

## ALVARADO CITY COUNCIL AGENDA



**THIS MEETING HAS BEEN CANCELED DUE TO INCLEMENT WEATHER AND IS RESCHEDULED FOR 6:30 P.M. ON THURSDAY, JANUARY 29, 2026, PURSUANT TO SECTION 554.0411(B) OF THE LOCAL GOVERNMENT CODE**

**- JANUARY 27, 2026 - 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.

### **INTRODUCTION OF NEW EMPLOYEES**

### **CONSENT AGENDA**

1. Resolution No. R2026-0001; A Resolution of the City Council of the City of Alvarado, Texas, Calling for a General Election to be held on May 2, 2026, establishing procedures for that election, authorizing the method of voting, and providing an effective date. (Taylor)
2. December 15, 2025, City Council Minutes - (Taylor)

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3. Second 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)

### **NEW BUSINESS**

4. Consideration and action related to City of Alvarado — Ordinance No. 2026-0001; an Ordinance of the City of Alvarado, Texas, amending the Alvarado Code, Chapter 2 "Administration," Article IV "Boards and Commissions," Division 2, "Library Board" in its entirety to conform to Library Board's Revised Rules of Procedure; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date. (P. Moore)
5. City of Alvarado — Resolution R2025-0002; A Resolution of the City of Alvarado, providing for the annual update to the City of Alvarado, Texas, Investment Policy. (Cox)
6. Consideration and action related to City of Alvarado — Ordinance No. 2026-0002; an Ordinance of the City of Alvarado, Texas, approving and adopting a revised budget for the City for fiscal year October 1, 2024, through September 30, 2025, providing that expenditures for said fiscal year shall be made in accordance with said budget, and providing an effective date. (Cox)
7. Public hearing, consideration, and action on Ordinance 2026-0003; An Ordinance adopting the Comprehensive Plan for the City of Alvarado, including the Downtown Master Plan and the Park Master Plan. (French)
8. Consideration and action related to the Inspire Addition preliminary plat on approximately 38.036 acres known as Tracts 3 & 4 in the John Dixon Survey, A-214, and Tract 7 in the William Balch Survey, A-48, approximately addressed at 6881 E Hwy 67, 602 Percifield Trail, and 5770 S. IH 35W. (French)
9. Consideration and action related to City of Alvarado — Resolution No. R2026-0003; a Resolution of the City of Alvarado, Texas, authorizing the Advanced Funding Agreement between the City of Alvarado and the State of Texas for the rehabilitation of existing N. Cummings Dr., known by the project name: Cummings Drive Project, from US 67 to CR 604. (Chavarria)
10. Consideration and action related to a waiver of the Historic Use Permit for groundwater wells from the Prairielands Groundwater Conservation District. (Fain)
11. Consideration and action related to directing the City Manager to approve the purchase of playground equipment for Carver Park. (Fain)
12. First Reading of Resolution No. R2025-0043; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation (AEDC) 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)
13. First Reading of Resolution No. R2026-0004; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation (AEDC) to negotiate and execute an Economic Development Agreement between the AEDC and Empire Investment

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LLC regarding Project Hearth; providing an effective date; and establishing that this project is a business attraction and downtown revitalization effort. (Cromer)

14. First Reading of Resolution No. R2026-0005; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation (AEDC) to negotiate and execute an Economic Development Agreement between the AEDC and Advanced Career Education regarding Project Orange-N-6; providing an effective date; and establishing that this project is a business attraction effort. (Cromer)
15. Consideration and action related to a nomination for an unexpired term to the Johnson County Central Appraisal District Board of Directors. (Wheat)
16. Consideration and action related to the appointment of unexpired terms of the Library Advisory Board, Place 5 and Place 6. (Wheat)

### **EXECUTIVE SESSION**

17. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- Any item on the agenda.
- Project Red-C-1 - (Cromer)

18. § 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.

- Project Yellow-C-3 - (Cromer)
- Project Red-C-1 - (Cromer)

19. §551.087. Deliberation Regarding Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Millis - (Cromer)
- Project Inspire - (Cromer)

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

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**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 January 20, 2026, and remained so posted continuously for three (3) business days prior to the date of the meeting.



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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](mailto: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.