



ALVARADO CITY COUNCIL AGENDA
- NOVEMBER 17, 2025- 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE. - ALVARADO, TEXAS 76009

CALL TO ORDER

Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

This is an opportunity for citizens to address the convened City Council of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened City Council to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the City Secretary or the City Marshal prior to the start of the meeting.

COUNCIL COMMENTS

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

COMMUNITY RECOGNITION

1. Presentation of the 2025 Alvarado Citizen of the Year.

EMPLOYEE RECOGNITION

2. Service Recognition of Retired Volunteer Firefighter, Pete Weber.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA

3. October 20, 2025, City Council Minutes. (Taylor)
4. Ordinance No. 2025-0026; An Ordinance of The City Of Alvarado, Texas, Amending Section 9-22, "Permit or License Required," of Article II, "Alcoholic Beverage Establishments," of

Chapter 9, "Business Regulations," of the Code of Ordinances, City of Alvarado, Texas, by amending the regulations to align with changes in state law; providing that this ordinance is cumulative; providing a severability clause; and providing an effective date. (Taylor)

5. Ordinance No. 2025-0027; An Ordinance of the City of Alvarado, Texas, amending Section 22-27, "Office Created; Appointment; Compensation; Oath," and deleting Section 22-30, "Term Of Office," of Article II, "Municipal Court Judge," of "Chapter 22, "Municipal Court," of The Alvarado Code, by providing that the term of office for the Municipal Court Judge shall be three (3) years and shall run concurrently with the term of the Office of the Mayor; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date. (Cox)

NEW BUSINESS

6. Consideration and action related to Ordinance 2025-0028; An Ordinance of the City of Alvarado, Texas, providing for the abandonment and release of the city's interest in a portion of Sunflower Lane to the abutting property owner; authorizing the mayor to sign all documents necessary to accomplish the abandonment; providing for the recording of this ordinance; providing an effective date. (Chavarria)
7. Discussion regarding the prioritization of street rehabilitation projects for Fiscal Year 2025–2026. (Chavarria)
8. Consideration and Action related to Resolution No. R2025-0039; A Resolution of the City of Alvarado, Texas, accepting the petition for annexation of a tract of 13.41 acres, more or less, of land located in the Extraterritorial Jurisdiction of the City of Alvarado in Johnson County, Texas, approximately addressed at 602 Percifield Trail; setting an annexation schedule; providing for open meetings and other related matters. (French)
9. First Reading of Resolution R2025-0041; A Resolution of the City of Alvarado, Texas, approving the use of the Alvarado Economic Development Corporation funds, not to exceed \$20,000 for the demolition of the City-owned structure located at 201 N. Spears Street. (Cromer)
10. First Reading of Resolution No. R2025-0042; A Resolution of the City of Alvarado, Texas, approving the Alvarado Economic Development Corporation's authorization of an Economic Development Project with Lambert & Green, LLC for the Redevelopment of 105 S. Friou Street; Ratifying the board's direction for the Economic Development Director and/or City Manager to negotiate and execute an agreement consistent with the terms approved by the Boards of Directors; and providing an effective date. (Cromer)
11. First Reading of Resolution No. R2025-0043; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation to negotiate and execute an Economic Development Agreement with Massey's BBQ and Grill on the Square for the relocation of the business to 105 S. Friou Street; providing an effective date; and establishing that this project is a business retention and downtown revitalization effort. (Cromer)
12. Consideration and action related to Resolution No. R2025-0044; A Resolution to the City of Alvarado, Texas, affirming the nomination(s) for candidates for the Board of Directors for the Central Appraisal District of Johnson County, Texas. (Wheat)

EXECUTIVE SESSION

13. § 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

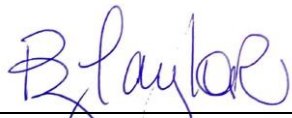
under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- Any item on the agenda.
14. §551.087. Deliberation Regarding Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).
- Project Inspire
 - Project Ascend
 - Yellow C-5
 - Yellow C-6

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 November 10, 2025, and remained 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 Council Meeting Management Report

Meeting Date: 11/17/2025

Contact: John Rodgers, Fire Chief

Phone: 972-814-8845

AGENDA ITEM:

Service Recognition of Retired Volunteer Firefighter, Pete Weber.

BACKGROUND & FINDINGS:

We would like to formally recognize Pete Weber for his 32.5 years of service to the Alvarado Volunteer Fire Department.

FINANCIAL IMPACT:

None, other than a few low-cost gifts.

RECOMMENDATION:

Loud applause.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

Asst. Chief Pete Weber





CITY OF ALVARADO
County of Johnson
State of Texas
10/20/2025
City Council Minutes

The City Council of the City of Alvarado met in a Regular Called Session on Monday, October 20, 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
Gus Chavarria	City Engineer
Adam Sharp	Fire Marshal
Tom Griffith	Deputy City Marshal
David Fain	Interim Director of Public Services
Terri Wilson	Municipal Court Judge
Lindy Flores	Court Clerk

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

CITIZEN PARTICIPATION AND PUBLIC INPUT

- Jameye Jones - Upcoming community events.
- Martha Dean - City of Alvarado beautification efforts.

COUNCIL COMMENTS

- Mayor Wheat — Read a thank you card received from the family of Mr. John Percifield.
- Councilmember Arthur - encouraged those in attendance to become familiar with foster care.
- Councilmember Moon - congratulated staff on a great Fall Fest and commented on upcoming community events.

EMPLOYEE RECOGNITION

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

Director of Human Resources, Beth Walls, announced the Employee of the 1st Quarter, Mr. Jody Bellah, and the Employee of the 2nd Quarter, Mr. Thomas Gross.

INTRODUCTION OF NEW EMPLOYEES

New employees, Lindy Flores, Tom Griffith, and Sarah Licitra were introduced to the City Council.

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)**

Councilmember Moon requested items 3 and 4 be removed from the consent agenda.

Councilmember Moon motioned to approve all other consent agenda items.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

The following items were discussed and considered individually.

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)**

City Secretary Bobbie Jo Taylor advised that on June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or the "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by approximately \$834 million, or roughly 13% over current revenues. Ms. Taylor stated that the purpose of the proposed Resolution is to deny Oncor's requested rate increase. Once 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 existing filing (PUC Docket No. 58306) currently pending before the PUC.

Councilmember Moon motioned to approve 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.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

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)

City Secretary Taylor also presented Resolution R2025-0038. Ms. Taylor advised that the City has obtained information indicating that certain drug companies may be added to litigation alleging potential fraudulent or reckless marketing related to opioids, which could have contributed to addiction and/or overdoses. This conduct has resulted in significant financial costs to the City. In May 2020, the state and a negotiation group entered into an agreement titled "Texas Opioid Abatement Fund Council and Settlement Allocation Term Sheet", which approved the allocation of settlement funds to the City. Resolution R2025-0038 authorizes the City Manager to execute, on the City's behalf, any future opioid lawsuit settlement.

Councilmember Moon motioned to approve 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.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

NEW BUSINESS

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

Director of Human Resources Beth Walls presented proposed updates to the City of Alvarado Personnel Policy, including permitting Fire and Police employees to wear shorts when allowed under their respective Department Uniform Policies; aligning language in the Vacation Leave and Separation Pay sections for consistency; authorizing the use of Floating Holidays immediately upon employment; updating the maximum sick leave carryover for sworn Fire personnel to 434 hours; revising holiday leave accruals and usage for non-sworn employees, sworn police, and sworn firefighters; and removing the Subsistence Expenses section, with related expenses to be processed through city-issued credit cards when applicable. The Council further discussed the vacation separation policy with Director Walls.

Councilmember Moon motioned to approve the update to the City Personnel Policy Manual and to update the policy to state that vacation pay would be paid upon separation of employment if an employee is eligible after six (6) months.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed Unanimously

6. Recommendations on Future Staffing needs for the City of Alvarado as presented by Human Resources. (Walls)

Director Walls led the Council in a discussion regarding future staffing needs for the City of Alvarado. She presented population statistics and projections in relation to staffing requirements and reviewed survey results from other cities. The survey recommended that the City develop a five-year strategic staffing plan for each department, utilize technology or contract services to manage increased workloads, maintain competitive compensation and benefits, and ensure that Public Safety Departmental needs do not overshadow the needs of other departments.

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)

City Secretary Taylor presented Ordinance No. 2025-0023 to the City Council for approval. She advised that the City of Alvarado operates under a ward-based council structure, with elected representatives serving specific geographic areas. 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. Ms. Taylor noted that Town Hall meetings were held in July, during which the Council directed staff to proceed with the proposed ordinance. The ordinance is scheduled to take effect for the next municipal election cycle, ensuring a seamless transition.

Councilmember Moon motioned to approve 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.

Councilmember Short seconded the motion.

No opposition, No abstentions
Vote: Motion passed Unanimously

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)

City Engineer Gus Chavarria presented Ordinance No. 2025-0024. He explained that four off-system railroad crossings will be addressed under the City's AFA, while the remaining crossings are on-system and fall under state or county responsibility. The project is part of TxDOT's effort to bring all crossings into compliance with the TMUTCD and improve safety and visibility. TxDOT will install or replace required pavement markings, signage, and necessary traffic control, while the City will maintain its pavement markings and advance warning signs in accordance with the TMUTCD..

Councilmember Moon motioned to approve 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.

Councilmember Arthur seconded the motion.
No opposition, No abstentions
Vote: Motion passed Unanimously

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)

Director of Economic Development Hillary Cromer presented Resolution R2025-0036 to the City Council, noting that the first reading of the resolution was completed at the September 15, 2025, City Council meeting. She advised that at the August 25, 2025, Alvarado Economic Development Corporation Board meeting, all Board members unanimously approved a \$15,000 incentive for Leap of Faith. Ms. Cromer stated that staff is recommending approval of Resolution R2025-0036 following the second reading, which would ratify the EDC Board's decision and authorize the Economic Development Director and/or City Manager to negotiate and execute the agreement with Leap of Faith.

Councilmember Keeton motioned to approve 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.

Councilmember Arthur seconded the motion.

No oppositions, No abstentions

Vote: Motion passed Unanimously

- 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)**

Assistant Chief of Police Ben Moore presented Ordinance No. 2025-0025 to the City Council, advising that the ordinance establishes a no-parking zone along Estates Boulevard during designated school arrival and dismissal times. Chief Moore noted that current congestion during peak periods has restricted traffic flow and obstructed access for emergency vehicles. He stated that implementing this ordinance will enhance public safety, improve roadway efficiency, and ensure that emergency response vehicles can travel through the area without delay.

Councilmember Moon motioned to approve 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.

Councilmember Arthur seconded the motion.

No oppositions, 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 7:57 p.m.

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

Mayor Wheat adjourned from Executive Session and reconvened into Open Session at 8:20 p.m.

Councilmember Moon motioned to appoint Judge Terri Wilson to a term to expire at the end of May 2027.

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 8:20 p.m.

Mayor Jacob Wheat

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Bobbie Jo Taylor, City Secretary/Assistant to the City Manager

AGENDA ITEM: Ordinance No. 2025-0026; An Ordinance of The City Of Alvarado, Texas, Amending Section 9-22, "Permit or License Required," of Article II, "Alcoholic Beverage Establishments," of Chapter 9, "Business Regulations," of the Code of Ordinances, City of Alvarado, Texas, by amending the regulations to align with changes in state law; providing that this ordinance is cumulative; providing a severability clause; and providing an effective date.

BACKGROUND AND FINDINGS: SB 1008 amends Sec. 437.01235 of the Texas Health and Safety Code to state: "Notwithstanding any other law, a county, municipality, or public health district, including an authorized agent, employee, or department may not charge a fee under Section 11.38 or 61.36, Alcohol Beverage Code, if the premises is a food services establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment that has already paid a fee to operate to the department or to any county, municipality, or public health district." Therefore, the City may not charge a premise described above with a fee under the Alcoholic Beverage Code if the premise has already paid a fee to operate. The City will still be tasked with giving alcohol permits, but if the premise has already paid a fee to operate, it would be at no cost. Therefore, in order to comply the City's ordinances in Article II, Alcoholic Beverage," or Chapter 9, "Business Regulations," needs to be amended to reflect this change in state law.

FINANCIAL IMPACT: Minimal

MANAGEMENT REVIEW: Teddy C. May, Acting City Manager

ATTACHMENTS:

1. Ordinance No. 2025-0026

ORDINANCE NO. 2025-0026

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS AMENDING SECTION 9-22, “PERMIT OR LICENSE REQUIRED,” OF ARTICLE II, “ALCOHOLIC BEVERAGE ESTABLISHMENTS,” OF CHAPTER 9 “BUSINESS REGULATIONS,” OF THE CODE OF ORDINANCES, CITY OF ALVARADO, TEXAS, BY AMENDING THE REGULATIONS TO ALIGN WITH CHANGES IN STATE LAW; PROVIDING THAT THIS ORDINANCE IS CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (the “City”) is a home rule municipality located in Johnson County, 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 previously adopted regulations regarding the operation of alcoholic beverage establishments and the payment of certain fees for said operation; and

WHEREAS, the City is authorized and empowered to adopt and enforce ordinances, not inconsistent with state law, that are necessary to protect the welfare and safety of its inhabitants, such as ordinances requiring a fee for the operation of alcoholic beverage establishments; and

WHEREAS, SB 1008 was adopted in 2025 and exempts certain establishments that sell alcohol from the requirement to pay fees in certain circumstances; and

WHEREAS, the City Council has determined that regulations related to fees charged to establishments that sell alcohol should be amended to conform with state law.

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

SECTION 1.

Section 9-22, “Permit or License Required,” of Article II, “Alcoholic Beverage Sales,” of Chapter 9, “Business Regulations,” of the Code of Ordinances of the City of Alvarado is hereby amended by adding a subsection (d) to read as follows:

“§ 9-22 Permit or license required.

- (d) A food service establishment, retail food store, mobile food unit, roadside food vendor, or temporary food service establishment, as those terms are defined under 25 Tex. Admin. Code Section 228.2, are exempt from the requirements of Subsection (c) of this Section and Section 9-25 of this Article if it has already paid a fee to operate to the Texas Department of State Health Services.”

SECTION 2.

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Alvarado, as amended, except when 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective, or unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

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

PASSED AND APPROVED by the City Council of the City of Alvarado on this the 17th day of November 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Laura Cox, Chief Financial Officer

AGENDA ITEM: Ordinance No. 2025-0027; An Ordinance of the City of Alvarado, Texas, amending Section 22-27, "Office Created; Appointment; Compensation; Oath," and deleting Section 22-30, "Term Of Office," of Article II, "Municipal Court Judge," of "Chapter 22, "Municipal Court," of The Alvarado Code, by providing that the term of office for the Municipal Court Judge shall be three (3) years and shall run concurrently with the term of the Office of the Mayor; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date. (Cox)

BACKGROUND AND FINDINGS: During the reappointment of the Presiding Municipal Court Judge, a conflict in the ordinances (as it relates to the term of the reappointment) was identified. The Presiding Municipal Court Judge's term is intended to match the Mayor's term, which was changed to three (3) years when the City Charter was adopted. This ordinance removes the Presiding Municipal Court Judge's 2-year term language and updates the term to three (3) years.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: Teddy C. May, Acting City Manager

ATTACHMENTS:

1. Ordinance No. 2025-0027

ORDINANCE NO. 2025-0027

AN ORDINANCE AMENDING SECTION 22-27, “OFFICE CREATED; APPOINTMENT; COMPENSATION; OATH,” AND DELETING SECTION 22-30, “TERM OF OFFICE,” OF ARTICLE II, “MUNICIPAL COURT JUDGE,” OF “CHAPTER 22, “MUNICIPAL COURT,” OF THE ALVARADO CODE BY PROVIDING THAT THE TERM OF OFFICE FOR THE MUNICIPAL COURT JUDGE SHALL BE THREE YEARS AND SHALL RUN CONCURRENTLY WITH THE TERM OF THE OFFICE OF THE MAYOR; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvarado, Texas (the “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 previously established the term of the municipal judge as two (2) years and that the term of the municipal court judge shall run concurrent with the term of the office of the mayor; and

WHEREAS, upon adoption of the City Charter in May of 2024, the electorate voted to adjust the term of the municipal court judge to a term of three (3) years (Section 6.02 of the Alvarado City Charter); and

WHEREAS, the City Council now desires to revise Section 22-27 and delete Section 22-30 of the Alvarado Code to comport with the City Charter.

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

SECTION 1.

Subsection 22-27(b) of Article II, “Municipal Judge,” of Chapter 22, “Municipal Court,” of the Alvarado Code is hereby amended to read as follows:

- “(b) The judge of the municipal court of record in the city shall be appointed by the city council for a term of three (3) years to run concurrent with that of the office of mayor. The municipal judge must be a licensed attorney in good standing in the state and must have two or more years of experience in the practice of law in the state. The judge must be a citizen of the United States and of the state.”

SECTION 2.

Section 22-30 of Article II, “Municipal Judge,” of Chapter 22, “Municipal Court,” of the Alvarado Code is hereby deleted in its entirety and Section 22-31, “Operation of Municipal Court,” and Section 22-32, “Trial by Jury” shall be renumbered to Section 22-30, “Operation of Municipal Court,” and Section 22-31, “Trial by Jury” respectively. Sections 22-32 through 22-45 shall be reserved for future action by the City Council.

SECTION 3.

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

SECTION 4.

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 5.

This Ordinance shall in full force and effect from and after its passage as required by law.

PASSED AND APPROVED by the City Council of the City of Alvarado on this the 17th day of November 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Gus Chavarria

AGENDA ITEM:

Consideration and action related to Ordinance 2025-0028; An Ordinance of the City of Alvarado, Texas, providing for the abandonment and release of the city's interest in a portion of Sunflower Lane to the abutting property owner; authorizing the mayor to sign all documents necessary to accomplish the abandonment; providing for the recording of this ordinance; providing an effective date.

BACKGROUND & FINDINGS:

Sunflower Lane extends from Hwy 67 and ends just west of the detention center. For safety reasons, the detention center has installed a gate at the South Entrance of its property. The City will abandon any rights from the gate to the north end of Sunflower Lane, as shown in the attached map.

FINANCIAL IMPACT

There are no financial impacts.

RECOMMENDATION:

Staff requests the council to approve the ordinance.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Map

Photo

Metes and Bounds

ORDINANCE NO. 2025-0028

AN ORDINANCE OF THE CITY OF ALVARADO, TEXAS PROVIDING FOR THE ABANDONMENT AND RELEASE OF THE CITY’S INTEREST IN A PORTION OF SUNFLOWER LANE TO THE ABUTTING PROPERTY OWNER; AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS NECESSARY TO ACCOMPLISH THE ABANDONMENT; PROVIDING FOR RECORDING OF THIS ORDINANCE; 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 enabling legislation of the State of Texas; and

WHEREAS, there is located on certain property located within the City public right-of-way known as Sunflower Lane (the “Right-of-Way”); and

WHEREAS, the 0.221 acre portion of the Right-of-Way described generally as Sunflower Lane Street and more particularly described by metes and bounds and depicted on **Exhibit A** attached hereto and incorporated herein (the “Abandoned ROW”) is no longer needed and therefore the City wishes to release said Abandoned ROW to the abutting property owner and that such portion of the public right-of-way constitutes a public charge without a corresponding public benefit, and the public would be better served and benefitted by vacation and abandonment of such portion of the Right-of-Way; and

WHEREAS, the City has and intends to reserve and maintain a forty (40) foot utility easement located partially within the Abandoned ROW, but no longer needs the Abandoned ROW for any other public purpose; and,

WHEREAS, the City Council deems it advisable to abandon the City’s interest in the Abandoned ROW for the reason that the said portion of the Right-of-Way is not now needed and will not be used or needed by the City for public use, and said property should be abandoned, relinquished, and vacated.

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

SECTION 1.

The above and foregoing recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2.

The City hereby releases, abandons, relinquishes, and vacates its interest in the Abandoned

ROW depicted on **Exhibit A** to the abutting property owner.

SECTION 3.

The abandonment provided herein shall apply to the City's public right, title, and interest that the City may lawfully abandon, vacate, and relinquish. The City makes no warranty or representation as to title to the property as released. The City does not abandon that certain forty (40) foot utility easement located partially within the Abandoned ROW and reserves that easement and only that easement for City use.

SECTION 4.

The Mayor is hereby authorized to sign all documents necessary to effectuate the release.

SECTION 5.

The City Secretary is hereby directed to certify a copy of this Ordinance and cause it to be recorded in the Deed Records of Johnson County, Texas.

SECTION 6.

This Ordinance shall take effect immediately upon passage and it is so ordained.

APPROVED THIS 17th DAY OF NOVEMBER 2025 BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS.

Jacob Wheat, Mayor

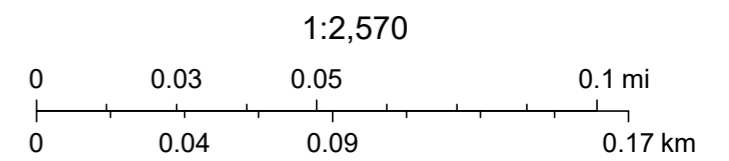
ATTEST:

Bobbie Jo Taylor, City Secretary

sunflower



10/10/2025, 2:47:47 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



EXHIBIT "A"
METES AND BOUNDS DESCRIPTION FOR
SUNFLOWER LANE RIGHT-OF-WAY ABANDONMENT
SITUATED IN THE GEORGE S. MCINTOSH SURVEY,
ABSTRACT NO. 625, JOHNSON COUNTY, TEXAS

Being a tract of land for Right-of-Way Abandonment, and being under, over, and across a tract of land located in the George S. McIntosh Survey, Abstract No. 625, Johnson County, Texas, and being a portion of Sunflower Lane (variable width right-of-way), as shown on Alvarado Hills Addition, Phase 2, an addition to the City of Alvarado, by plat recorded in Volume 5, Page 51, Plat Records Johnson County, Texas (P.R.J.C.T.), and SR20 Addition, an addition to the City of Alvarado, by plat recorded in Volume 10, Page 742 (P.R.J.C.T.), said Right-of-Way Abandonment being further described as follows:

BEGINNING at a 1/2 inch iron rod (Controlling Monument (CM)) found on the southeast corner of a called 428.755 acre tract of land conveyed to Century Land Holdings of Texas, LLC, by deed recorded in Instrument Number 2024-2622 (O.P.R.J.C.T.), said iron rod found also being on the common west line of Lot 2, Block 1 of said SR20 Addition, and on the east right-of-way line of said Sunflower Lane, from which a 1/2 inch iron rod (CM) found on a common west corner of said Lot 2, Block 1, and a southeast corner of said 428.755 acre Century Land Holdings of Texas, LLC tract bears N 00°05'12" E, a distance of 90.11 feet;

THENCE, S 00°05'12" W, along the common east right-of-way line of said Sunflower Lane, and the west line of said Lot 2, Block 1, a distance of 317.70 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "Fort Worth Surveying" (CM) found on a southwest corner of said Lot 2, Block 1, and the northwest corner of a called 2.81 acre tract of land conveyed to City of Alvarado, by deed recorded in Volume 3125, Page 609, (O.P.R.J.C.T.) bears S 00°05'12" W, a distance of 75.57 feet;

THENCE, S 89°54'29" W, departing the common east right-of-way line of said Sunflower Lane, and the west line of said Lot 2, Block 1, and being across said Sunflower Lane right-of-way, a distance of 31.0 feet to a point for corner on the common west right-of-way line of said Sunflower Lane, and the east line of Lot 16, Block 2, Alvarado Hills Addition, Phase 2, an addition to the City of Alvarado, by plat recorded in Volume 5, Page 51 (P.R.J.C.T.);

THENCE N 00°09'45" W, along the common west right-of-way line of said Sunflower Lane, and the east line of said Lot 16, Block 2, a distance of 47.47 feet to a point for corner, said point being on the common northeast corner of said Lot 16, Block 2, and the southeast corner of a called 9.418 acre tract of land conveyed to Dixie Partners 8, LLC (Tract 2), by deed recorded in Instrument Number 2018-4925 (O.P.R.J.C.T.);

THENCE N 00°33'14" E, along the common west right-of-way line of said Sunflower Lane, and the east line of said 9.418 acre Dixie Partners 8, LLC tract, a distance of 270.21 feet to a point for corner, said point being on the common north line of said 9.418 acre Dixie Partners 8, LLC tract, and the south line of said 428.755 acre Century Land Holdings of Texas, LLC tract;

THENCE, N 89°50'59" E, along the aforementioned common line, a distance of 29.00 feet to the POINT OF BEGINNING, said Right-of-Way Abandonment containing 0.221 acres (9,610 square feet) of land, more or less.

Notes:

1. Bearings and Distances are based on the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone 4202.
2. Field surveys concluded on 10/23/2025.
3. A graphic exhibit of even date herewith accompanies this field note description.

PRELIMINARY
THIS DOCUMENT
SHALL NOT BE
RECORDED FOR ANY
PURPOSE AND SHALL
NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT.

Chase Crawford, R.P.L.S.
Texas Registration No. 6913
Birkhoff, Hendricks & Carter, L.L.P.
TBPLS Firm No. 100318-00
11910 Greenville Ave., Suite 600
Dallas, Texas 75243
Phone: 903-646-1169

H:\Projects\Alvarado\4018\151-Sunflower Lane ROW Abandonment\Easement Plots\Plats\4018-151 ROW Abandonment.dwg
REVISED: 10/24/25 - CCRAWFORD

EXHIBIT "A"

PAGE 3 OF 3

CENTURY LAND HOLDINGS OF TEXAS, LLC
CALLED 428.755 ACRES
INST. NO. 2024-2622
O.P.R.J.C.T.

1/2" I.R.F.C. (CM)
"FORT WORTH SURVEYING"

1/2" I.R.F. (CM)

N89°50'59"E
29.00'

REFERENCE BEARING
N0°05'12"E - 90.11'

LEGEND

- "I.R.F." IRON ROD FOUND
- "I.R.F.C." IRON ROD FOUND W/ CAP
- "R.O.W." RIGHT OF WAY
- "CM" CONTROLLING MONUMENT

GEORGE S. MCINTOSH SURVEY
ABSTRACT 625

SUNFLOWER LANE
RIGHT-OF-WAY ABANDONMENT
0.221 ACRES
(9,610 S.F.)

POINT OF BEGINNING
1/2" I.R.F. (CM)

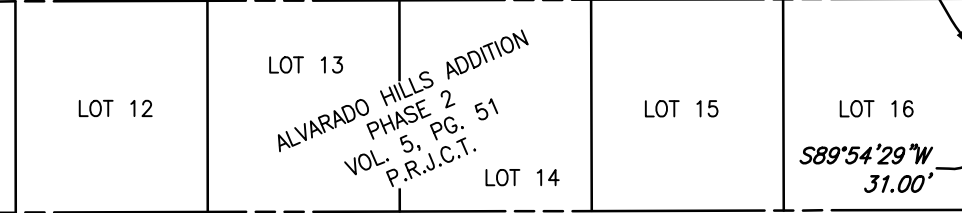
DIXIE PARTNERS 8, LLC
TRACT 2
CALLED 9.418 ACRES
INST. NO. 2018-4925
O.P.R.J.C.T.

LOT 2, BLOCK 1
SR20 ADDITION
CALLED 40.0 ACRES
VOL. 10, PG. 742
P.R.J.C.T.

N00°09'45"W
47.47'

N00°33'14"E, 270.21'

S00°05'12"W, 317.70'

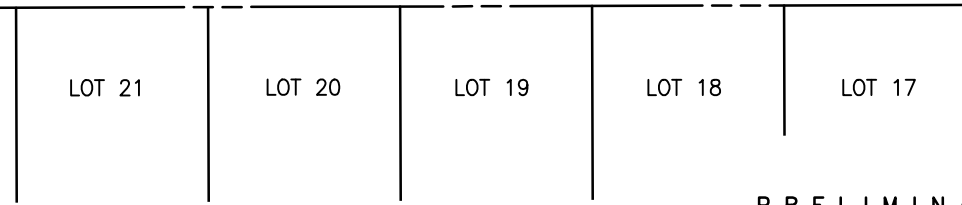
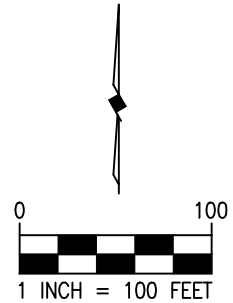


TANGLEWOOD DRIVE
(VARIABLE WIDTH R.O.W.)

REFERENCE BEARING
S0°05'12"W - 75.57'

1/2" I.R.F.C. (CM)
"FORT WORTH SURVEYING"

CITY OF ALVARADO
CALLED 2.81 ACRES
VOL. 3125, PG. 609
O.P.R.J.C.T.



PRELIMINARY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT.

CHASE CRAWFORD, R.P.L.S.
TEXAS REGISTRATION NO. 6913
DATE: October 2025

CITY OF ALVARADO, TEXAS

SUNFLOWER LANE
RIGHT-OF-WAY ABANDONMENT

BIRKHOFF, HENDRICKS & CARTER, L.L.P.
PROFESSIONAL ENGINEERS
TBPELS PE Firm 526; Survey Firm 10031800
11910 Greenville Ave., Suite 600 Dallas, Texas 75243 (214) 361-7900

October
2025

- NOTES:
- BEARINGS AND DISTANCES CITED IN THIS PLAT DESCRIPTION ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD-83, TEXAS NORTH CENTRAL ZONE 4202.
 - FIELD SURVEYS CONCLUDED ON 10/23/2025.
 - A FIELD NOTE DESCRIPTION OF EVEN DATE HEREWITH ACCOMPANIES THIS EXHIBIT.



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Gus Chavarria

AGENDA ITEM:

Discussion regarding the prioritization of street rehabilitation projects for Fiscal Year 2025–2026.
(Chavarria)

BACKGROUND & FINDINGS:

Previously, the council had prioritized roads based on a list provided by indexing road conditions in 2022. Since then, we have added additional roadways and would like the council's input again to determine the order of prioritizing these roadways.

FINANCIAL IMPACT

These future projects will be funded from the Street Maintenance Sales Tax, Gas Royalties, and Prairieland Funds.

RECOMMENDATION:

Staff requests the council's input.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

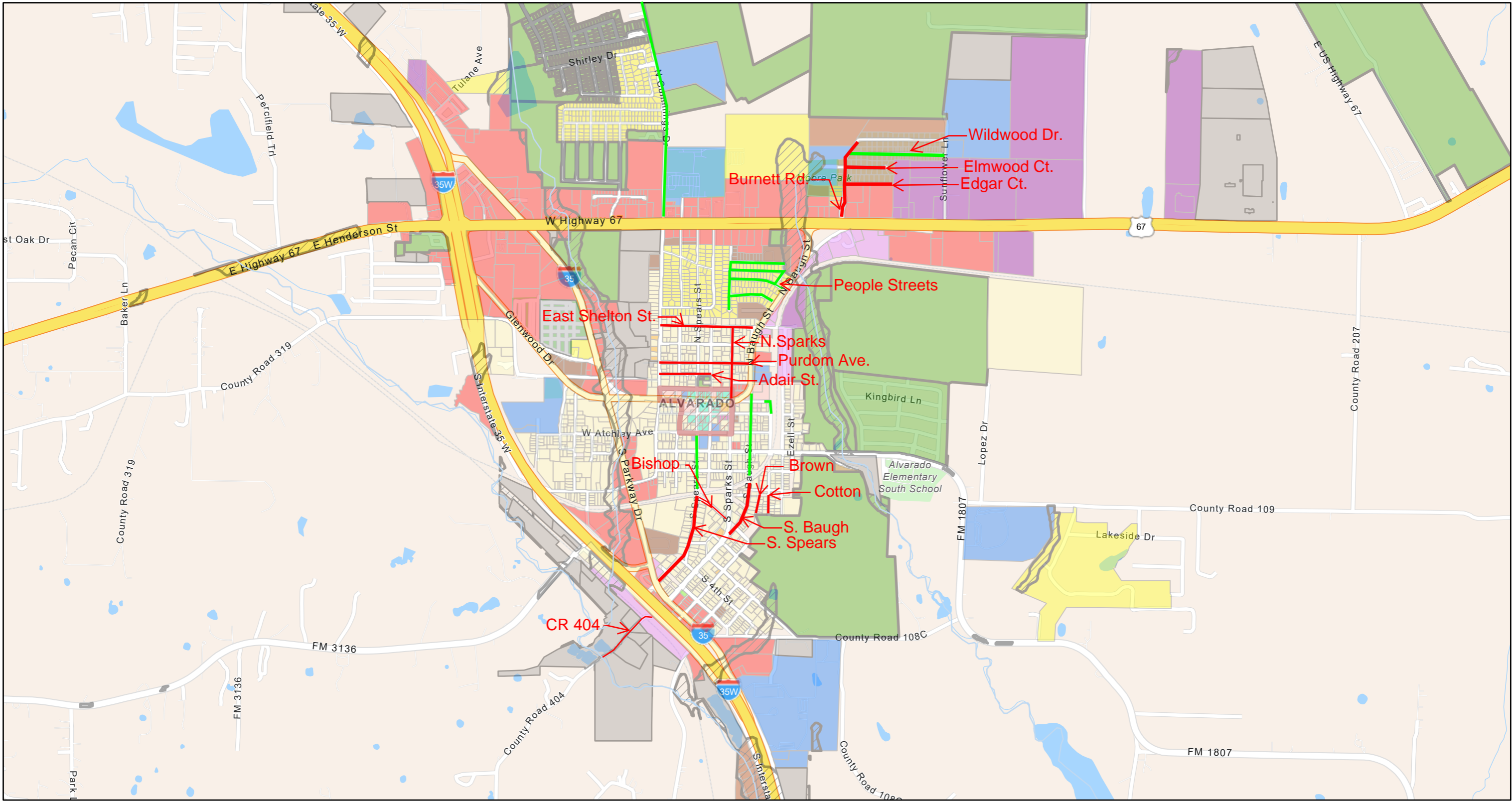
Spreadsheet of roadways needing rehabilitation.

Map

PRIORITIZED LIST OF STREETS IDENTIFIED FOR REHABILITATION FY2025-26

NO.	Street						Water				Sewer				Cost			Notes
	STREET	FROM	TO	APPROX. LENGTH (FT.)	Type	Drainage	Water (FT.)	Water Line Type	Size (Inches)	cost 8 in water \$250/ LF	Sewer (FT.)	Sewer Line Type	Size (Inches)	cost of 8in Sewer \$250/LF	UTILITY RELOCATION COST Combined	PAVEMENT COST @ \$130/in.ft.	CONTINGENCY (30%) TOTAL COST	
1	WILDWOOD DR	Full Street Length	Full Street Length	1844	Asph.	Yes	--				--						\$311,636.00	BHC to design
2	ELWOOD CT	Full Street Length	Full Street Length	780	Asph.	Yes	--				--					\$ 101,400.00	\$131,820.00	BHC to design
3	EDGAR CT	Full Street Length	Full Street Length	845	Asph.	Yes	--				--					\$ 109,850.00	\$142,805.00	BHC to design
4	BURNETT BLVD	Full Street Length	Full Street Length	2545	Asph.	Yes	--				--					\$ 330,850.00	\$430,105.00	BHC to design
5	S. BAUGH	RR	S. Sparks	1210	Asph.	Yes	1200	Iron	6	\$300,000.00	800	Clay	8	\$200,000.00	\$500,000	\$ 657,300.00	\$1,354,490.00	replace both
6	S. SPEARS	RR	Parkway	1962	Asph.	Yes	1500	DI	8	\$375,000.00	1500	DI	8	\$375,000.00	\$750,000	\$ 1,005,060.00	\$2,056,578.00	replace both
7	BISHOP ST	Full Street Length	Full Street Length	750	Asph.	???	750	C900	12	\$187,500.00	600	Clay	6	\$150,000.00	\$337,500	\$ 435,000.00	\$903,000.00	replace both, not sure on drainage.
8	BROWN ST	Full Street Length	Full Street Length	460	Asph.	NO	475	Iron	1	\$118,750.00				\$0.00	\$118,750	\$ 178,550.00	\$350,865.00	sewer is between houses. Is it private? City? No easement?
9	COTTON ST	Full Street Length	Full Street Length	380	Asph.	NO	475	Iron	1	\$118,750.00	--	--	--	\$0.00	\$118,750	\$ 168,150.00	\$337,345.00	replace water
10	PURDOM AVE	N Cummings Dr	US Hwy 67 Business	1720	Asph.	Yes	2000	CI/DI	6	\$500,000.00	2000	clay		\$500,000.00	\$1,000,000	\$ 1,223,600.00	\$2,590,680.00	replace both
11	E SHELTON ST	Full Street Length	Full Street Length	1870	Asph.	Partial	1870	Iron	6	\$467,500.00	1870	Clay	6	\$467,500.00	\$935,000	\$ 1,178,100.00	\$2,466,530.00	replace both, partial drainage
12	N SPARKS	US Hwy 67 Business	W Purdom St	690	Asph.	Yes	520	DI	6	\$130,000.00	520	Clay	6	\$130,000.00	\$260,000	\$ 349,700.00	\$714,610.00	replace both
13	ADAIR STREET AND SEWER	N. Cummings	N. Friou St.	991	Asph.	Yes	991	DI	6	\$247,750.00	991	Clay		\$200,000.00	\$447,750	\$ 576,580.00	\$1,197,304.00	repace both
14	W. ATCHLEY	Bill Jackson	Parkway	1080	Asph.	Yes	---	pvc	6	\$0.00	1036	c900	12	\$259,000.00	\$259,000	\$ 399,400.00	\$778,220.00	replace sewer
15	4TH	w. travis	Fannin	607	Asph.	Yes	---	pvc	2	\$0.00	300		6	\$75,000.00	\$75,000	\$ 153,910.00	\$275,083.00	replace sewer
16	CR 404	IH-35 Frontage Rd	Chambers Creek	1240	Asph.	Yes	--	--	--		--	--	--		\$ 161,200.00	\$209,560.00		no sewer or water needed
17	BOAT RAMP (MOST)	asphalt section		3504 sq. yds.	Asph.	NO	--	--	--		--	--	--		\$ 101,400.00	\$131,820.00		no sewer or water needed
18	COTTER	Parkway	Service Road	1700	Asph.	Yes	---	---	---		---	---	---		\$ 221,000.00	\$287,300.00		no sewer or water needed
19	CHEYENNE	APACHEE	CHEROKEE	265	Asph.	NO	--	--	--		--	--	--		\$ 34,450.00	\$44,785.00		no sewer or water needed
20	Rene				Conc.													Drainage ponding due to the road sinking.
															\$4,801,750	\$ 7,625,220.00	\$14,714,536.00	

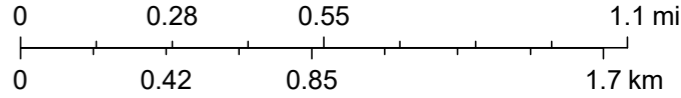
Exhibit



10/6/2025, 2:27:54 PM

1:26,099

Streams	C-1	GH	M-2	MH-2	SF-1	TF
Zoning Districts C-2	I	MF	MH-3	SF-2	DT	
A	CBD	M-1	MH-1	PD	SFA	FP



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Justin French, Community Development Director

AGENDA ITEM:

Consideration and Action related to Resolution No. R2025-0039; A Resolution of the City of Alvarado, Texas, accepting the petition for annexation of a tract of 13.41 acres, more or less, of land located in the Extraterritorial Jurisdiction of the City of Alvarado in Johnson County, Texas, approximately addressed at 602 Percifield Trail; setting an annexation schedule; providing for open meetings and other related matters.

BACKGROUND & FINDINGS:

On October 1, 2025, the City of Alvarado received a petition from Mary H. Percifield requesting voluntary annexation of 13.41 acres into Alvarado city limits, known as a tract of the John Dixon Survey, Abstract No 214. Approval of the attached resolution establishes a service plan and sets the public hearing of the annexation ordinance for the December 15, 2025, regularly scheduled Council meeting after proper notice.

FINANCIAL IMPACT:

None.

RECOMMENDATION:

City Council approval of Resolution R2025-0039 is consistent with the City's Comprehensive Plan.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

Petition Requesting Annexation

Location Map

Resolution to Accept Petition for Annexation, Establish Service Plan, and Schedule Public Hearing

RESOLUTION NO. R2025-0039

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS, ACCEPTING THE PETITION FOR ANNEXATION OF A TRACT OF 13.41 ACRES, MORE OR LESS, OF LAND LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ALVARADO IN JOHNSON COUNTY, TEXAS; SETTING AN ANNEXATION SCHEDULE; PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS

WHEREAS, the owner of certain property located within the extraterritorial jurisdiction of the City of Alvarado Johnson County, Texas, has petitioned the City of Alvarado, Texas (the “City”), a Home Rule Municipality, for annexation of said property, more particularly described herein (the “subject property”), into the corporate limits of the City; and

WHEREAS, the subject property is adjacent to the corporate limits of the city and the owner(s) has made application for annexation; and

WHEREAS, after review and consideration of such requests and petition of the owner of the subject property for annexation, the city council finds that the subject property may be annexed pursuant to §43.0671 of the Texas Local Government Code; and

WHEREAS, the petitioner has agreed and consented to the annexation of the subject property by the City and further agrees to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the city and all those which may be hereafter adopted.

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Proceedings. The petition for annexation of the subject property shown in Exhibit “A” and the service plan as set forth in Exhibit “B” are hereby accepted:

Exhibit “A”

BEING a tract of land situated in the John Dixon Survey, Abstract No. 214, Johnson County, Texas, being a portion of that called 41.36 acre tract of land conveyed to Texas A&M Trust by deed recorded in Document No. 2018-24127, Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follows:

BEGINNING at a 1-inch iron rod found for an east corner of said 41.36 acre tract and a west corner of Lot 2R, Block A of CVS Alvarado Addition, a plat recorded in Document No. 2021-190, Plat Records Johnson County, Texas (P.R.J.C.T.);

THENCE South 18°43'15" East, with an east line of said 41.36 acre tract and a west line of said Lot 2R, 95.55 feet to a point for corner, from which a 1-inch iron rod found for an east corner of said 41.36 acre tract and a west corner of said Lot 2R bears, South 18°43'15" East, 263.06 feet;

THENCE over said 41.36 acre tract the following courses:

South 89°13'40" West, 886.80 feet to a point for corner;

North 00°46'07" West, 313.23 feet to a point for corner;

North 45°52'10" East, 282.67 feet to a point for corner;

North 28°11'08" East, 185.33 feet to a point for corner;

North 07°47'08" East, 345.82 feet to a point for corner in the north line of said 41.36 acre tract, from which a north corner of said 41.36 acre tract and the northeast corner of a called 9 acre tract of land conveyed to Texas A&M Trust by deed recorded in Document No. 2013-24123 bears North 87°58'47" West, 245.07 feet;

THENCE South 87°58'47" East, with the north line of said 41.36 acre tract, 400.13 feet to a 1/2-inch iron rod found for the northeast corner of said 41.36 acre tract, and in the west line of I-35W;

THENCE South 27°59'47" East, with the northeast line of said 41.36 acre tract, 206.42 feet to a 1-inch iron rod found for the northeast corner of said Lot 2R;

THENCE South 65°42'03" West, with the north line of said Lot 2R, 272.37 feet to a 1-inch iron rod found for the northwest corner of said Lot 2R;

THENCE South 24°23'46" East, with an east line of said 41.36-acre tract and a west line of said Lot 2R, 664.44 feet to the **POINT OF BEGINNING** and containing 13.41 acres of land.

Exhibit "B"

An approximately 13.41-acre tract of land, being in the John Dixon Survey, Abstract No. 214, City of Alvarado, Johnson County, Texas, generally bounded by U.S. Hwy 67, Percifield Trail, and S. IH 35W frontage road.

See Attached Map labeled Exhibit "C".

This agreement is entered into between the City of Alvarado and Mary H. Percifield on behalf of Texas A&M Trust Etal Mary H. Percifield Trustee (Owner) pursuant to Section 43.0672 of the Texas Local Government Code. The parties agree to the provisions of services set forth below.

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

1. POLICE PROTECTION

The City of Alvarado, Texas will provide police protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Alvarado, Texas, with similar topography, land use and population within the newly annexed area.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Alvarado, Texas will provide fire protection and ambulance service to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Alvarado, Texas, with similar topography, land use and population with the city.

3. SOLID WASTE COLLECTION

At the present time, the City of Alvarado, Texas, is using a designated, specified contractor for collection of solid waste and refuse within the city limits of the City of Alvarado, Texas. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to citizens in the newly annexed area to the extent that the City contractor has access to the area to be serviced. Residents of the annexed area with existing contracts with a solid waste removal provider may continue to use that provider for up to two (2) years from the effective date of the annexation ordinance if they choose.

4. MAINTENANCE OF WATER AND WASTE FACILITIES

Any and all water of wastewater facilities owned or maintained by the City of Alvarado, Texas, at the time of the proposed annexation shall continue to be maintained by the City of Alvarado, Texas. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Alvarado, Texas, to the extent of its ownership

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City of Alvarado, Texas, or which are owned by the City of Alvarado, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Alvarado, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Alvarado, Texas, is not aware of the existence of any parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming do exist and are public facilities, the City of Alvarado, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the city now incorporated in the City of Alvarado, Texas.

7. MAINTENANCE OF MUNICIPALLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Alvarado, Texas, is not aware of the existence of any municipally owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such municipally owned facility, building or municipal service does exist and are public facilities, the City of Alvarado, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Alvarado, Texas.

CAPITAL IMPROVEMENTS

1. GENERAL

a. The City policy for extending water and wastewater service is to extend service on an as required basis when development applications or subdivision plats are submitted to the City in accordance with the City's subdivision and development ordinances.

b. Landowners may be required to fund capital improvements necessary to provide service in a manner consistent with law. Nothing in this plan shall be interpreted to require a landowner within the newly annexed area to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

2. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council of the City of Alvarado, Texas, finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection, or emergency medical services. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Alvarado, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of fire, police and emergency services provided within the corporate limits of the City.

3. WATER FACILITIES

The City Council of the City of Alvarado, Texas, has determined that the area to be annexed is currently served by Bethany SUD water and in other areas water service is available for point of service connection from the certified water service provider, or the area is rural and adequately served by existing water systems. Therefore, capital improvements are not necessary to provide full municipal services for water. The city is not the certificated water utility provider for the area.

4. WASTE WATER FACILITIES

City to confirm if pump needs to be upsized in existing lift station and if additional capital improvements are needed to provide full municipal sewer services to any future development.

The City Council of the City of Alvarado, Texas, has determined that the area to be annexed will be served by City of Alvarado sewer with existing facilities that exist on the site. Therefore, additional capital improvements are not needed to provide full municipal sewer services. Upon connection to existing mains, sewer will be provided at rates established by the City.

SPECIFIC FINDINGS

The City Council of the City of Alvarado, Texas, finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be

annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided in other areas of the City of Alvarado, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Alvarado, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Alvarado, Texas who reside in the areas of similar topography, land utilization and population.

A public hearing has been set for the date of December 15, 2025. Notice of such hearing shall be posted and the hearing shall be open to the public to accept public comment on the annexation request. In the event of a conflict between the subject property description contained herein, **Exhibit "A"** shall control.

Section 3. Severability. Should any section or part of the Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion of portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of the Resolution are declared to be severable.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551, Texas Government Code.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Alvarado on this the 17th day of November, 2025.

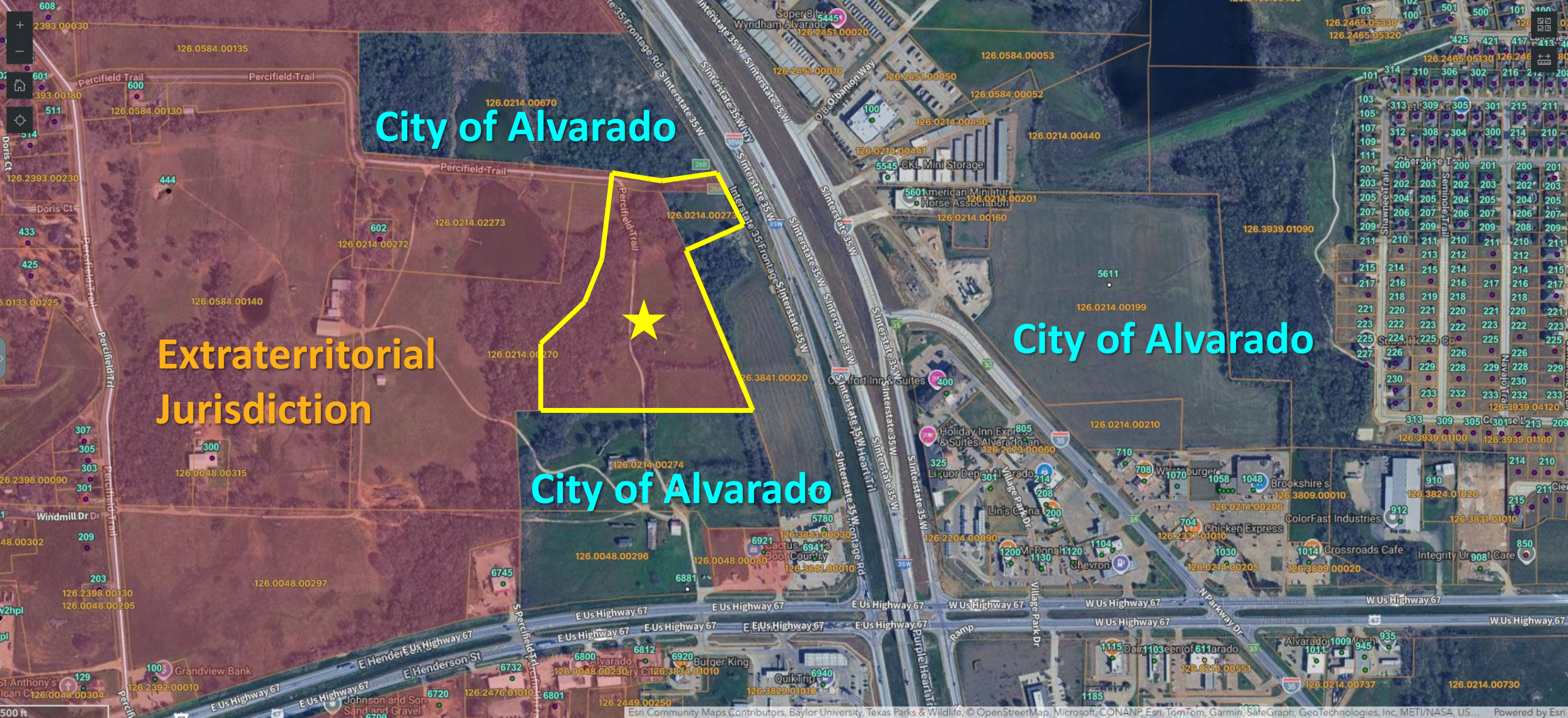
ATTEST:

THE CITY OF ALVARADO, TEXAS

Bobbie Jo Taylor, City Secretary

Jacob Wheat, Mayor

SITUATED IN THE JOHN DIXON SURVEY, ABSTRACT NO. 214, JOHNSON COUNTY, TEXAS



City of Alvarado

City of Alvarado

City of Alvarado

Extraterritorial Jurisdiction

PETITION REQUESTING ANNEXATION

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

TO THE MAYOR AND GOVERNING BODY OF THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS:

The undersigned owner of a portion of the hereinafter described tracts of land, being more particularly described by metes and bounds description in Exhibit "A" (the "Area"), attached hereto and incorporated herein by reference for all purposes of this Petition, does hereby petition your Honorable Body to annex all parts of the Area into the City of Alvarado so that the entire Area shall be included within the incorporated City of Alvarado, Texas, and does hereby certify and represent the following:

1. The Area is contiguous to the existing corporate limits of City of Alvarado; and
2. The Area is not included in the extra territorial jurisdiction of any other municipality; and
3. The Area is vacant and without residents or has less than three qualified resident voters.

Mary H. Percifield
Owner

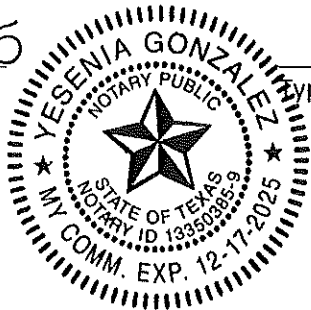
STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 1st day of October
2025, by Mary H. Percifield.

[Signature]
Notary Public in and for the State of Texas

My Commission Expires:
12.17.2025

Yesenia Gonzalez
Type or Print Notary's Name





City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Hillary Cromer, Economic Development Director

AGENDA ITEM: First Reading of Resolution R2025-0041; A Resolution of the City of Alvarado, Texas, approving the use of the Alvarado Economic Development Corporation funds, not to exceed \$20,000 for the demolition of the City-owned structure located at 201 N. Spears Street. (Cromer)

INFORMATION: A presentation of this item will be provided at the meeting.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: Teddy C. May, Acting City Manager

ATTACHMENTS:

None



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Hillary Cromer, Economic Development Director

AGENDA ITEM: First Reading of Resolution No. R2025-0042; A Resolution of the City of Alvarado, Texas, approving the Alvarado Economic Development Corporation's authorization of an Economic Development Project with Lambert & Green, LLC for the Redevelopment of 105 S. Friou Street; Ratifying the board's direction for the Economic Development Director and/or City Manager to negotiate and execute an agreement consistent with the terms approved by the Boards of Directors; and providing an effective date. (Cromer)

INFORMATION: A presentation of this item will be provided at the meeting.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: Teddy C. May, Acting City Manager

ATTACHMENTS:

None



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Hillary Cromer, Economic Development Director

AGENDA ITEM: First Reading of Resolution No. R2025-0043; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation to negotiate and execute an Economic Development Agreement with Massey's BBQ and Grill on the Square for the relocation of the business to 105 S. Friou Street; providing an effective date; and establishing that this project is a business retention and downtown revitalization effort. (Cromer)

INFORMATION: A presentation of this item will be provided at the meeting.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: Teddy C. May, Acting City Manager

ATTACHMENTS:

None



City Council Meeting Management Report

Meeting Date: November 17, 2025

Contact: Jacob Wheat, Mayor

AGENDA ITEM: Consideration and action related to Resolution No. R2025-0044; A Resolution to the City of Alvarado, Texas, affirming the nomination(s) for candidates for the Board of Directors for the Central Appraisal District of Johnson County, Texas.

BACKGROUND AND FINDINGS: The City of Alvarado should determine its vote by resolution. The official ballot must be returned to the Johnson County Central Appraisal District no later than December 15, 2025.

FINANCIAL IMPACT: None

MANAGEMENT REVIEW: Teddy C. May, Acting City Manager

ATTACHMENTS:

1. Resolution No. R2025-0044
2. Official Ballot

RESOLUTION NO. R2025-0044

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS, AFFIRMING THE CASTING OF VOTES IN THE 2026-2029 ELECTION OF THE BOARD OF DIRECTOR FOR THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY, TEXAS.

This is to affirm that the City Council of the City of Alvarado, did on the 17th day of November 2025, cast votes as indicated below for the candidate(s) in the election for the 2026-2029 Board of Directors of the Central Appraisal District of Johnson County, Texas, in a regular meeting of the City Council.

<u>Nominees</u>	<u>Votes Cast</u>
Ignacio Hernaiz _____	_____
Jason Marbut _____	_____
Peter Svendsen _____	_____

RESOLVED AND ENTERED this the 17th day of November 2025

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne Texas 76033

Metro (817) 648-3000

October 20, 2025

Mr. Paul DeBuff, City Manager
City of Alvarado
104 W. College Ave
Alvarado, Texas 76009

Dear Mr. DeBuff:

Enclosed is your OFFICIAL BALLOT for election of the Central Appraisal District Board of Directors for 2026-2029. The City of Alvarado is entitled to a total of 27 votes. You may cast all votes for one candidate or divide them up for two or more.

Your governing body should determine its vote by resolution. Please record the number of votes for the candidate(s) chosen on this OFFICIAL BALLOT, and return it to me along with a copy of your resolution before December 15, 2025.

Legislation prohibits ballots received after this date from being counted in the election. Please place the resolution on your agenda during November and ensure your ballot is in our office before December 15, 2025.

A copy of this letter is being sent to your mayor, along with a copy of the ballot; however, only you have the OFFICIAL BALLOT.

I cannot stress enough that the Property Tax Code requires timeliness in this matter. Please call me anytime I can be of help to you.

Respectfully,

COPY

Jeff Law/ Interim Chief Appraiser

JL/bs

Enclosures

Cc: Honorable Jacob Wheat, Mayor



CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY
109 N. MAIN, CLEBURNE, TX 76033

Official Ballot

Board of Directors 2026 - 2029 Election

Each taxing unit is entitled to cast its allocated number of votes for one or more of the nominees listed below.

Votes may be distributed among the nominees in any proportion desired, but the total number of votes cast may not exceed the total votes allocated to your taxing unit.

Votes must be cast by resolution of the governing body of the taxing unit in accordance with Texas Property Tax Code §6.03(f).

Nominees	Votes Cast
Ignacio Hernaiz	
Jason Marbut	
Peter Svendsen	

Certification of Governing Body Resolution

The votes recorded above were cast by official action of the governing body of the taxing unit, as authorized by the resolution indicated below.

Resolution No.: _____ Adoption Date: _____
Taxing Unit: _____
Authorized Representative: _____
Title: _____
Signature: _____
Date: _____

Please return this completed ballot and a copy of the resolution by December 15, 2025.
jcad@johnsoncad.net - 109 N. Main St. Cleburne TX 76033