the STATE OF TEXAS AND TEXAS POLITICAL SUBDIVISIONS' OPIOID ABATEMENT FUND COUNCIL AND SETTLEMENT ALLOCATION TERM SHEET. We understand that the purpose of this Texas Term Sheet is to permit collaboration between the State of Texas and Political Subdivisions to explore and potentially effectuate earlier resolution of the Opioid Litigation against Pharmaceutical Supply Chain Participants. We also understand that an additional purpose is to create an effective means of distributing any potential settlement funds obtained under this Texas Term Sheet between the State of Texas and Political Subdivisions in a manner and means that would promote an effective and meaningful use of the funds in abating the opioid epidemic throughout Texas.

Executed this 13 day of May, 2020.

FOR THE STATE OF TEXAS:

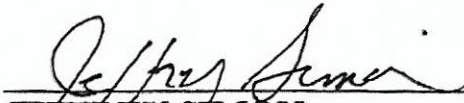


KENNETH PAXTON, JR.
ATTORNEY GENERAL

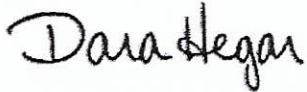
FOR THE SUBDIVISIONS
AND TEXAS MDL PSC:



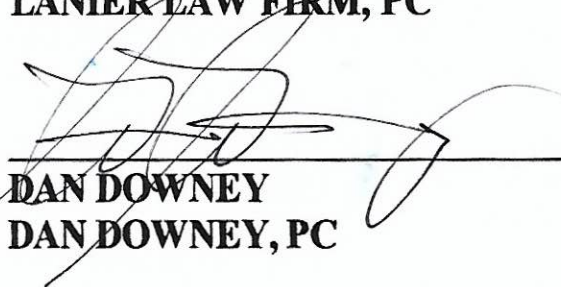
MIKAL WATTS
WATTS GUERRA LLP



JEFFREY SIMON
SIMON GREENSTONE PANATIER, PC



DARA HEGAR
LANIER LAW FIRM, PC



DAN DOWNEY
DAN DOWNEY, PC

:sas



City Council Meeting Management Report

Meeting Date: October 20, 2025

Contact: Beth A Walls, Director of Human Resources

AGENDA ITEM: Consideration and action related to approval of an update to the City of Alvarado, Texas, Personnel Policy Manual. (Walls)"

BACKGROUND AND FINDINGS:

In November 2024, City Council approved a new personnel manual. As we are using the manual since that time, we have discovered some inconsistencies and changes that weren't caught in the manual that was presented.

The attached document shows the changes that are being recommended and I will be happy to provide explanations of those changes during the meeting.

You can use the link below to open the current Personnel Manual.

<https://www.cityofalvarado.org/DocumentCenter/View/1742/City-of-Alvarado-Personnel-Manual-Effective-12-1-24?bidId=>

MANAGEMENT REVIEW:

Paul DeBuff

Proposed Changes to the City of Alvarado Personnel Manual

Amended Policy:

2.01 EXPECTATIONS FOR THE EMPLOYEE

Professional Appearance

- 1) Prohibited Attire. Some attire is unacceptable for work at any time. The following list provides some examples, although it is not a complete list:
 - Any article of clothing or jewelry that contains an offensive word, message or slogan or picture directed at or implicating race, sex, age, religion, disability, or any other protected classification.
 - Cut-offs or shorts (non-sworn only- as per department uniform policy)
 - Gym wear or beachwear
 - Clothing that reveals the employee's undergarments
 - Spandex, Lycra, or leggings
 - Tank tops, tube tops, halter tops or shirts with spaghetti straps
 - Off the shoulder tops
 - Lounge wear (i.e., pajama pants)
 - Sweatshirts or sweatpants
 - Miniskirts
 - Flip-flops
 - Immodest clothing that reveals, for example, the employee's stomach, full back, cleavage, or chest.
 - If logos are on clothing, these logos should not promote contractors or vendors that may conduct business with the City.

○

Amended Policy (changed language so it was consistent in both articles):

6.03 VACATION LEAVE

12.08 CALCULATION OF SEPARATION PAY

Payment for Unused Vacation Leave at Separation

- Upon voluntary separation from City employment, a regular employee who has completed at least one year of continuous employment will be paid for accrued unused vacation leave up to but no more than 80 hours of earned but unused vacation time, provided the employee leaves in good standing.

Amended Policy (changes eligibility period consistent with former practice):

6.04 FLOATING HOLIDAY

Upon employment, all regular, full-time employees are eligible for one (1) Floating Holiday.

Corrected Policy (original showed 432 and 434)

6.05 SICK LEAVE

Accumulation of Sick Leave

- Non-sworn and sworn police: Up to 384 hours of accrued but unused sick leave may be carried over to the next calendar year. Sworn Fire Suppression: Up to 434 hours of accrued but unused sick leave may be carried over to the next calendar year.

On the last day of each calendar year, any sick leave balance in excess of the maximum of 384 hours for non-sworn and 434 hours for sworn fire suppression personnel is reset to the maximum hours without compensation to the employee.

Amended Policy (added step family members)

6.12 EMERGENCY BEREAVEMENT LEAVE

For purposes of emergency bereavement leave, “family” includes a spouse, child, parent, brother, sister, grandparents, grandchildren, stepparents, stepchildren and stepsiblings. of an employee or of the employee’s spouse, or, at the discretion of the City Manager, any relative living in the employee’s household who is dependent on the employee for care.

Amended Policy (added specific accrual amounts)

6.14 HOLIDAY LEAVE

Eligible non-sworn employees accrue 88 holiday hours on October 1st of each calendar year and are used for time off on the actual holiday date. Holidays do not carry forward.

Eligible sworn police employees accrue 88 holiday hours on October 1st of each calendar year, to be used by September 30th of the following calendar year. Holidays do not carry forward.

Eligible sworn firefighters accrue 120 holiday hours on October 1st of each calendar year, to be used by September 30th of the following calendar year. Holidays do not carry forward.

Deletion from policy (not current practice)

14.02 SUBSISTENCE EXPENSES

The exception will be those employees who have been issued a City credit card and, in that circumstance, all expenses will be charged to the credit card and the employee will be responsible for submitting receipts accounting for all expenses paid.



City Council Meeting Management Report

Meeting Date: October 20, 2025

Contact: Bobbie Jo Taylor, City Secretary

AGENDA ITEM: Consideration and action related to City of Alvarado — Ordinance No. 2025-0023; an Ordinance of the City of Alvarado, Texas, approving and adopting the new voting district reapportionment map of the City and Revising the Municipal Ward Boundaries in response to the 2020 Census and subsequent growth; providing for the redistricting of the three (3) City Council Wards within the City of Alvarado, Texas; providing a repealing clause, providing a severability clause, and providing an effective date. (Taylor)

BACKGROUND AND FINDINGS: The City of Alvarado operates under a ward-based council structure, with elected representatives serving designated geographic areas of the city. In accordance with state and federal law, ward boundaries must be periodically reviewed and adjusted to reflect population changes identified in the decennial U.S. Census or other significant growth events.

At the Town Hall meeting held in July of this year, Council directed staff to move forward with a proposed ordinance that would be presented to the City Council for formal adoption. The proposed ordinance will take effect for the next municipal election cycle, ensuring a seamless transition and accurate representation for all registered voters

Staff believes that the proposed ward redistricting map represents a fair, transparent, and data-informed approach to maintaining equitable representation within the City of Alvarado. By adjusting the boundaries to account for recent and anticipated growth, the city reaffirms its dedication to balanced governance and equal representation.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: City Manager

ATTACHMENTS:

1. Ordinance 2025-0023
2. Current Boundary Map
3. Proposed Boundary Map

ORDINANCE NO. 2025-0023

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS APPROVING AND ADOPTING THE NEW VOTING DISTRICT REAPPORTIONMENT MAP OF THE CITY AND REVISING THE MUNICIPAL WARD BOUNDARIES IN RESPONSE TO THE 2020 CENSUS AND SUBSEQUENT GROWTH; PROVIDING FOR THE REDISTRICTING OF THE THREE CITY COUNCIL WARDS WITHIN THE CITY OF ALVARADO, TEXAS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Alvarado, Texas (“City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, based upon a review of the results of the 2020 U.S. Census Bureau decennial census and subsequent projected growth, the City Council determined that the redistricting of its municipal wards, Ward 1, Ward 2, and Ward 3 was necessary and followed criteria to guide the development of a reapportionment plan and the drawing of new municipal ward boundaries; and

WHEREAS, the City Council has undertaken to redraw the three municipal wards for the convenience of the people and to equalize population and assure compliance with the applicable requirements of state and federal law; and

WHEREAS, the estimated population of the City is 6,311; and

WHEREAS, the existing City Council wards do not reflect equitable distribution of the population, while also accounting for predictable future growth; and

WHEREAS, the City Council shall adjust the boundaries of the wards by ordinance at least once every ten (10) years, according to the latest available Census figures, to keep each of the three wards in approximately the same qualified voter strength; and

WHEREAS, the City Charter provides that the City Council has the power to alter or change the municipal ward boundaries of the City, which municipal wards shall be comprised, as nearly as practicable, of contiguous territory within straight lines, and as nearly as practicable shall contain the same number of registered voters, and it shall require a three-fourths (3/4) vote of all the City Council persons elected to change the boundaries of the same, and no change shall be made in said municipal wards or the boundaries of the same, unless it be done at least more than six (6) months before the next general ensuing City election; and

WHEREAS, the City has been working with redistricting consultants from Denton Navarro Rodriguez Bernal Santee and Zech, PC (DNRBS&Z) and GIS Specialists from Kleinfelder to address the boundaries of the current City Council wards; and

WHEREAS, the City held three public hearings on redistricting options on July 29, July 30, and July 31, 2025, and has considered the recommendations of the consultants, staff, public testimony, and other relevant support materials; and

WHEREAS, having reviewed mapping options provided by its consultants, the City Council has selected the option they deemed best to harmonize the requirements of equality of population while accounting for predictable future growth; and

WHEREAS, the proposed redistricting map shows the revised wards encompassing the voting precinct boundaries; and

WHEREAS, following a public hearing, the City Council hereby finds that it is in the best interest of the City to adopt the proposed redistricting map to better serve its citizens and in compliance with state and federal laws.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS THAT:

Section 1. The above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. All statutory and Charter pre-requisites for the proposed redistricting map are hereby found to have been met, as required.

Section 3. The municipal wards map, attached hereto as Exhibit A, is hereby approved, and adopted as the official municipal wards map based on the 2020 Census and subsequent growth estimates for the three electoral City Council wards.

Section 4. The City Manager, or designee, is hereby instructed to send a copy of this Ordinance and the amended municipal wards map to the proper officials of Johnson County so the County can make the necessary changes in the County's election precincts, as required by the Texas Election Code, and effective for the May 2026 City Council election.

Section 5. The new municipal wards map is effective immediately and shall be in full force and effect for the May 2026 municipal election and candidates shall file and voters shall vote in accordance with this map for the May 2026 municipal election and thereafter until the map is later modified in accordance with City Charter, state and federal law.

Section 6. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 7. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since

the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

Section 8. It is officially found, determined, and declared the meeting at which this Ordinance is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting including this Ordinance, was given, as required by Chapter 551, Texas Government Code, as amended.

Section 9. This Ordinance shall be in force and effect from and after its final passage, and it is so ordained.

	Yes	No
Carrie Keeton	_____	_____
Cherry Bryant	_____	_____
Scott Arthur	_____	_____
Beverly Short	_____	_____
Lydia Moon	_____	_____
Kevin Thomas	_____	_____
Jacob Wheat	_____	_____

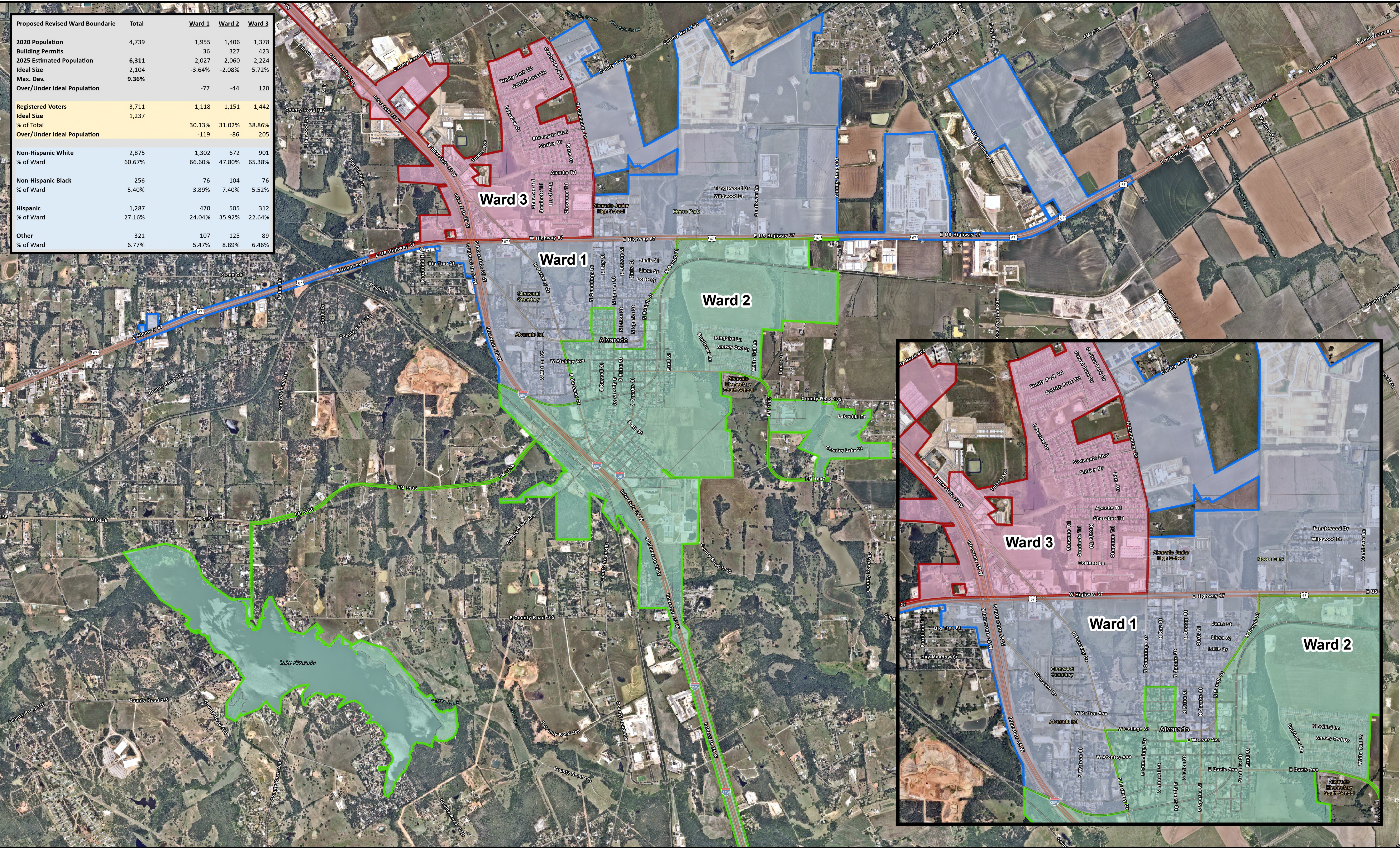
PASSED AND APPROVED on this _____ day of _____ 2025.

Jacob Wheat
Mayor

ATTEST:

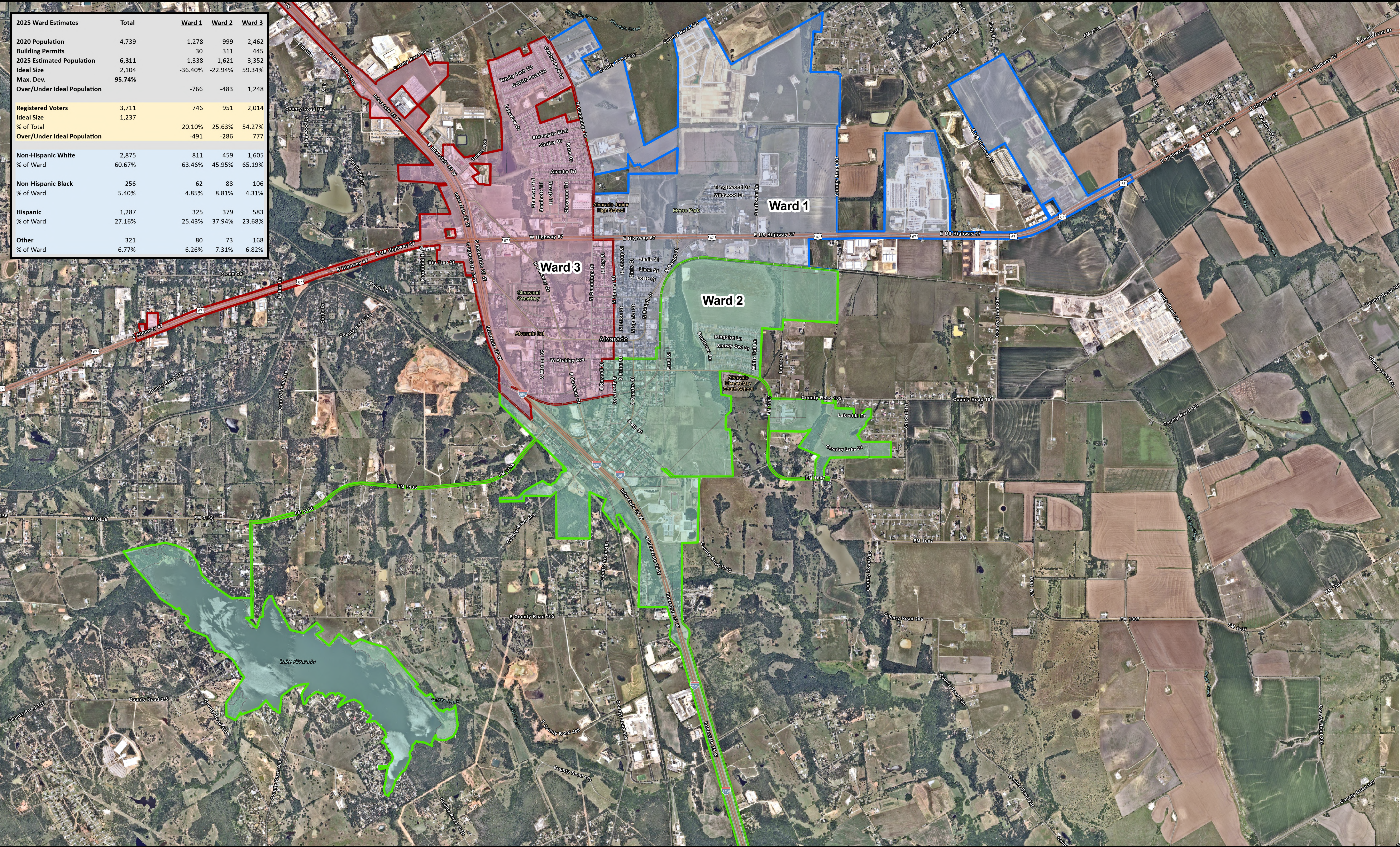
Bobbie Jo Taylor
City Secretary

EXHIBIT A
MUNICIPAL WARDS MAP



Proposed Revised Ward Boundaries	Total	Ward 1	Ward 2	Ward 3
2020 Population	4,739	1,955	1,406	1,378
Building Permits		36	327	423
2025 Estimated Population	6,311	2,027	2,060	2,224
Ideal Size		-3.64%	-2.08%	5.72%
Max. Dev.	9.36%			
Over/Under Ideal Population		-77	-44	120
Registered Voters	3,711	1,118	1,151	1,442
Ideal Size	1,237			
% of Total		30.13%	31.02%	38.86%
Over/Under Ideal Population		-119	-86	205
Non-Hispanic White	2,875	1,302	672	901
% of Ward	60.67%	66.60%	47.80%	65.38%
Non-Hispanic Black	256	76	104	76
% of Ward	5.40%	3.89%	7.40%	5.52%
Hispanic	1,287	470	505	312
% of Ward	27.16%	24.04%	35.92%	22.64%
Other	321	107	125	89
% of Ward	6.77%	5.47%	8.89%	6.46%

2025 Ward Estimates	Total	Ward 1	Ward 2	Ward 3
2020 Population	4,739	1,278	999	2,462
Building Permits		30	311	445
2025 Estimated Population	6,311	1,338	1,621	3,352
Ideal Size	2,104	-36.40%	-22.94%	59.34%
Max. Dev.	95.74%			
Over/Under Ideal Population		-766	-483	1,248
Registered Voters	3,711	746	951	2,014
Ideal Size	1,237			
% of Total		20.10%	25.63%	54.27%
Over/Under Ideal Population		-491	-286	777
Non-Hispanic White	2,875	811	459	1,605
% of Ward	60.67%	63.46%	45.95%	65.19%
Non-Hispanic Black	256	62	88	106
% of Ward	5.40%	4.85%	8.81%	4.31%
Hispanic	1,287	325	379	583
% of Ward	27.16%	25.43%	37.94%	23.68%
Other	321	80	73	168
% of Ward	6.77%	6.26%	7.31%	6.82%



City of Alvarado, TX

Current Ward Boundaries

Date: 8/4/2025 Data Sourced from TNRIS, Census, City of Alvarado
Imagery provided by Nearmap dated May 20th, 2025

2025 Ward

- 1
- 2
- 3

0 0.25 0.5 1 Miles

1in = 1/4 mile

Doucet, a Kleinfelder company has generated this exhibit for informational purposes only. Data has been compiled from various sources and should not be assumed to be a legal description and should not be a substitute for an on-the-ground survey. Data is believed to be accurate, but accuracy is not guaranteed. While D&A has attempted to ensure that the information contained in these data layers is accurate, D&A expressly disclaims all warranties of any type, expressed or implied. D&A assumes no liability for any errors, omissions, or inaccuracies in the information provided regardless of the cause of such or for any decision made, action taken, or action not taken by the user in reliance upon any data provided herein.

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City Council Meeting Management Report

Meeting Date: October 20, 2025

Contact: Gus Chavarria

AGENDA ITEM:

Consideration and action related to City of Alvarado — Ordinance No. 2025-0024; an Ordinance of the City of Alvarado, Texas authorizing an Advanced Funding Agreement (AFA) for Local Government Maintenance of Railroad pavement markings and signs. (Chavarria)

BACKGROUND & FINDINGS:

Four railroad crossings will be addressed. The locations for the cities AFA are for the off-system locations; the other railroad locations in the city are either on-system or the responsibility of the state or county, in an effort for TxDOT to bring all crossings into compliance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and to enhance safety and visibility.

On-system refers to a state-owned Roadway, and TxDOT is the Roadway Authority. Off-System refers to city or county-owned roadways.

TxDOT scope of works includes:

- The State or its Contractor shall furnish, install, and/or replace the appropriate pavement markings on roadway approaches to highway rail-grade crossings in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and the attached standard sheets.
- The State or its Contractor to furnish, install and/or replace the appropriate signs on roadway approaches to highway rail-grade crossings and/or parallel roadways within 100 feet of the highway rail-grade crossing, as required, in accordance with the TMUTCD and the Standard Highway Signs Design Manual (SHSD).
- The State to provide traffic control in accordance with the guidelines in the TMUTCD and the attached standard sheets for the installation of signage and/or pavement markings.
- The City to maintain pavement markings and advance warning signs under their jurisdiction in accordance with the TMUTCD and as shown on the attached standard sheets.

FINANCIAL IMPACT

The Roadway Authority will cover the costs for these four crossings and will remain responsible after this upgrade. This project is federally funded, and there is no cost to the city.

RECOMMENDATION:

Staff recommends approving the ordinance.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Ordinance

Attachment A, AFA, Map

Attachment B, Scope of Work

Attachment C, Maintenance

Advance Funding Agreement

ORDINANCE NO. 2025-0024

AN ORDINANCE AUTHORIZING ADVANCE FUNDING AGREEMENT FOR LOCAL GOVERNMENT MAINTENANCE OF RAILROAD PAVEMENT MARKINGS AND SIGNS (OFF-SYSTEM)

WHEREAS, the Texas Department of Transportation (TxDOT) has identified the BNSF Railway and Union Pacific Railroad highway-rail grade crossing list in the City of Alvarado, by convening a Diagnostic Team comprised of interested parties of the Railroad, State and Local government officials for an inspection; and

WHEREAS the Diagnostic Team found that the highway-rail grade crossing and approaches to the highway-grade crossing are in need of upgrades for to be in compliance with Federal Highway Administration (FHWA), Texas Manual on Uniform Traffic Control Devices (TMUTCD), American Railway Engineering and Maintenance of Way Association (AREMA) and other industry standards; and

WHEREAS, TxDOT has initiated a project with the Railroad and will seek funding for the project to bring the highway-grade crossings into compliance with Federal, State and industry regulatory standards; and

WHEREAS, at the completion of the project, City of Alvarado, shall receive from TxDOT at no cost, the installed improvements that were installed on locally owned roadways and facilities as a part of the project, as locally owned facilities; and

WHEREAS, after accepting the roadway signage and pavement markings as locally owned facilities, City of Alvarado agrees to maintain the installed roadway signage and pavement markings to the standards of the City of Alvarado and in compliance with the TMUTCD.

WHEREAS, City of Alvarado, authorizes an Advance Funding Agreement for Local Government Maintenance of Railroad Crossing Approaches (Off-System) with Texas Department of Transportation for the City of Alvarado to maintain the installed improvements in the standards of the City of Alvarado. The authorized representative of the City of Alvarado is authorized to execute all documents necessary to complete this transaction.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ALVARADO COUNCIL OF THE CITY OF ALVARADO, TEXAS:

SECTION 1. That the City of Alvarado Council authorizes an Advance Funding Agreement with the State of Texas for the maintenance of railroad crossing signs and pavement markings installed on as shown in Attachment A.

SECTION 2. The City Manager or their designee is designated, delegated, and authorized to sign agreements on behalf of the City.

SECTION 3. That it is hereby officially found and determined that the meeting at which this resolution is passed is open to the public and that public notice of the time, place, and purpose of said meeting was given as required by law.

PASSED AND APPROVED this 20th day of September, 2025

This Ordinance shall be in force and effect from and after its final passage, and it is so ordained.

PASSED AND APPROVED on this _____ day of _____ 2025.

Jacob Wheat
Mayor

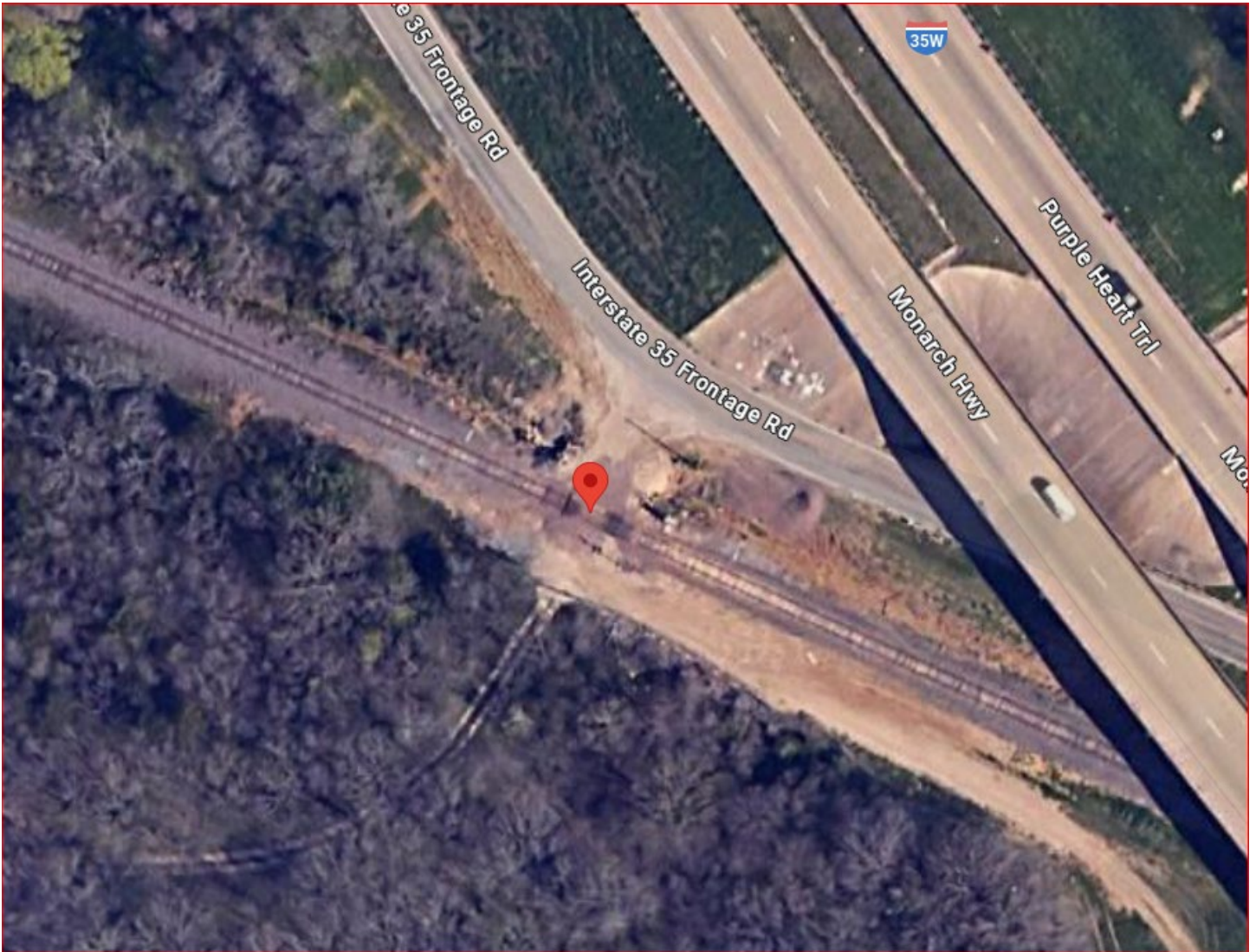
ATTEST:

Bobbie Jo Taylor
City Secretary

CCSJ #		0902-50-147	
AFA CSJs		0902-50-147	
District #	02	AFA ID	
Code Chart 64 #		00850 CITY OF ALVARADO	
Project Name		REPLACING SIGNS, STRIPING AND MARKINGS AT ALL RAILROAD CROSSINGS IN JOHNSON COUNTY	

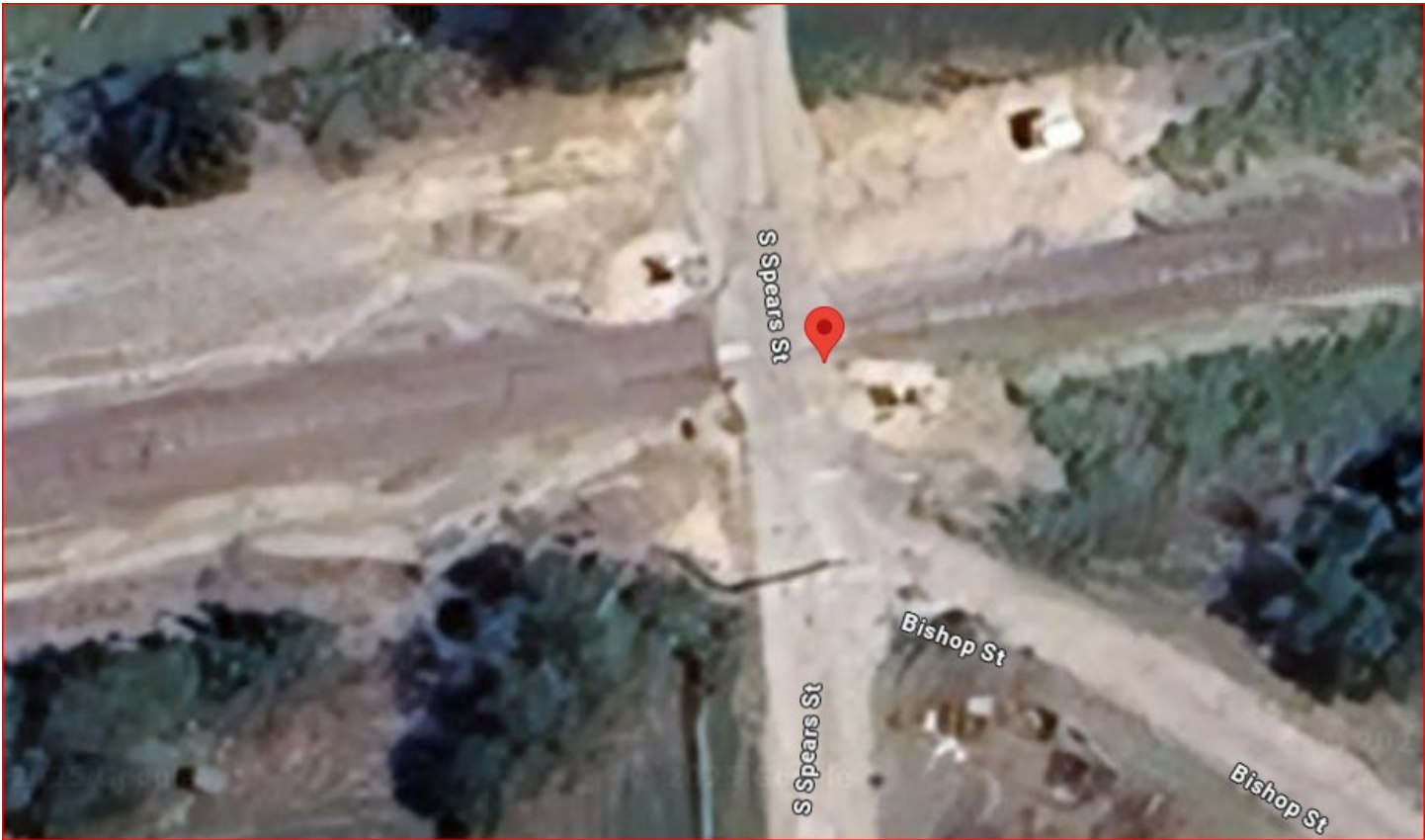
Attachment A
LOCATION MAP SHOWING PROJECT

DOT 021870J



CCSJ #		0902-50-147	
AFA CSJs		0902-50-147	
District #	02	AFA ID	
Code Chart 64 #		00850 CITY OF ALVARADO	
Project Name		REPLACING SIGNS, STRIPING AND MARKINGS AT ALL RAILROAD CROSSINGS IN JOHNSON COUNTY	

DOT 21874L



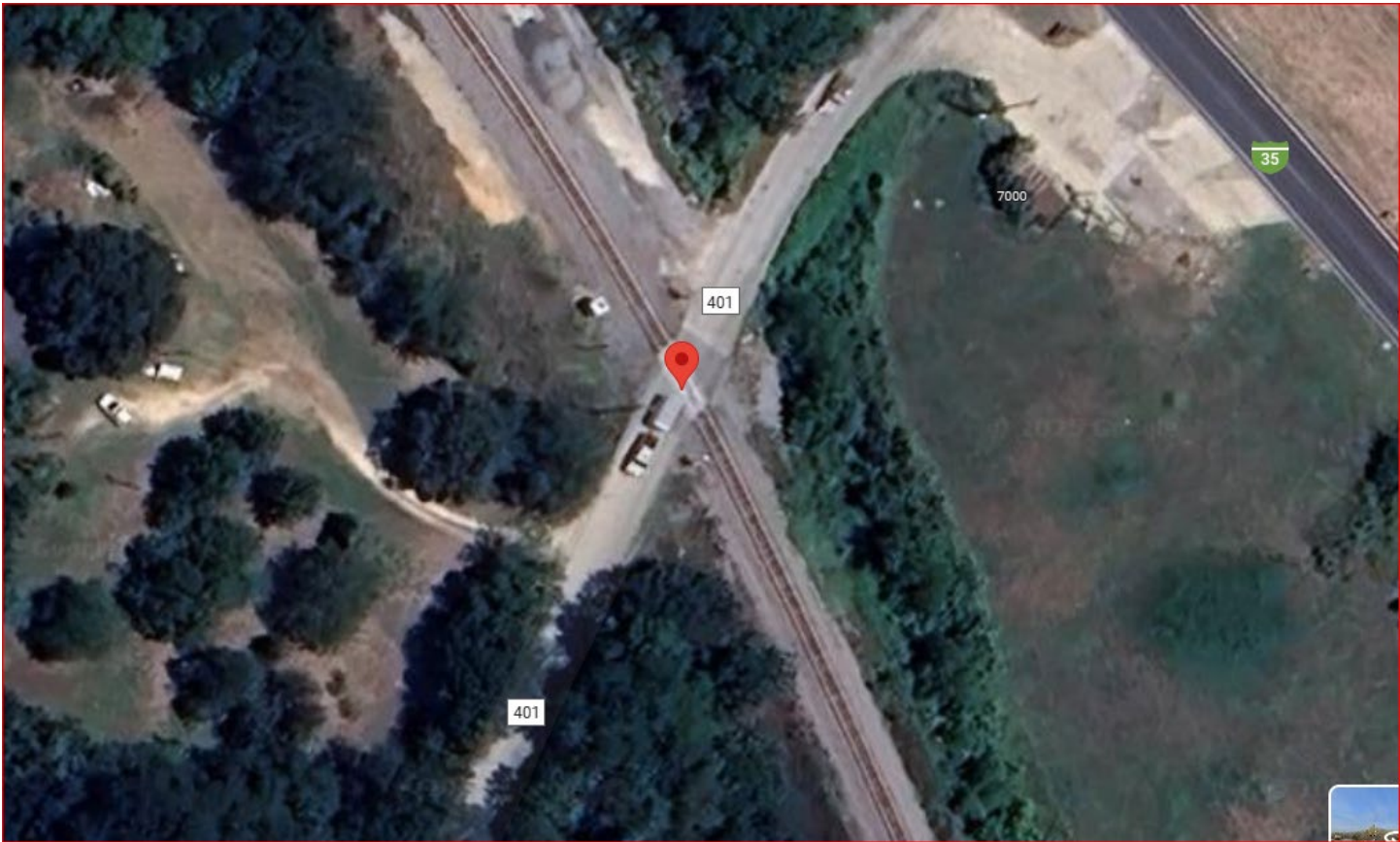
CCSJ #		0902-50-147	
AFA CSJs		0902-50-147	
District #	02	AFA ID	
Code Chart 64 #		00850 CITY OF ALVARADO	
Project Name		REPLACING SIGNS, STRIPING AND MARKINGS AT ALL RAILROAD CROSSINGS IN JOHNSON COUNTY	

DOT 415992E



CCSJ #		0902-50-147	
AFA CSJs		0902-50-147	
District #	02	AFA ID	
Code Chart 64 #		00850 CITY OF ALVARADO	
Project Name		REPLACING SIGNS, STRIPING AND MARKINGS AT ALL RAILROAD CROSSINGS IN JOHNSON COUNTY	

DOT 415993L





ATTACHMENT B

Project Signing & Striping Contract - CSJ 0902-50-147
Various Locations (see table below)
City of Alvarado, Texas

SCOPE OF WORK

- The State or its Contractor to furnish, install and/or replace the appropriate pavement markings on roadway approaches to highway rail-grade crossings in accordance with the Texas Manual on Uniform Traffic Control Devices (TMUTCD) and the attached standard sheets.
- The State or its Contractor to furnish, install and/or replace the appropriate signs on roadway approaches to highway rail-grade crossings and/or parallel roadways within 100 feet of the highway rail-grade crossing, as required, in accordance with the TMUTCD and the Standard Highway Signs Design Manual (SHSD).
- The State to provide traffic control in accordance with the guidelines in the TMUTCD and the attached standard sheets for the installation of signage and/or pavement markings.
- The City to maintain pavement markings and advance warning signs under their jurisdiction in accordance with the TMUTCD and as shown on the attached standard sheets.

Location List:

DOT	Railroad	Crossing Street		DOT	Railroad	Crossing Street
021870J	BNSF	Cotter Street		021874L	BNSF	South Spears Street
415992E	UPRR	County Road 404		415993L	UPRR	County Road 401

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Attachment C

RESOLUTION, ORDINANCE, OR COMMISSIONERS COURT ORDER

CCSJ #		0902-50-147	
AFA CSJs		0902-50-147	
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AFA CSJs		0902-50-147	
District #	02	AFA ID	
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Project Name		REPLACING SIGNS, STRIPING AND MARKINGS AT ALL RAILROAD CROSSINGS IN JOHNSON COUNTY	

STATE OF TEXAS §

COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT FOR
LOCAL GOVERNMENT MAINTENANCE OF
RAILROAD PAVEMENT MARKINGS AND SIGNS
(OFF-SYSTEM)**

THIS AGREEMENT is made by and between the State of Texas (“State”), acting by and through the Texas Department of Transportation (“**TxDOT**”), and the City of Alvarado, acting by and through its duly authorized officials (“**Local Government**”).

WITNESSETH

WHEREAS, 23 U.S.C. § 302 provides that a state desiring to avail itself of the provisions of Title 23 of the United States Code shall have a department of transportation with adequate powers to discharge to the duties required by Title 23.; and,

WHEREAS, 23 U.S.C. § 106 and the Stewardship and Oversight Agreement between the Federal Highway Administration (“**FHWA**”) and TxDOT provide that TxDOT must provide adequate oversight of any sub-recipients.; and,

WHEREAS, 23 U.S.C. § 130 (“**Section 130**”) provides for the federal funding of construction of projects for the elimination of hazards of railway-highway crossings; and,

WHEREAS, TxDOT has identified BNSF Railway and Union Pacific Railroad (“**Railroad(s)**”) highway-rail grade crossings in the City of Alvarado, that is located as shown in Attachment A; and

WHEREAS, TxDOT has initiated a **Section 130 project** with the Railroad(s) to bring the highway-grade crossing into compliance with federal, state, and industry regulatory standards; and

WHEREAS, Transportation Code, §201.209 allows TxDOT to enter into an agreement with the Local Government; and,

WHEREAS, providing adequate oversight, as it relates to a **Section 130 project**, requires TxDOT to gain a commitment from the Local Government that it will maintain signs and pavement markings installed or upgraded on a Local Government facility as part of a **Section 130 project**; and,

WHEREAS, the Local Government desires a **Section 130 project** within its jurisdiction consisting of upgrade and installation of traffic signage and pavement markings (“**Section 130 Project**”) and understands that the **Section 130 Project** will upgrade or install new signs and pavement markings, which are identified and provided in Attachment B, that the Local Government will be responsible for maintaining; and

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WHEREAS, the Governing Body of the Local Government has approved entering into this agreement by resolution, ordinance, or commissioners court order dated {select date here.}, which is attached to this agreement as Attachment C.

WHEREAS, TxDOT has determined that such participation is in the best interest of the citizens of the State;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them respectively kept and performed as hereinafter set forth, it is agreed as follows:

AGREEMENT

1. Period of the Agreement

This agreement becomes effective when signed by the last party whose signing makes the agreement fully executed. This agreement shall remain in effect unless terminated as provided below.

2. Scope of Work

Upon completion of the **Section 130 Project**, the Local Government will fund and maintain the items as listed in Attachment B in accordance with applicable standards of the Local Government and in compliance with the TMUTCD.

3. Termination of this Agreement

This agreement shall remain in effect unless:

- A. The agreement is terminated in writing with the mutual consent of the parties;
- B. The agreement is terminated by one party because of a breach, in which case any cost incurred because of the breach shall be paid by the breaching party; or

4. Amendments

Amendments to this agreement due to changes in the character of the work, terms of the agreement, or responsibilities of the parties relating to the Project may be enacted through a mutually agreed upon, written amendment.

5. Remedies

This agreement shall not be considered as specifying the exclusive remedy for any agreement default, but all remedies existing at law and in equity may be availed of by either party to this agreement and shall be cumulative.

6. Compliance with Accessibility Standards

The Local Government shall ensure that maintenance is in compliance with standards issued or approved by the Texas Department of Licensing and Regulation (“**TDLR**”) as meeting or consistent with minimum accessibility requirements of the Americans with Disabilities Act (P.L. 101-336) (ADA).

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7. Notice

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to such party at the following addresses:

Local Government:	State:
	Director of Contract Services
	Texas Department of Transportation
	125 E. 11 th Street
	Austin, Texas 78701

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided by this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

8. Legal Construction

This document does not convey any real property interests. In case one or more of the provisions contained in this agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions and this agreement shall be construed as if it did not contain the invalid, illegal or unenforceable provision.

9. Responsibilities of the Parties

The State and the Local Government agree that neither party is an agent, servant, or employee of the other party, and each party agrees it is responsible for its individual acts and deeds as well as the acts and deeds of its contractors, employees, representatives, and agents.

10. Compliance with Laws

The parties shall comply with all federal, state, and local laws, statutes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any manner affecting the performance of this agreement. When required, the Local Government shall furnish the State with satisfactory proof of this compliance.

11. Sole Agreement

This agreement constitutes the sole and only agreement between the parties and supersedes any prior understandings or written or oral agreements respecting the agreement's subject matter.

12. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under the contract or indirectly through a subcontract under the contract. Acceptance of funds

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directly under the contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

13. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

Each party is signing this agreement on the date stated under that party’s signature.

THE LOCAL GOVERNMENT

Signature

Typed or Printed Name

Title

Date

THE STATE OF TEXAS

Signature

Typed or Printed Name

Title

Date



City Council Management Report

Meeting Date: Monday, October 20, 2025

Contact: Hillary Cromer

AGENDA ITEM

Second 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.

BRIEF PUBLIC OVERVIEW

Leap of Faith is an upcoming upscale resale shop planning to open at 200A N Parkway Dr, Alvarado, TX 76009. The business has not yet opened its doors but has already acquired \$30,000 in inventory. Leap of Faith will offer clothing, houseware items, and small furniture and is expected to employ four individuals. In addition to serving retail customers, Leap of Faith will partner with Helping Hands for Jesus to identify residents in need of clothing. Through this partnership, vouchers will be provided to help those individuals obtain clothing directly from the store.

The business also plans to host fundraising events to support back-to-school initiatives and Christmas assistance programs for local families. While assisting Leap of Faith comes with some risk, the requested dollar amount is modest, and the Executive Director, Glynis Gates, is confident in their ability to succeed given established partnerships for clothing and furniture donations and their existing inventory.

Request for Assistance

Leap of Faith approached the Alvarado Economic Development Corporation (EDC) requesting a \$30,000 cash incentive to assist with opening its doors. At its August 25, 2025 meeting, the EDC Board approved a \$15,000 cash incentive, to be distributed as allowed by state law. The Board determined that this project aligns with the EDC's mission to enhance the quality of life in Alvarado by providing additional retail options, supporting local families in need, and contributing to the city's sales tax base.

Project Impact

This project will:

- Provide an additional upscale retail option for Alvarado residents.
- Support job creation with four new positions.
- Generate sales tax revenue for the City of Alvarado.
- Partner with local organizations to provide clothing to residents in need.

- Host fundraising events to benefit back-to-school and holiday assistance programs.

Recommendation

At the September 15, 2025 City Council meeting, the first reading of this resolution was completed. At the August 25, 2025 Alvarado Economic Development Corporation Board meeting, all Board members voted unanimously to approve a \$15,000 incentive for Leap of Faith. The second reading of the resolution is scheduled for the October 20, 2025 City Council meeting.

Staff recommends that City Council approve Resolution R2025-0036 following the second reading, thereby ratifying the EDC Board's decision and authorizing the Economic Development Director and/or City Manager to negotiate and execute the agreement with Leap of Faith.

Funding

The \$15,000 incentive will be funded by the Alvarado EDC's portion of sales tax revenue dedicated to supporting job growth, business retention, and economic development improvements.

MANAGEMENT REVIEW

Paul DeBuff, City Manager

RESOLUTION NO. R2025-0036

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT GRANT AGREEMENT BETWEEN THE ALVARADO ECONOMIC DEVELOPMENT CORPORATION AND LEAP OF FAITH RESALE; AUTHORIZING THE AEDC PRESIDENT TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (“City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the City Council has been presented with the Economic Development Grant Agreement between the Alvarado Economic Development Corporation (“AEDC”) and Leap of Faith Resale (the “Agreement”), a copy of which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Agreement, and all matters attendant and related thereto, the City Council is of the opinion that the Agreement should be approved and the AEDC President shall be authorized to execute on behalf of AEDC; and

WHEREAS, the AEDC, a Type B corporation established under the Texas Development Corporation Act, has as its purpose the promotion and development of new and expanded business enterprises to promote job creation, retention, and economic growth within the City of Alvarado; and

WHEREAS, Leap of Faith plans to open an upscale resale shop at 200a N. Parkway, Alvarado, Texas 76009, with four (4) full-time employees; and

WHEREAS, Leap of Faith has requested assistance from the AEDC with the initial start-up costs; and

WHEREAS, the AEDC Board of Directors, at its regular meeting on August 25, 2025, approved an incentive with Leap of Faith, finding that the project will generate sales taxes and promote job retention and creation; and

WHEREAS, the incentive will be funded through the AEDC’s portion of sales tax revenue dedicated to economic development purposes; and

WHEREAS, pursuant to Texas Local Government Code Chapter 505, a Resolution of the City Council authorizing the AEDC to proceed with this project must be read twice in open session prior to final approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

SECTION 1

All the above premises are true and correct of the City Council, and they are hereby approved, ratified, and incorporated into the body of this Resolution as if copied in their entirety.

SECTION 2.

The Agreement, attached hereto as **Exhibit A**, is found to be in the best interest of the City of Alvarado and its citizens, and is approved.

SECTION 3.

The President of the AEDC is hereby authorized to execute the Agreement.

SECTION 4.

This Resolution shall become effective from and after its passage.

PASSED AND APPROVED ON FIRST READING THIS THE 15th DAY OF SEPTEMBER 2025.

PASSED AND APPROVED ON SECOND READING THIS THE 20TH DAY OF OCTOBER 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

EXHIBIT “A”

Economic Development Grant Agreement



City Council Meeting Management Report

Meeting Date: October 20, 2025

Contact: Ben Moore, Assistant Chief of Police

AGENDA ITEM: Consideration and action related to City of Alvarado — Ordinance No. 2025-0025; An ordinance amending Section 38-255, “On-Street Parking Prohibited,” of Article III, “Stopping, Standing And Parking” Of chapter 38, Traffic And Vehicles,” of the Alvarado Code prohibiting On-Street Parking on the entirety of Estates Boulevard during certain times; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a penalty clause; providing for publication; and providing an effective date. (Moore)

BACKGROUND AND FINDINGS: The City of Alvarado is requesting approval of this ordinance to establish a no-parking zone along Estates Boulevard during designated school arrival and dismissal times. The current level of congestion along this roadway during peak travel periods has resulted in restricted traffic flow and obstructed access for emergency vehicles. Implementation of this ordinance will enhance public safety, improve roadway efficiency, and ensure that emergency response vehicles can traverse the area without delay.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: City Manager

ATTACHMENTS:

1. Ordinance 2025-0025

ORDINANCE NO. 2025-0025

AN ORDINANCE AMENDING SECTION 38-255, “ON-STREET PARKING PROHIBITED,” OF ARTICLE III, “STOPPING, STANDING AND PARKING” OF CHAPTER 38, TRAFFIC AND VEHICLES,” OF THE ALVARADO CODE PROHIBITING ON-STREET PARKING ON THE ENTIRETY OF ESTATES BOULEVARD DURING CERTAIN TIMES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (the “City”), is a home-rule municipality located in Johnson County, created in accordance with the provisions of Chapter 9 of the Local Government Code and operating pursuant to the provisions of, and subject only to the limitations imposed by the State Constitutions, State Laws and the City Charter; and

WHEREAS, the City Council has previously enacted regulations prohibiting on-street parking along certain streets within the City; and

WHEREAS, the City Council desires to amend said regulations to include the entirety of Estates Boulevard during certain times.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

SECTION 1.

Section 38-255, “On-Street Parking Prohibited,” of Article III, “Stopping, Standing and Parking” of Chapter 38, Traffic and Vehicles,” of the Alvarado Code is hereby amended by adding a new subsection (13) to read as follows:

“(13) The entirety of Estates Boulevard during the following times:

- a. Monday through Friday between the hours of 6:30 am and 7:30 am; and
- b. Monday through Friday between the hours of 2:30 pm and 3:30 pm.”

SECTION 2.

This Ordinance shall be cumulative of all provisions and ordinances of the Alvarado Code, as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and section of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Hundred Dollars (\$200.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 5.

All rights and remedies of the City are expressly saved as to any and all violations of the provisions of this Ordinance or any other ordinances governing the matters regulated herein which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

The City Secretary is hereby directed to publish the caption and penalty clause of this Ordinance as required by law.

SECTION 7.

This Ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED by the City Council of the City of Alvarado on this the 20th day of October, 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary