



ALVARADO CITY COUNCIL AGENDA
REGULAR - DECEMBER 15, 2025- 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE. - ALVARADO, TEXAS 76009

CALL TO ORDER

Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

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

COUNCIL COMMENTS

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

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or 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. Presentation of the Lifesaving Award by the City of Alvarado Police Department.
2. Presentation of the Meritorious Conduct Award by the City of Alvarado Police Department.
3. Presentation of the Purple Heart Award by the City of Alvarado Police Department.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA

4. Acceptance of a donation to the Alvarado Fire Department from Pogue Construction to

- replace exterior doors at the Fire Department. (Rodgers)
5. Accept a donation from the Texas Forest Service for a new tanker truck and skid unit. (Rodgers)
 6. Approving 2026 City Council Meeting Dates for Regular Scheduled Meetings. (Taylor)
 7. November 6, 2025, Special Called Joint City Council and Planning and Zoning Commission Minutes. (Taylor)
 8. November 17, 2025, City Council Minutes. (Taylor)

NEW BUSINESS

9. Consideration and action related to Ordinance 2025-0029; An Ordinance of the City of Alvarado, Texas, amending Division 5, "Speed Limits," of Article II, "Traffic Regulations," of Chapter 38, "Traffic and Vehicles," of the Code of Ordinances, by amending Section 38-129, "School Zones," by modifying the school zones along a portion of FM1807/Davis Avenue and a portion of Cummings Drive. (Suber)
10. 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)
11. First Reading Resolution R2025-0045 - A Resolution of the City Council of the City of Alvarado, Texas, approving a contract of sale between The Alvarado Economic Development Corporation (AEDC) and AKS Car Wash, LLC for the purchase of 908 N. Cummings Drive by the AEDC; and authorizing The AEDC president to execute all necessary documents; and providing an effective date. (Cromer)
12. Consideration and Action related to the second 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 structure located at 201 N. Spears Street and authorizing the AEDC President to execute all necessary documents for the same. (Cromer)
13. Consideration and action directing the City Manager to execute a Master Professional Services Agreement Task Authorization Amendment #2 with Freese and Nichols, Inc. for the Alvarado Wastewater Treatment Plant Expansion. (Fain)
14. Consideration and action related to a North Central Texas Public Works Mutual Aid Agreement. (Fain)
15. Public hearing, consideration and action on Ordinance 2025-0030; annexing by voluntary petition approximately 13.41 acres in the John Dixon Survey, Abstract 214, generally located north of U.S. Hwy 67 and west of IH 35W, with the approximate addresses of 602 Percifield Trail and 6881 E. Hwy 67, into the corporate limits of the City of Alvarado, Texas. (French)
16. Public Hearing, Consideration and Action on Ordinance No. 2025-0031; An Ordinance of the City Of Alvarado, Texas, Rezoning from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to General Commercial (C-2) District, on a tract in the John Spiva Survey, A-214, being 24.69 acres approximately addressed at 6881 E. Hwy 67 and 602 Percifield Trail, in the City Of Alvarado, Johnson County, Texas; providing that this Ordinance shall be cumulative of all Ordinances; providing a severability clause; providing for publication in the official newspaper; and providing an effective date. (French)
17. Consideration and action related to the application of Christian Delgado with Lennar Homes of Texas Land and Construction, LTD, on behalf of 215 67 Alvarado LP, for approval of the

Valor Addition Phase 2 final plat on 54.098 acres known as a treat out of the William Hickman Survey, A-327, approximately addressed at 8951 E. Hwy 67. - (French)

18. Consideration and action related to approving a Professional Engineering Services Agreement with Birkhoff, Hendricks, & Carter, L.L.P. for the Alvarado Hills Paving and Drainage Improvement Project. (Chavarria)
19. Consideration and Action relating to the appointment of members to the Alvarado EDC Board. (Wheat)

EXECUTIVE SESSION

20. § 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.
- Chamber Creek by Avalon Development.
- Negotiations and potential eminent domain action for the acquisition of real property for the Green Sanitary Sewer Line Project to serve existing and new development in the City and for other public purposes permitted by law.
- Green Wastewater Line Oversizing.

21. § 551.072. Deliberation Regarding Real Property; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the Green Sanitary Sewer Line Project to serve existing and new development in the City
- Project Green-C-3

22. §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

RECONVENE INTO OPEN SESSION

23. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0047 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for the Green Sanitary Sewer Line Project to serve existing and new development in the City and for other public purposes permitted by law.

24. Any other action that is necessary as a result of the 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 December 9th, 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.