



CITY OF ALVARADO
County of Johnson
State of Texas
11/17/2025
City Council Minutes

The City Council of the City of Alvarado met in a Regular Called Session on Monday, November 17th, 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:

Teddy May	Acting City Manager/Chief of Police
Bobbie Jo Taylor	City Secretary
Sarah Licitra	Human Resources Manager
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
Ben Moore	Assistant Police Chief
Gus Chavarria	City Engineer
Tom Griffith	Deputy City Marshal
David Fain	Interim Director of Public Services

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

CITIZEN PARTICIPATION AND PUBLIC INPUT

- Jameye Jones - Upcoming community events.

COUNCIL COMMENTS

- Councilmember Moon — upcoming Thanksgiving and Christmas events.

COMMUNITY RECOGNITION

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

Administrative Services Director Donielle Suber announced that the 2025 Alvarado Citizen of the Year Award was presented posthumously to Ms. Linda Neely. Ms. Neely's niece, Ms. Kristina Brouard, was in attendance to accept the award on her behalf.

EMPLOYEE RECOGNITION

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

Former Volunteer Fire Service member Pete Weber was honored upon his retirement from the Fire Service. Chief Rodgers and Former Chief VanWinkle both commended Firefighter Weber for his dedicated service to the City of Alvarado Fire Department.

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)

Councilmember Moon requested item #4 be removed from the consent agenda.

Councilmember Keeton requested item #5 be removed from the consent agenda.

Councilmember Moon motioned to approve all other consent agenda items.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

The following items were discussed and considered individually:

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)**

City Secretary Bobbie Jo Taylor presented Ordinance No. 2025-0026 to the City Council. Ms. Taylor explained that SB 1008 amended Section 437.01235 of the Texas Health and Safety Code, prohibiting cities from charging additional fees under the Alcoholic Beverage Code when a business has already paid a required operational fee. She stated that the adoption of this ordinance brings the City of Alvarado into compliance with state law.

Councilmember Moon motioned to approve 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.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

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)

Chief Financial Officer Laura Cox presented the updated ordinance to the City Council, noting that revisions were necessary due to conflicts with the City Charter. Ms. Cox explained that the updated ordinance will clarify that the Municipal Court Judge’s contract will run concurrently with the Mayor’s term, as required by the City Charter.

Councilmember Moon motioned to approve 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.

Mayor Pro Tem Thomas seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

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)**

City Engineer Gus Chavarria explained that Sunflower Lane extends from Highway 67 and terminates just west of the detention center. For safety reasons, the detention center has installed a gate at the south entrance of its property. If approved, the City will abandon any public right-of-way from the gate north to the end of Sunflower Lane.

Councilmember Moon motioned to approve 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.

Councilmember Keeton seconded the motion
No opposition, No abstentions
Vote; Motion passed unanimously

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

The Council and staff discussed previously identified street repairs outlined in the City's prioritization schedule. Staff noted that additional roads are now in need of repair, with some projects requiring full utility replacement and upgraded drainage infrastructure. City Engineer Gus Chavarria asked the Council to consider further updates to the original plan, which was last indexed in 2022.

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, Johnson County, Texas, approximately addressed at 602 Percifield Trail; setting an annexation schedule; providing for open meetings and other related matters. (French)

Community Development Director Justin French presented Resolution No. R2025-0039 to the Council, noting that the resolution sets a date for a public hearing regarding an upcoming annexation requested by the property owner. Mr. French explained that on October 1, 2025, the City of Alvarado received a petition from Mary H. Percifield seeking the voluntary annexation of 13.41 acres into the city limits. He stated that approval of the resolution establishes the required service plan and sets the public hearing for the annexation ordinance at the regularly scheduled Council meeting on December 15, 2025.

Councilmember Moon motioned to approve 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, Johnson County, Texas, approximately addressed at 602 Percifield Trail; setting an annexation schedule; providing for open meetings and other related matters.

Mayor Pro Tem Thomas seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously

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)**

Economic Development Director Hillary Cromer presented the first reading of Resolution No. R2025-0041 to the City Council. Ms. Cromer explained that the EDC Board is considering funding, an amount not to exceed \$20,000, for the demolition of the structure located at 201 N. Spears Street. She noted that, should the EDC approve the funding, a stipulation would require the property to be used exclusively for downtown parking. No action was required at this time.

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)**

No action.

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)**

Agenda item moved for any action to take place after the Executive Session.

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)**

Councilmember Moon motioned to approve Resolution No. R2025-0044, which awards 9 votes to Mr. Ignacio Hernaiz, 9 votes to Mr. Jason Marbut, and 9 votes to Peter Svendsen.

Councilmember Short seconded the motion.

No opposition, Councilmember Keeton abstained
Vote: Motion carried 5-0-1

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

No action was taken at this time.

11. 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)

No action was taken at this time. However, staff was directed to make changes to the agreement as discussed in Executive Session.

ADJOURNMENT

Mayor Wheat adjourned the meeting at 8:33 p.m.



Mayor Jacob Wheat



Bobbie Jo Taylor, City Secretary

