

This meeting is being held pursuant to Section 554.0411(b) of the Local Government Code. Due to potential inclement weather, the originally scheduled and posted meeting for January 26, 2026, was canceled.



**ALVARADO CITY COUNCIL AGENDA
REGULAR - JANUARY 29, 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)
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 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 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 28, 2026, at 3:00 p.m.



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.

This meeting is being held pursuant to Section 554.0411(b) of the Local Government Code. Due to potential inclement weather, the originally scheduled and posted meeting for January 26, 2026, was canceled.



City Council Management Report

Meeting Date: 1/26/2026

Contact: Bobbie Jo Taylor, City Secretary

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

The City is required to call an election each year. This year, Places 5, Ward 2, and Place 6, Ward 3 will be placed on the City of Alvarado, May 2, 2026, Election Ballot.

FINANCIAL IMPACT:

The budgeted amount for the elections during fiscal year 2025/2026 is \$10,000.00

RECOMMENDATION:

Approval of Resolution R2026-0001

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Resolution 2026-0001 Calling General Election

RESOLUTION NO. R2024-0001

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.

WHEREAS, state law has established the 1st Saturday in May as the date for general municipal elections; and

WHEREAS, by this Resolution, it is the intention of the City Council to call the general election, designate a polling place for this election, to appoint the necessary election officers and to establish and set forth procedures for conducting the election.

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

Section 1.

Election Order. A general election shall be held in the City of Alvarado, Texas, on Saturday, May 2, 2026, at which the following officials will be elected for three (3) year terms ending in May 2029:

City Council Member, Ward 2, Place 5
City Council Member, Ward 3, Place 6

Section 2.

Polling Place. The polling place for the General Election shall be as follows:

City of Alvarado Public Library
210 N. Baugh Street
Alvarado, Texas, 76009

The polls shall be open from 7:00 a.m. until 7:00 p.m. on May 2, 2026, in accordance with and pursuant to the requirements of the Texas Election Code (the “Code”).

Section 3.

Filing Dates. In accordance with the Code, eligible persons wishing to become candidates shall file an application for a place on the ballot with the City Secretary of the City of Alvarado, 104 West College, Alvarado, Texas, 76009, and may do so beginning at 8:00 a.m., January 14, 2026, and continue through February 13, 2025, until 5:00 p.m. Each application shall be on a form meeting the requirements of Section 141.031 of the Code.

Section 4.

Resolution R2026-0001 Calling 2026 General Election

Appointment of Election Judge and Alternative Election Judge. Qualified persons shall be appointed to serve as presiding Election Judge and Alternate Presiding Judge for this election pursuant to the Code.

The City Secretary shall, in accordance with Section 32.009 of the Election Code, deliver to the Presiding Election Judge and the Alternate Presiding Judges notice of their appointments not later than twenty (20) days from the effective date of the appointment.

Section 5.

Appointment of Clerks. The Presiding Election Judge for the polling place shall appoint Election Clerks and as many additional Clerks as are necessary for the proper conduct of the election. Provided, however, three (3) clerks shall be the maximum number of Clerks which may be appointed to serve at the polling place. The Judge shall make a reasonable effort to appoint at least one (1) bilingual election clerk.

Section 6.

Method of Voting. The City Secretary is hereby authorized and instructed to provide and furnish all necessary election supplies to conduct the General Election, in accordance with this resolution. Paper ballots shall be used for early voting in person, by mail and for voting on election day. The ES&S AutoMARK Direct Recording Electronic (DRE) Voting System shall be used for early voting by personal appearance and for voting by personal appearance on election day. The City Council hereby adopts for use in early voting and on election day voting the ES&S AutoMARK Direct Recording Electronic (DRE) Voting System as approved by the Secretary of State. The ES&S AutoMARK will be leased from Johnson County. The City Manager is authorized to approve this lease. All expenditures necessary for the conduct of this election, the purchase of materials therefore, and the employment of all election officials is hereby authorized, and shall be conducted in accordance with the Code.

Section 7.

Governing Law and Qualified Voters. The election shall be held in accordance with the Constitution of the State of Texas, the Code and the Charter of the City of Alvarado. All resident qualified voters of the City shall be eligible to vote at this election.

Section 8.

Publication and Posting of Notice of Election. Notice of the election shall be given as required by Chapter 4 of the Code, and the Charter of the City of Alvarado.

Section 9.

Early Voting. The City Secretary, City of Alvarado, 104 West College, Alvarado, Texas, 76009, is hereby designated as the Early Voting Clerk and she may appoint the necessary deputy clerks as required for early voting. Early voting by personal appearance shall be conducted between the hours of 8:00 a.m. until 5:00 p.m. on each day which is not a Saturday or Sunday, or an official State or Federal Holiday, beginning on April 20, 2026 and continuing through April 28, 2026,

Early Voting by personal appearance shall be at the Alvarado Public Library, 210 N. Baugh Street, Alvarado, Texas, 76009. Applications for early voting by mail shall be delivered in person or by mail to the City Secretary at 104 West College, Alvarado, Texas, 76009, not earlier than Monday, January 1, 2026, and not later than the close of business on Tuesday, April 20, 2026.

Section 10.

Delivery of Returns. In accordance with the Election Code, immediately after the closing of the polls on the day of the election, the election officers named in this resolution shall make and deliver the returns of the election in triplicate as follows: one copy shall be retained by the Presiding Election Judge; one copy shall be delivered to the Mayor of the City; and one copy of the returns, together with the ballot boxes and all election supplies, shall be delivered to the City Secretary. All election records and supplies shall be preserved by the City Secretary in accordance with the Election Code.

Section 11.

Necessary Actions. The Mayor and the City Secretary of the City, in consultation with the City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the election, whether or not expressly authorized herein.

Section 12.

Effective Date. This resolution shall be effective upon its adoption.

PASSED AND APPROVED this 26th day of January 2026.

CITY OF ALVARADO

By: _____
Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary



City Council Management Report

Meeting Date: 1/26/2026

Contact: Bobbie Jo Taylor, City Secretary

AGENDA ITEM:

December 15, 2025, City Council Minutes - (Taylor)

BACKGROUND & FINDINGS:

FINANCIAL IMPACT:

RECOMMENDATION:

Approval

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. December 15, 2025, City Council Minutes



CITY OF ALVARADO
County of Johnson
State of Texas
12/15/2025
City Council Minutes

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

Name	Title	Present
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
Teddy May	Chief of Police
Ben Moore	Assistant Chief of Police
John Rodgers	Fire Chief
Adam Sharp	Fire Marshal
Donielle Suber	Administrative Services Director
Sarah Licitra	Human Resources Manager
Ashley Dierker	City Attorney
Laura Cox	Chief Financial Officer
Hillary Cromer	Director of Economic Development
Justin French	Community Development Directory
Gus Chavarria	City Engineer
David Fain	Interim Director of Public Works
Paul Gourley	Police Officer
Thomas Gross	Police Lieutenant
Marcy Beechman	Code Enforcement Officer
Lisa Cabera	Permit Technician

Morris Cowden
Paul Coker
Ethan Baker

Building Inspector
Building Official
Fire Fighter

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

CITIZEN PARTICIPATION AND PUBLIC INPUT

- Jameye Jones - Community Events

COUNCIL COMMENTS

- Lydia Moon - Gave compliments to City Staff regarding Alvarado's Old Town Christmas.

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.

Police Chief Teddy May presented the following awards:

- Officer Paul Gourley received the Lifesaving Award for his actions in assisting a citizen who sustained life-threatening injuries. Officer Gourley's swift response and decisive efforts were successful and directly resulted in saving a life.
- Fire Marshal Adam Sharp received the Meritorious Conduct Award for placing his life on the line to save another officer who sustained life-threatening injuries during an attack at the Prairieland Detention Center on July 4, 2025. Fire Marshal Sharp's actions were heroic, selfless, and exemplified extraordinary courage in the face of danger.
- Lieutenant Thomas Gross received the Purple Heart Award after sustaining a life-threatening gunshot wound in the line of duty during the July 4, 2025, attack at the Prairieland Detention Center. Through extraordinary courage and unwavering commitment, he placed himself in harm's way to protect others and save lives.

INTRODUCTION OF NEW EMPLOYEES

The following new employees were presented to the City Council:

- Marcy Beecham
- Lisa Cabera
- Morris Cowden
- Ethan Baker

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)**

Councilmember Moon requested that Items #4 and #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. Acceptance of a donation to the Alvarado Fire Department from Pogue Construction to replace exterior doors at the Fire Department. (Rodgers)

Fire Chief John Rodgers explained that the Fire Station needs four metal “man doors” replaced. Chief Rodgers advised that when the department asked Pogue Construction for a contractor who does this kind of work, they offered a turnkey donation to the department. Chief Rodgers advised that the City Attorney has been consulted, and all legal safety measures have been covered.

Councilmember Moon motioned to accept the donation to the Alvarado Fire Department from Pogue Construction to replace the exterior doors at the Fire Department.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

5. Accept a donation from the Texas Forest Service for a new tanker truck and skid unit. (Rodgers)

Chief Rodgers advised the Council that the Fire Department had applied and received a Texas Forest Service grant for a new Tanker Truck and a "Skid Unit" for the new brush truck. The grant award was up to \$300,000.00, leaving a balance of \$220,000.00. Chief Rodgers advised that the Emergency Service District will cover the remaining amount owed for the purchase.

Councilmember Moon motioned to accept the donation from the Texas Forest Service for a new tanker truck and skid unit.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)

Administrative Services Director Donielle Suber presented an ordinance to update and consolidate the City of Alvarado's school zone regulations. The proposed ordinance reflects recent changes, including the closure of the elementary school on Davis Avenue/FM 1807, the opening of the new elementary school on Cummings Drive, and updated school zone times. Staff recommends adopting the revised ordinance to accurately establish current school zone boundaries and time schedules.

The City Council held a discussion with City Staff regarding the ordinance update. The Council identified some changes to the ordinance that are to be made prior to its implementation.

Councilmember Moon motioned to approve Ordinance 2025-0029 with the discussed changes, including allowing a 30-mph speed limit on E. Davis Avenue on school days,

adjusting the southern endpoint of the school zone on E. Davis Avenue to 0.20 miles south of County Road 109, and clarifying that speed limits are enforceable when lights are flashing.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

- 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)**

Item moved into Executive Session.

- 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)**

Economic Development Director Hillary Cromer presented the first reading of Resolution R2025-0045 to the City Council regarding the AEDC Board of Directors' approval to purchase 908 N. Cummings Drive, a prime commercial property with strong redevelopment potential, for \$300,000. Ms. Cromer noted that, as this was the first reading, no Council action could be taken until the next City Council meeting.

No action was taken at this time.

- 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)**

Ms. Cromer also presented Resolution R2025-0041 to the City Council, advising that the AEDC Board of Directors approved allocating up to \$20,000 in economic development funds to assist with the demolition of the structure at 210 N. Spears Street. The project supports downtown revitalization, business retention, and improved quality of life for nearby businesses and visitors, with the cleared property intended for use as public parking to support surrounding commercial activity.

Ms. Cromer stated that the AEDC's approval is conditional upon the City's acquisition of the

property and its continued use as a parking lot; if the property's use changes in the future, the City would be required to reimburse the \$20,000. While the City intends to acquire the property, the purchase has not yet been finalized, and staff continues to work with the Receiver and legal counsel to complete the necessary steps.

Councilmember Moon motioned to approve 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.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)

Interim Director of Public Services David Fain presented a services agreement to the City Council for consideration. Mr. Fain explained that Amendment #2 would provide the City with 14 months of additional construction phase services support, preparation of the Supplementary Environmental Project (SEP) application and required progress reports to TCEQ, and development of a Wastewater Treatment Plant (WWTP) sampling plan and process optimization spreadsheet. City staff explained that the funding has already been budgeted, as it was included as part of the contract contingency.

Councilmember Moon motioned to approve 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.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

14. Consideration and action related to a North Central Texas Public Works Mutual Aid Agreement. (Fain)

Mr. Fain presented and explained that a Public Works Mutual Aid Agreement would enable participating cities, counties, and special districts to voluntarily assist one another during natural disasters, major infrastructure failures, or other emergencies. The agreement establishes clear procedures for requesting and providing assistance, cost reimbursement, liability coverage, and interagency coordination, while allowing each agency discretion in responding to requests.

The agreement is intended to support initial emergency response efforts, with an operational

period of up to 36 hours, as outlined in the agreement. Any assistance required beyond this period would be handled through a separate, mutually agreed-upon contract. Overall, the agreement promotes regional cooperation, efficient resource sharing, reduced response times, and faster recovery for affected communities.

Mayor Pro Tem Thomas motioned to approve a North Central Texas Public Works Mutual Aid Agreement.

Councilmember Arthur seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)

Mayor Wheat opened the Public Hearing at 7:37 p.m.

Community Development Director Justin French presented Ordinance 2025-0030 to the City Council regarding a request for voluntary annexation. Mr. French advised that on October 1, 2025, the City of Alvarado received a petition from Mary H. Percifield requesting the annexation of 13.41 acres into the City limits. On November 17, 2025, the City Council approved a service plan and scheduled the required public hearing. Proper notice of the hearing was published in the *Cleburne Times Review* and on the City's website in accordance with state law.

Mayor Wheat closed the Public Hearing at 7:40 p.m.

Councilmember Bryant motioned to approve 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.

Councilmember Moon seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)

Mayor Wheat opened the Public Hearing at 7:40 p.m.

Community Development Director Justin French advised that the Future Land Use Map in the Alvarado Comprehensive Plan designates the subject property as Interstate Business, with a small portion along the west property line designated as Floodplain. The Interstate Business designation is intended to support big-box retail and lifestyle shopping centers located along the IH-35W corridor, which are expected to increase non-residential tax revenue and attract residents and visitors to the City.

Mayor Wheat closed the Public Hearing at 7:43 p.m.

Councilmember Moon motioned to approve 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.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)

Councilmember Moon motioned to approve the Valor Addition Phase 2 Final Plat with the following conditions.

1. Prior to any wastewater discharge to the City's offsite wastewater collection system from the Valor Addition Phase 2 residences, the offsite infrastructure must be in place and operational unless the developer at the developer's expense intends to pump and haul wastewater from the onsite lift station per the developer's agreement with the City.
2. Prior to acceptance of the Phase 2 public infrastructure, evidence of TxDOT's

approval of the Welborn Way access shall be provided to the City.

3. For a second point of emergency egress, the Bozeman Street extension east to Hwy 67 and CR 209 intersection, including modifications to the traffic signal as required by TxDOT, to be constructed and operational prior to acceptance of Phase 2 public infrastructure.
4. Per Section 34-66 of the Alvarado subdivision ordinance, the developer shall install streetlights prior to final approval of the plat; or prior to the first final building inspection and certificate of occupancy of a residence within Valor Addition Phase 2, streetlights must be installed and operational, and electrical service must be provided to each residence.
5. The developer shall install subdivision landscape and hardscape, such as retaining walls and perimeter subdivision fencing prior to final approval of the plat; or prior to the first final building inspection and certificate of occupancy of a residence within Valor Addition Phase 2, all landscape and hardscape must be provided.
6. The developer shall complete all required HOA amenities in Valor Addition Phase 1 prior to final approval of Valor Addition Phase 2 final plat; or prior to the first final building inspection and certificate of occupancy of a residence within Valor Addition Phase 2, all required HOA amenities must be completed.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)

City Engineer Gus Chavarria presented a Professional Engineering Services Agreement for the Alvarado Hills Paving & Drainage Improvements. The scope includes preparing construction plans, specifications, bidding documents, and assisting with construction administration.

The project covers Burnett Boulevard, Edgar Court, Elwood Court (east of Burnett), Wildwood Drive, and Tanglewood Drive. Roadwork will follow TxDOT standards with asphalt overlays, geotechnical-based subgrade preparation, and minimal disruption to residents. Existing curbs, gutters, and drainage culverts will be retained where possible.

This project also allows the abandonment of the Davis lift station, providing significant maintenance savings.

Councilmember Moon motioned to approve a Professional Engineering Services Agreement

with Birkhoff, Hendricks, & Carter, L.L.P. for the Alvarado Hills Paving and Drainage Improvement Project with an amount of funding not to exceed \$329,800.00.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

19. Consideration and Action relating to the appointment of members to the Alvarado EDC Board. (Wheat)

Councilmember Moon motioned to appoint William Plemons to the unexpired Place 7 term of the EDC Board.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

EXECUTIVE SESSION

Mayor Wheat adjourned into executive session at 8:00 p.m.

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

The Council adjourned from executive session at 9:30 p.m.

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.

Councilmember Moon moved that the City Council of the City of Alvarado authorize the use of the power of eminent domain to acquire the real property described in Resolution Number R2025-0047; as presented, specifically:

- 0.3401 acre (14,816 sq. ft) sanitary sewer easement on property as a portion of Lenard Lane, being an undocumented prescriptive right-of-way functioning as ingress/egress to a called approximate 1 acre tract of land conveyed to Nina Lenard and Jesse Charles Lenard, by deed thereof filed for record in Volume 3044, Page 393, Official Public Records, Johnson County, Texas, as more fully described in Exhibit A to Resolution Number R2025-0047, and

for the public use in construction and maintenance of the Green Sanitary Sewer Line Project, and I further move to adopt Resolution Number R2025-0047, as presented.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

24. Any other action that is necessary as a result of the Executive Session.

Councilmember Moon motioned to approve Green C-3 and authorize the Economic Development Director and/or City Manager to negotiate and execute all necessary documents

to advance the project, consistent with the guidance received in executive session.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

Councilmember Moon motioned to approve the City's participation in Project Inspire through a Chapter 380 Economic Development Agreement, in a structure consistent with the Council's direction in Executive session, and to authorize the City Manager to negotiate and execute all necessary documents to implement this action.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

ADJOURNMENT

Mayor Wheat adjourned the meeting at 9:36 p.m.

Mayor Jacob Wheat

Bobbie Jo Taylor, City Secretary



City Council Management Report

Meeting Date: 1/26/2026

Contact: Hillary Cromer, Director of Economic Development

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

The AEDC Board of Directors has approved the purchase of 908 N. Cummings Drive, the self-service car wash situated on a prime commercial site. This site offers strong redevelopment potential. The agreed purchase price is \$300,000.

FINANCIAL IMPACT:

The purchase will be funded using Alvarado EDC's portion of sales tax revenue, in an amount not to exceed \$300,000. To accommodate this expenditure, the EDC's FY 2025–2026 budget will require a budget amendment to formally incorporate the purchase.

RECOMMENDATION:

The Alvarado Economic Development Corporation Board of Directors recommends that the City Council approve Resolution R2025-0045, approving a Contract for Sale between the Alvarado Economic Development Corporation and AKS Car Wash, LLC for the purchase of the property located at 908 N. Cummings Drive by the AEDC; authorize the AEDC President to execute all necessary documents related to the transaction; and provide an effective date for the resolution.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Resolution R2025-0045 Approving Purchase

RESOLUTION NO. 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.

WHEREAS, the AKC Car Wash, LLC, a Texas limited liability company (“AKC”) is the owner of a certain tract of real property more particularly described in the Contract of Sale attached hereto as **Exhibit A** (collectively referred to as the “**Property**”); and

WHEREAS, the Board of Directors of the AEDC authorized making of an offer to AKC to purchase the Property (the “**Project**”); and

WHEREAS, Section 505.158, Texas Local Government Code provides that a Type B economic development corporation in a city with a population of 20,000 or less may make an expenditure to promote new or expanded business development, provided that if such project requires an expenditure of more than \$10,000.00, the City Council must adopt a resolution authorizing the project after giving the Resolution at least two separate readings; and

WHEREAS, the AEDC Board held a public hearing, and found that the proposed expenditure for the Project will promote new or expanded business development in the City, and the AEDC Board has asked the City Council to authorize the expenditure of such funds by the AEDC; and

WHEREAS, the City Council considered this Resolution on first reading on November 17, 2025 and on second reading on December 15, 2025; and

WHEREAS, the City Council desires to authorize the proposed expenditure for the Project by the AEDC as requested.

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

SECTION 1

The findings declared, made and found in the Preamble to this Resolution are hereby adopted, and made a part hereof of the operative provisions of this Resolution.

SECTION 2

The Contract of Sale attached hereto as **Exhibit A** is approved.

SECTION 3

The President of the AEDC is authorized to negotiate, finalize, and execute all documents

in order to complete the purchase of the Property, including, but not limited to: (i) the Contract of Sale; and (iii) any matters reasonably requested by the title company.

SECTION 4

This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED ON FIRST READING this ____ day of _____, 2025.

PASSED AND APPROVED ON SECOND READING this ____ day of _____, 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

EXHIBIT A



City Council Management Report

Meeting Date: 1/26/2026

Contact: Precious Moore, Library Director

AGENDA ITEM:

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 Boards'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)

BACKGROUND & FINDINGS:

The Library Advisory Board was established in 2002 through Ordinance 2002-30, which dissolved the former Library and Senior Center Board and created two separate advisory bodies: the Library Advisory Board and Senior Center Advisory Board. Later in 2002, Ordinance 2002-46, was amended to remove the City residency requirement for members of the Library Advisory Board.

Staff conducted a review of the current Library Advisory Board-associated ordinances and identified areas where updates are needed. As a result, staff is proposing revisions to ensure consistency within the Code of Ordinances to reflect current operational practices. The bylaws for the board have been updated in the proposed ordinance and will now be codified into one ordinance that will implement rules of procedures for the Library Advisory Board.

The proposed updates include clarifying procedures for board vacancies and confirming that the City Council appoints a successor to serve the remainder of any unexpired term. Additional revisions address recordkeeping responsibilities and will formalize the Library Director's role as the board's staff liaison.

As part of this review, staff is also proposing the removal of the Treasurer position from the Library Advisory Board, as this role is not necessary for an advisory board. Currently, the board chairperson and treasurer have oversight and signing authority over the existing library bank account. This account is used for library book sales, donations, and deposits related to an existing endowment and/or grant (called the Charles L and Diane H. Johnson Charitable Fund at North Texas Community Foundation). While this account supports library-related activities and

programs, it is not currently administered in accordance with the City's standard accounting and reporting practices.

To improve oversight and ensure alignment with City financial policies, staff recommends transferring signing authority for this account to the City's Financial Department and bringing the account under the umbrella of the City. This change will allow the funds to continue to be used for library purposes while ensuring appropriate internal controls and financial management.

FINANCIAL IMPACT:

There is no financial impact associated with the proposed updates.

RECOMMENDATION:

Staff recommends that the City Council approve Ordinance No. 2026-0001.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Library Advisory Board Bylaws Ordinance

ORDINANCE NO. 2026-0001

AN ORDINANCE OF THE CITY OF ALVARADO, 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.

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 has established the Alvarado Library Advisory Board (the “Board”) to act in an advisory capacity to the City Council in all matters pertaining to the City’s library; and

WHEREAS, the City Council has revised the rules of procedure that govern the Board’s duties, membership, conduct of business, and qualification; and

WHEREAS, the City Council now wishes to amend the Alvarado Code to reflect the Board’s revised rules of procedure.

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

SECTION 1.

The Alvarado Code, Chapter 2 “Administration,” Article IV “Boards and Commissions,” Division 2 “Library Board” is hereby amended in its entirety to read as follows:

“§2-204 Board established; duties.

There is hereby created a board to be known as the Alvarado Library Advisory Board (the “board”). The board shall serve in an advisory capacity to the city council, and all action taken by the board shall be subject to approval by the city council. It shall be the duty of the board to act in an advisory capacity to the city council in all matters pertaining to the library; to study and encourage the development of adequate library facilities for city residents; recommend policies for city approval; advise in the coordination of library services in cooperation with other programs of governmental agencies and voluntary organizations; to assist in interpreting the policies and functions of the library for the public; and to solicit for the library gifts, revenues, bequests, and/or endowments of money or property subject to the approval and acceptance of the city council and in accordance with state, city, and library policies.

§2-205 Board members.

(a) Number and term of office.

- (1) The board shall consist of seven (7) members, each of whom shall be appointed by the city council.
- (2) Each member shall be appointed for a two (2) year term beginning in June of the year they are appointed and shall serve until their successor is duly appointed and qualified. No member may serve more than two (2) consecutive terms on the board. Once a member has termed out of service, their vacancy shall be filled by appointment of the city council in June of the corresponding year. Should a vacancy occur before a member's term is expired, the city council shall appoint a successor to serve the remainder of the unexpired term.
- (3) Any member may be removed by the city council at will.
- (4) All seven (7) members shall be residents of the City of Alvarado, Johnson County, or shall reside within ten (10) miles of the city's boundaries and in a county bordering Johnson County.

(b) Meetings of the board. The board shall hold a meeting at least once each quarter, and thereafter as necessary, at a place and time determined by the board. However, when no apparent Board business is required, the board chair may cancel a regularly scheduled meeting.

(c) Notice of meetings. Regular meetings of the board shall be held at such times and places as shall be designated from time to time by the board. Special meetings of the board shall be held whenever called by the chair, by a majority of the members, by the mayor of the city, or by a majority of the city council. Emergency meetings shall be held in accordance with the Open Meetings Act.

(d) Open Meetings Act. All meetings and deliberations of the board shall be called, convened, held, and conducted, and notice shall be given to the public, in accordance with the Texas Open Meetings Act, Chapter 551, Tex. Gov't Code, as amended.

(e) Quorum. A majority of the entire membership of the board shall constitute a quorum for the conduct of official business of the board. The act of a majority of the members present at a meeting at which a quorum is in attendance shall constitute an official act of the board.

(f) Conduct of business.

- (1) At the meetings of the board, matters pertaining to the business of the board shall be considered in accordance with rules of procedure as from time to time prescribed by the board.

- (2) At all meetings of the board, the chair shall preside, and in the absence of the chair, the vice-chair shall exercise the powers of the chair.
- (g) Committees of the board. The board may, by resolution, designate two (2) or more members to constitute an official committee of the board to exercise such authority of the Board as may be specified in the resolution. It is provided, however, that all final, official actions of the board may be exercised only by the board. Each committee so designated shall keep regular minutes of the transactions of its meetings and shall cause such minutes to be recorded in books kept for that purpose in the principal office of the board and by the City Secretary. Committee meetings shall not be subject to the Texas Open Meetings Act.
- (h) Compensation of members. Members shall not receive any salary or compensation for their services. However, they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.
- (i) Ex officio members. The library director shall serve as an ex officio member of the board without voting power, but with the right to be present and address the board on all issues before the board and act as the board's staff liaison with the City.
- (j) Attendance. If a Board member fails to attend seventy-five percent (75%) of regularly scheduled or special called board meetings within a twelve (12) month period, the Board member shall immediately forfeit the board member's position. This rule shall not apply if the Board meets less than four (4) times per year. If the board holds a work session meeting prior to a regular meeting, each meeting will be considered a separate meeting for purposes of attendance.

§2-206 Officers.

- (a) Titles and term of office.
- (1) The board shall appoint as officers a chair, vice-chair, and secretary to serve for one (1) year terms. Officers shall be elected at the first meeting of the board, and each year at the first board meeting following the annual City Council appointments.
- (2) All officers shall be subject to removal from their appointed position, at any time, by a vote of the majority of the entire board.
- (3) A vacancy in the office of any officer shall be filled by a vote of a majority of the board.
- (b) Powers and duties.

- (1) Chair. The duties of the chair shall be to preside at all meetings of the board; to appoint committees of the board, to work with the staff liaison to coordinate agendas for meetings; and to represent the board before the city council, or in other capacities as required and authorized by the board.
 - (2) Vice-Chair. The duties of the vice-chair shall be those of the chair in the absence of the chair.
 - (3) Secretary. The secretary, or the secretary's designee, shall keep the minutes of all meetings of the board. The secretary, or the secretary's designee, shall have charge of the records, documents and instruments and such other books and papers as the board may direct, all of which shall at reasonable times be open to public inspection upon request, and shall in general perform all duties incident to the office of secretary subject to the control of the board.
- (c) Compensation. Officers who are members of the board shall not receive any salary or compensation for their services, except that they shall be reimbursed for their actual expenses incurred in the performance of their duties hereunder.
 - (d) Qualifications. The chair and vice-chair shall be named from among members of the board. The secretary may be named from members of the board, but also may be named from the City of Alvarado staff.

§2-207 Miscellaneous provisions.

- (a) Resignations. Any member of the board may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein or, if no time is specified, at the time of its receipt by the library director and the city secretary. The acceptance of a resignation shall not be necessary to make it effective.
- (b) Indemnification of directors, officers, and employees. The board shall indemnify each and every member of the board, its officers, and its employees, and each member of the council and each employee of the city, to the fullest extent permitted by law, against any and all liability or expense, including attorney's fees, incurred by any of such persons by reason of any actions or omissions that may arise out of the functions and activities of the board.
- (c) Ethical obligations and conflicts of interest. It is the policy of the board that members shall conduct themselves in a fair, reasonable, and business-like manner consistent with sound business and ethical practices; that the public interest always be considered in conducting corporate business; that the appearance of impropriety be avoided to ensure and maintain public confidence in the board; and that no member of the board should have an interest, financial or otherwise, direct or indirect, or engage in any business, transaction, or professional activity or incur any obligation of any nature which is in conflict with the proper discharge of his or her duties, and shall not use their position for

personal gain. A member having a conflict of interest or a conflict or responsibility on any matter involving the board and any other business or person should refrain from voting on such matter. No member shall use his or her position for his or her own direct or indirect financial gain, of which duly authorized reimbursements for actual expenses incurred in the performance of their official duties are excluded.

§2-207 through §2-239. (Reserved)”

SECTION 2.

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 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and 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 4.

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 26th day of January, 2026.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

Ordinance No. 2026-0001 – Library Advisory Board Update



City Council Management Report

Meeting Date: 1/26/2026

Contact: Laura Cox, Chief Financial Officer

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

The Public Funds Investment Act, Texas Government Code Chapter 2256, requires a governing body to review and adopt an investment policy no less than annually. The governing body shall adopt a written instrument by rule, order, ordinance or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies. There are no recommended changes to this policy since it was last approved.

FINANCIAL IMPACT:

Funds shall be managed and invested with three primary objectives: Safety of Principal, Liquidity and Yield.

RECOMMENDATION:

Staff recommends approval of this item.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Resolution R2026-0002
2. Alvarado Investment Policy 2026

RESOLUTION NO. R2026-0002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, ADOPTING THE CITY OF ALVARADO INVESTMENT POLICY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Alvarado desires to provide an investment policy for the investment of funds held by the City of Alvarado in a manner providing security of principle and liquidity; and

WHEREAS, the investment policy of the City of Alvarado shall address investment diversification, yield and maturity requirements, the quality and capability of investment management, and shall provide limitations, strategies, specifications and methods for all investments of the City; and

WHEREAS, pursuant to Section 2256.005(a) of the Texas Government Code a municipality engaging in investing funds shall adopt by resolution its written investment policy.

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

SECTION 1.

That the City of Alvarado hereby adopts the City of Alvarado Investment Policy, a copy of which is attached as Exhibit "A". This policy is adopting in accordance with the provisions of Chapter 2256 of the Texas Government Code.

SECTION 2.

This Resolution shall take effect from and after its date of its passage.

PASSED, APPROVED and ADOPTED THIS 26th day of January, 2026.

By: _____
Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary

Exhibit "A"

CITY OF ALVARADO
INVESTMENT POLICY

Revised January 26, 2026

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INTRODUCTION

The purpose of this document is to set forth specific policy and strategy guidelines for the City of Alvarado in order to achieve the goals of safety of principal, liquidity, and yield. The City Council of the City of Alvarado shall review its investment strategies and policy not less than annually. This policy serves to satisfy the statutory requirement (specifically the Public Funds Investment Act, Chapter 2256, Texas Government Code, (the “Act”), to define, adopt and review a formal investment strategy policy.

INVESTMENT STRATEGY

The City of Alvarado maintains portfolios which utilize four investment strategy considerations designed to address the unique characteristics of the fund groups represented in the portfolios:

- A. Investment strategies for operating funds and commingled pools containing operating funds have as their primary objective to assure anticipated cash flows are matched with adequate investment liquidity. The secondary objective is to create a portfolio structure which will experience minimal volatility during economic cycles. This may be accomplished by purchasing high quality, short to medium term securities, not to exceed three (3) years which will complement each other in a ladder (maturities coming due regularly and staggered to match cash outflows) or barbell (maturities that are placed very short term and maturities that are longer term, such that the average achieves cash flows and income similar to buying in the middle of those maturity spectrums) maturity structure and by diversification among market sectors. The dollar-weighted average maturity of operating funds, based on the stated final maturity date of each security, will be calculated, and limited to 18 months or less.
- B. Investment strategies for debt service funds shall have as the primary objective the assurance of investment liquidity adequate to cover the debt service obligation on the required payment date. Securities purchased shall not have a stated maturity date which exceeds the debt service payment date.
- C. Investment strategies for debt service reserve funds shall have as the primary objective the ability to generate a dependable revenue stream to appropriate debt service fund from securities with a low degree of volatility. Securities should be of high quality and, except as may be required by the bond ordinance specific to an individual issue, of short to intermediate term maturities not to exceed three (3) years. Volatility shall be further controlled through the purchase of securities carrying the highest coupon available, within the desired maturity and quality range, without paying a premium, if at all possible. Such securities will tend to hold their value during economic cycles.

- D. Investment strategies for capital projects or special purpose fund portfolios will have as their primary objective to assure that anticipated cash flows are matched with adequate investment liquidity. These portfolios should include at least 10% in highly liquid securities to allow for flexibility and unanticipated project outlays. The stated final maturity dates of securities held should not exceed the estimated project completion date.

INVESTMENT POLICY

I. SCOPE OF POLICY

This investment policy shall govern the investment activities of all funds of the City of Alvarado. This policy serves to satisfy the state statute requirement to define and adopt a formal investment policy.

Funds Included

All financial assets of all current funds of the City of Alvarado, Texas, and any new funds created in the future, unless specifically exempted, will be administered in accordance with the objectives and restrictions set forth in this policy. These funds are accounted for in the City's Audited Annual Financial Report and include General Fund, Water and Sewer Fund, Special Revenue Funds, Debt Service Funds, and Capital Projects Funds.

Funds Excluded

This policy shall not govern funds managed under separate investment programs. Such funds include funds established by the City for deferred employee compensation plans, the City's participation in the Texas Municipal Retirement System and defeased bonds that are held in trust escrow accounts. The City will maintain responsibility for these funds as required by Federal and State law and the City Charter and Code.

Review and Amendment of the Policy

The City Council shall review this investment policy and investment strategies not less than annually. Amendments must be authorized by the City Council.

II. OBJECTIVES OF POLICY

The City of Alvarado shall manage and invest its cash with three primary objectives, listed in order of priority: Safety of Principal, adequate Liquidity and maximum Yield within cashflow limits and policy guidelines. The foremost and primary objective of the City's investment program is the preservation and safety of the principal invested. All investments shall be designed and managed in a manner responsive to the public trust and consistent with State and Federal law.

The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, vendor payments in accordance with invoice terms, and prudent investment of all available cash. Cash management is defined as the process of managing monies in order to ensure appropriate liquidity while maximizing yield on short-term investment of pooled idle cash.

Safety

The foremost and primary objective of the City's investment program is the preservation and safety of principal in the overall portfolio. Each investment transaction shall be conducted in a manner to avoid capital losses, whether they are from default of a security or erosion of market value. In efforts to avoid realized market value losses all securities shall be intended to be held to maturity at the time of purchase. Should cash flows call for early liquidation of securities to cover unforeseen expenses, securities with shorter maturities or with market values above or equal to the purchase price should be considered for sale first.

Liquidity

The City's investment portfolio shall remain sufficiently liquid to enable the City to meet operating requirements that might be reasonably anticipated. This shall be achieved by matching investment maturities with forecasted cash flow requirements, by investing in securities with active secondary markets, and by diversification of maturities and call dates. Furthermore, since all possible cash demands cannot be anticipated, a portion of the portfolio also may be placed in money market mutual funds or local government investment pools which offer same day liquidity for short term funds.

Yield

The City's investment portfolio shall be designed with the objective of regularly exceeding the average rate of return on three-month U.S. Treasury Bills. It is understood that during periods in which interest rates are rapidly increasing, this objective may not be met. The investment program shall seek to augment returns above this threshold consistent with risk limitations identified herein, cash flow characteristics of the portfolio and prudent investment policies.

Risk of Loss

All employees involved in the City's investment program shall seek to act responsibly as custodians of the public trust. All employees involved in the investment process shall avoid any transaction which might impair public confidence in the City's ability to govern effectively.

III. RESPONSIBILITY AND CONTROL

Delegation of Authority and Training

Authority to manage the City's investment program is derived from a resolution of the City Council. The Chief Financial Officer (CFO) is designated as the investment officer of the City and is responsible for investment decisions and activities. Oversight management responsibility for the investment program has been delegated to the Chief Financial Officer

to establish written procedures and controls for the operation of the investment program, consistent with this investment policy. Such procedures shall include explicit authorization of authority to persons responsible for the daily cash management operation, the execution of investment transactions, overall portfolio management and investment reporting. The City Council shall annually adopt a written instrument by resolution stating that it has reviewed the investment policy and investment strategies and the written instrument so adopted shall record any changes made to the investment policy or investment strategies.

Investment officers and persons authorized to execute investment transactions on behalf of the City shall attend at least one training session relating to their responsibilities within 12 months after assuming duties and receive no less than 10 hours of instruction relating to investment functions. Thereafter, eight hours of investment training is required in every two-year period that begins on the first day of the fiscal year and consists of the two consecutive fiscal years after that date. The training must include education in investment controls, security risks, strategy risks, market risks, and compliance with the Public Funds Investment Act. The investment training session shall be provided by an independent source. For purposes of this Policy, an “independent source” shall include training sponsored, accredited, or endorsed by the Government Treasurers Organization of Texas (GTOT), Center for Public Management at the University of North Texas (UNT), Government Finance Officers Association of Texas (GFOAT), Texas Municipal League (TML), North Central Texas Council of Governments (NCTCOG), Association of Public Treasurers United States & Canada (APT US & C), Texas Association of Counties (TAC), Government Finance Officers’ Association (GFOA) and other such accredited training sources.

Subordinates

No person shall engage in an investment transaction except as provided under the terms of this policy, the procedures established by the Chief Financial Officer, and the explicit authorization, by resolution, of the City Council to withdraw, transfer, deposit and invest the City’s funds.

Ethics and Conflicts of Interest

City staff involved in the investment process shall refrain from personal business activity that could conflict with proper execution and management of the investment program, or which could impair their ability to make impartial investment decisions. City staff shall disclose to the City Manager any material financial interests in financial institutions that conduct business with the City and shall further disclose positions that could be related to the performance of the City’s portfolio. City staff involved in the investment process shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City.

An investment officer of the City who has a personal business relationship with an organization seeking to sell an investment to the City shall file a statement disclosing that personal business interest. An investment officer who is related within a second degree of

affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. A statement required under this subsection must be filed with the Texas Ethics Commission and the governing body of the City.

An investment officer or other employee is considered to have a personal business relationship with a business organization if any one of the following three conditions is met:

1. The investment officer or employee owns 10% or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization.
2. Funds received by the investment officer or employee from the business organization exceed 10% of the investment officer or employee's gross income for the prior year.
3. The investment officer or employee has acquired from the business organization during the prior year investments with a book value of \$2,500 or more for their personal account.

Internal Controls

The Chief Financial Officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the Chief Financial Officer shall establish an annual independent review by an external auditor to assure compliance with policies and procedures. The internal control shall address the following points:

- A. Control of Collusion
- B. Separation of transaction authority for accounting and record keeping
- C. Custodial safekeeping
- D. Avoidance of physical delivery of securities
- E. Clear delegation of authority to subordinate staff members
- F. Written confirmation for telephone transactions for investments and wire transfers

G. Development of wire transfer agreement with depository bank or third-party custodian

Prudence

The standard of prudence to be applied by the investment officer shall be the “prudent investor” rule which states: “Investments shall be made with judgment and care, under circumstances than prevailing, which persons of prudence, discretion and intelligence exercise in management of their own affairs, not for speculation, but for investment, considering the probable safety of capital as well as the probable income derived.” In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made into consideration:

- A. The investment of all funds, or funds under the City’s control, over which the investment officer had responsibility rather than a consideration as the prudence of a single investment.
- B. Whether the investment decision was consistent with the written investment policy of the City

The investment officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific security’s credit risk or market price changes, provided these deviations are reported immediately and that appropriate action is taken to control adverse developments.

IV. REPORTING

Quarterly Reporting

The Chief Financial Officer shall prepare a quarterly investment report that provides an analysis of the current investment portfolio and transactions made over the last quarter. .

Mark-to-Market Pricing

The investment portfolio will be marked to market monthly. Pricing information will be obtained from sources deemed reliable by the Chief Financial Officer. These sources may include, but are not limited to the City’s safekeeping agent, depository bank and Bloomberg.

Annual Report

Within 60 days from the end of the fiscal year, the Chief Financial Officer shall present an annual report on the investment program and investment activity. This report may be presented as a component of the fourth quarter report to the City Manager and City Council.

Methods

The quarterly investment report will be provided to the City Manager and City Council within 60 days of the completion of the quarter. The report will: 1) describe in detail the investment position of the City as of the end of the reporting period, 2) be prepared jointly by all Investment Officers, 3) be signed by each investment officer, 4) contain a **summary statement** of each fund or pooled fund group including a) beginning market value for the reporting period; b) additions and changes to the market value during the period; c) ending market value for the period; and d) fully accrued interest for the reporting period, 5) include a description of each separately invested asset, including type of investment, issuer, par amount, coupon rate, settlement date, maturity date and yield 6) state the book value and market value of each separately invested asset at the end of the reporting period by type of asset and fund type invested, 7) state the account or fund or pooled fund group for which each individual investment was acquired, and 8) state the compliance of the investment portfolio as it relates to the investment strategy expressed in this policy and with relevant provisions of the Tex. Gov't. Code Ch. 2256.

V. INVESTMENT PORTFOLIO

Active Portfolio Management

The City shall pursue an active versus a passive portfolio management philosophy. The investment officer will routinely monitor the contents of the portfolio, the available markets, and the relative value of competing instruments, and will adjust the portfolio accordingly to maximize opportunities to the City

Investments

Funds of the City of Alvarado may be invested in the following instruments as permitted in Tex. Gov't. Code Ch. 2256:

- A. Obligations, including letters of credit, of the United States or its agencies and instrumentalities;
- B. Direct obligations of the State of Texas or its agencies and instrumentalities;
- C. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States;

- D. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than “A” or its equivalent; and
- E. Certificates of deposit if the certificate is issued by a depository institution that has its main office or a branch office in the State of Texas, is guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor, is secured by obligations described by Section 2256.009(a), including mortgage backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates, secured in any other manner and amount provided by law for deposits of the investing entity. In addition, the broker/dealer or the depository institution selected arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity, and the investing entity appoints the depository institution or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.
- F. Fully collateralized direct repurchase agreements with the defined termination date secured by obligations described in A through D above pledged to the City, held in the City’s name and held by a third party approved by the Chief Financial Officer. Repurchase agreements must be purchased through a primary government securities dealer, as defined by the New York Federal Reserve, or a bank doing business in Texas.
- G. Government investment pools which invest in instruments and follow practices allowed by state law. Government investment pools must be rated AAA or AAAm or equivalent by a nationally recognized credit rating agency.
- H. SEC-registered money market funds, rated AAA or AAAm, with a dollar weighted average maturity of 60 days or less.
- I. Commercial paper with a stated final maturity of 270 days or less from the date of its issuance; and is rated not less than A-1 or P-1 or an equivalent rating by at least: (a.) two nationally recognized credit rating agencies; or (b.) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit (LOC) issued by a bank organized and existing under the laws of the United States or any state.

Not Authorized

The City’s authorized investment options are more restrictive than those allowed by state law. State law prohibits investment in A-D below, while the City chooses not to invest in E-G.:

- A. Obligations whose payment represents the coupon payments on the outstanding balance of underlying mortgage-backed security collateral and pays no principal;
- B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;
- C. Collateralized mortgage obligations that have a stated final maturity date greater than 10 years;
- D. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index;
- E. Securities lending program;
- F. Banker's acceptances;
- G. Guaranteed investment contracts.

Maximum Portfolio Percentage by Type, *applicable at time of purchase*

Obligations of the United States and its agencies and instrumentalities – 100%
 Certificates of Deposit – 25%
 Investment Pools – 100% overall
 State and Local Government Obligations – 25%; 10% per issuer
 Money Market Funds – 20%
 Commercial Paper – 20%; 5% per issuer

Competitive Bidding Requirement

It is the policy of the City to require competitive bidding for all individual security purchases and sales, as well as for certificates of deposit. Exceptions include money market funds and local government investment pools which are deemed to be made at prevailing market rates. At least three bids or offers must be solicited for all other transactions involving individual securities. In situations where the exact security is not offered by other broker/dealers, offers on the closest comparable investment may be used to establish a fair market price for the security.

Downgrade Provision

The City shall take all prudent measures consistent with this policy to liquidate an investment that no longer meets the required minimum rating standards as per the Tex. Gov't. Code Sec. 2256.021. The City is not required to liquidate investments that were authorized investments at the time of purchase. (Tex. Gov't. Code Sec. 2256.017)

Holding Period

The City of Alvarado intends to match the holding periods of investment funds with the liquidity needs of the City, and hold all securities to maturity,. In no case will the average maturity of portfolio of the City's operating funds exceed 18 months. The maximum final stated maturity of any investment shall not exceed three years.

Risk and Diversification

The City of Alvarado recognizes that investment risks can result from issuer defaults, market price changes or various technical complications leading to temporary illiquidity. Risk is controlled through portfolio diversification which shall be achieved by the following general guidelines:

- A. Default risk shall be mitigated by limiting investments to those instruments permitted within this policy.
- B. Market risk shall be mitigated to the extent possible by avoiding over-concentrating of assets in a specific maturity sector, limiting the average maturity of operating investments to 18 months, and avoiding over-concentration in specific instruments other than investment pools and insured or collateralized Certificates of Deposits.

VI. FINANCIAL PROVIDERS

Depository Bank

At least every five years a depository shall be selected through the City's banking services procurement process, which shall include a formal request for proposal (RFP). In selecting a depository, the credit worthiness of institutions shall be considered, and the Chief Financial Officer shall conduct a comprehensive review of prospective depositories' credit characteristics and financial history.

Certificates of Deposits

Entities seeking to establish eligibility for the City's competitive certificate of deposit purchase program shall submit for review annual financial statements, evidence of federal insurance and other information as required by the Chief Financial Officer.

Investment Pools and Investment Managers

The qualified representative of any public funds investment pool or discretionary investment manager offering to engage in an investment transaction with the City shall execute a written instrument in a form acceptable to the City substantially to the effect that the pool or manager has received and reviewed the investment policy of the City and acknowledged that the pool or manager has implemented reasonable procedures and

controls in an effort to preclude investment transactions conducted between the City and the organization that are not authorized by the City's investment policy, except to the extent that this authorization is dependent on an analysis of the makeup of the City's entire portfolio or requires an interpretation of subjective investment standards.

Securities Dealers

For brokers and dealers of government securities, the City shall select only "Primary Government Security Dealers" as designated by the New York Federal Reserve Bank, or regional broker/dealers with established and documented experience working with local government clients. Investment officers shall not knowingly conduct business with any firm with whom public entities have sustained losses on investments as indicated by a FINRA broker check. All prospective securities dealers shall provide the City with references from public entities which they are currently serving.

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the following as appropriate:

- audited financial statements;
- proof of Financial Industry Regulatory Authority (FINRA) membership;
- proof of state registration;
- completed broker/dealer questionnaire;
- written certification of having read the City's investment policy signed by a registered principal of the organization;

An annual review of the financial condition and registration of qualified bidders will be conducted by the Chief Financial Officer.

VII. SAFEKEEPING AND CUSTODY

Insurance and Collateral

All deposits and investments of City funds other than direct purchases of U.S. Treasuries or Agencies shall be secured by pledged collateral. In order to anticipate market changes and provide a level of security for all funds, the collateralization level will be 102% of market value of principal and accrued interest on the deposits or investments less an amount insured by the FDIC. Evidence of pledged collateral shall be maintained by the Chief Financial Officer or a third party institution. Repurchase agreements shall be documented by a specific agreement noting the collateral pledge in each agreement. Collateral shall be reviewed weekly to assure that the market value of the pledged securities is adequate.

Safekeeping Agreement

Collateral pledged to secure deposits of the City shall be held by an independent safekeeping institution in accordance with a written Safekeeping Agreement. . The safekeeping institution, or trustee, shall be the Federal Reserve Bank or an institution not affiliated with the firm pledging the collateral. The safekeeping agreement shall include the signatures of authorized representatives of the City of Alvarado, the firm pledging the collateral, and the trustee.

Collateral Defined

The City of Alvarado shall accept only the following instruments as collateral:

- A. FDIC insurance coverage.
- B. Treasury Notes or other direct obligations of the United States, with principal and interest guaranteed by the full faith and credit of the United States Treasury.
- C. FHLB letters of credit (LOC)

Subject to Audit

All pledged collateral reports shall be reviewed monthly by the Chief Financial Officer and annually by the City's independent auditors.

Delivery vs. Payment or Cash Securities Account

Treasury bills, notes, bonds, and government agencies' securities shall be purchased using the delivery vs. payment method. Funds are wired to the City's cash account on the established settlement date where the clearing firm will verify the bonds, accept the security and surrender the funds. Funds shall not be wired or paid until verification has been made that the correct security was received by the Trustee. The Trustee's records shall assure the notation of the City's ownership of or explicit claim on the securities. The original copy of all safekeeping receipts shall be delivered to the City.

VIII. INVESTMENT POLICY ADOPTION

The City of Alvarado investment policy shall be adopted by resolution of the City Council. The policy shall be reviewed for effectiveness on an annual basis by the Finance Department and any modifications will be recommended for approval to the City Council.

CITY OF ALVARADO, TEXAS

CERTIFICATE OF BROKER OR DEALER

1. The City of Alvarado has presented a copy of its Investment Policy to the undersigned.
2. The undersigned has reviewed the Investment Policy and thoroughly understands it.

Signed this _____ day of _____, 20 ____.

Organization

By: _____

Title: _____

CITY OF ALVARADO

BROKER/DEALER QUESTIONNAIRE

Name of Firm: _____
(Parent company also, if applicable)

Address: _____

Phone: _____ (800) _____

Account Representative _____
Title: _____

Backup Representative: _____
Title: _____

Do you have a Texas office of the firm for brokerage or other services? _____

Address of Texas office: _____

Nature of office: _____

Has the representative been given clearance by the firm to be sole representative for this Account? _____ By Whom? _____

How long has the direct representative been an Institutional Governmental Securities Broker at the firm? _____

How long has the representative been an I Institutional Governmental Securities Broker at this and other firms? _____

Does this firm have Primary Dealer status with the Federal Reserve? _____

Is the firm and the Account Representative registered with the State of Texas Securities Commission? _____ Since? _____

NOTE: Please include the latest annual audited financial report and any other information that may assist us in deciding to add your firm to our authorized dealer/broker list.

NOTE: This page is to be completed by any firm which does **not** currently hold Primary Dealer status

In which market sectors does the local firm/desk specialize, if any?

Please identify your most comparable clients:

How long has the firm been in business? _____

Is this a subsidiary of another firm? _____ If yes, which firm? _____

What was the firm's total volume in U.S. Treasuries and Agencies for the last fiscal year?

Firmwide: \$ _____

This office \$ _____

Please provide information on a separate sheet regarding additional coverage for your customers in case of default or fails.

Is the firm an inventory dealer? _____

Do you take position in securities in which you sell or buy? _____

Does the firm agree to comply with SEC Net Capital Guidelines on a continuous basis?

How much capital do you maintain? _____

Through which firm do you clear? _____

Do you clear on a fully disclosed basis, i.e. will the clearing firm be acting as principal on the transaction? _____

INVESTMENT GLOSSARY

AGENCIES: A general term for a debt instrument issued by government sponsored enterprises including Fannie Mae, Freddie Mac, Farmer Mac, FFCB and FHLB. These are widely considered to be among the safest types of fixed income securities, although they are not explicitly guaranteed by the Federal government.

BID: The indicated price at which a buyer is willing to purchase a security.

BROKER: A broker brings sellers and buyers together for a commission. The term “broker” is often used interchangeably with “dealer” to refer to a seller of investment securities.

CERTIFICATE OF DEPOSIT: A time deposit with a bank or credit union with a fixed maturity evidenced by a certificate.

COLLATERAL: Securities pledged by a bank to secure deposits of public monies.

COMMERCIAL PAPER: An unsecured short-term promissory note issued by corporation, with maturities ranging from 2 to 270 days.

COMPREHENSIVE ANNUAL FINANCIAL REPORT: The official annual report for the City of Alvarado. It includes combined statements for each individual fund and account group. It also includes supporting schedules necessary to demonstrate compliance with finance related legal and contractual provisions, extensive introductory material, and a detailed statistical section.

COUPON: (a) The annual rate of interest that a bond’s issuer promises to pay the bondholder on the bond’s face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

CREDIT QUALITY: The measurement of the financial strength of a bond issuer. The measurement helps and investor to understand an issuer’s ability to make timely interest payments and repay the loan principal upon maturity. Generally, the higher the credit quality of a bond issuer, the lower the interest rate paid by the issuer because the risk of default is lower. Credit quality rankings are provided by nationally recognized rating agencies.

CREDIT RISK: The risk to an investor that an issuer will default in the payment of interest and/or principal on a security.

DEALER: A dealer, as opposed to a broker acts as a principal in all transactions, buying and selling for his own account.

DELIVERY VERSUS PAYMENT (DVP): Delivery of investment securities with a simultaneous exchange of funds. In a DVP transaction, the investor is always in possession of cash or the investment.

DISCOUNT: The difference between the purchase price of a security and the par value at maturity. A security selling below the original offering price shortly after sale also considered to be at a discount.

DIVERSIFICATION: Investing assets among a range of investment types by sector, maturity, and credit rating in order to mitigate concentration risk.

FEDERAL AGRICULTURAL MORTGAGE CORPORATION (“Farmer Mac”): A federally chartered corporation responsible for guaranteeing the timely repayment of principal and interest to bond investors on agricultural loans and related debt.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, up to \$250,000 per depositor for each insured financial institution.

FEDERAL FARM CREDIT BANK (FFCB): The Federal Farm Credit Bank System is the oldest of the government sponsored enterprises, created by an act of congress in 1916. Its mission is to provide a reliable and low cost source of funds to support agriculture in the United States. FFCB debt obligations are highly liquid and share the same credit rating as the U.S. Treasury.

FEDERAL HOME LOAN BANKS (FHLB): The Federal Home Loan Bank system was created by an act of Congress in 1932 as a system of 12 regional banks that provide funds to its member banks. FHLB’s primary mission is to support residential and community lending. Its membership of more than 8,000 financial institutions includes savings banks, commercial banks, credit unions and insurance companies active in housing finance. FHLB debt obligations are highly liquid, and share the same debt rating as the U.S. Treasury.

FEDERAL HOME LOAN MORTGAGE COMPANY (FHLMC or “Freddie Mac”): Freddie Mac was created by an act of Congress in 1970 as a shareholder-owned company to further expand the secondary market for mortgage loans in the United States. Freddie Mac buys existing mortgages and pools them together to create mortgage-backed securities that can then be sold to investors, thereby providing liquidity to lenders who can then make additional loans. Along with Fannie Mae, Freddie Mac was placed into government conservatorship in September 2008, but continues full operations under government control. Freddie Mac securities are highly liquid and share the same debt rating as the U.S. Treasury.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA or “Fannie Mae”): Fannie Mae was chartered in 1938 under the Federal National Mortgage Association Act to provide a secondary market for mortgage loans in the United States, by purchasing existing home loans and pooling them together to create mortgage-backed securities that can then be sold to investors, along with a guaranty of the timely payment of principal and

interest on the underlying loans. Fannie Mae was privatized in 1968 and operated as a private stockholder-owned company for 40 years before the housing market collapse forced them into federal government conservatorship in September 2008. Fannie Mae currently continues operation under government control and shares the same debt rating as the U.S. Treasury. Fannie Mae debt obligations are highly liquid.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven-member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

INTEREST RATE RISK: The risk associated with declines or rises in interest rates which cause an investment in fixed-income security to increase or decrease in value.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value.

LOCAL GOVERNMENT INVESTMENT POOL: An investment by local governments in which their money is pooled as a method for managing local funds.

MARKET RISK: The risk that the value of a security will rise or decline as a result of changes in market conditions.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase-reverse repurchase agreements that establishes each party's rights in the transactions.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

OFFER: An indicated price at which market participants are willing to sell a security. Also referred to as the "Ask price."

PAR: Face value or principal value of a bond.

PORTFOLIO: Collection of securities held by an investor.

PREMIUM: The amount by which the price paid for a security exceeds the security's par value.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its oversight. Primary Dealers are required to continually "make a market" in Treasury securities, buying or selling when asked, thereby creating a liquid secondary market for US debt obligations.

REPURCHASE AGREEMENT (REPO): An agreement of one party to sell securities at a specified price to a second party and a simultaneous agreement of the first party to repurchase the securities at a specified price or at a specified later date.

SAFEKEEPING: The digital holding of assets (e.g., securities) by a financial institution.

SECONDARY MARKET: A market made for the purchase and sale existing investment securities following the initial issue and distribution.

TREASURY BILLS: A non-interest bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months or one year.

TREASURY BONDS: Long-term coupon bearing U.S. Treasury securities issued as direct obligation of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: Medium-term coupon-bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities from 2 to 10 years.

VOLATILITY: A degree of fluctuation in the price and valuation of securities.

WEIGHTED AVERAGE MATURITY (WAM): The average maturity of all the securities that comprise a portfolio.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) **INCOME YIELD** is obtained by the current dollar income by the current market price for the security. (b) **NET YIELD** or **YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in the purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.



City Council Management Report

Meeting Date: 1/26/2026

Contact: Justin French, Community Development Director

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

On October 16, 2023, the City Council authorized the City Manager to enter into an agreement with the General Land Office of the State of Texas (GLO) for the awarding of a Resilient Communities Program grant not to exceed \$300,000, payable as reimbursements of allowable expenses, under the U.S. Department of Housing and Urban Development's Community Development Block Grant-Mitigation (CDBG-MIT).

The Resilient Communities Program funds CDBG-MIT activities that work to increase a community's resilience to disasters and reduce or eliminate the impact of future disasters. These funds will result in the development and formal adoption of a Comprehensive Plan update, Downtown Master Plan, Zoning Ordinance rewrite, and more as funding is available.

Abra Nusser with LJA will present the Comprehensive Plan, Downtown Master Plan, and the Park Master Plan for City Council's action.

FINANCIAL IMPACT:

NA

RECOMMENDATION:

On January 15, 2026, the Planning and Zoning Commission motion to continue the public hearing to their February 12, 2026, regularly scheduled meeting was approved by a vote of 4-0. The City Council should also open this public hearing and consider continuing the public hearing to their February 16, 2026, regularly scheduled meeting to allow the General Land Office more time to review and accept the City's milestone submittals in accordance with the Resilient Community Program grant procedures.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None



City Council Management Report

Meeting Date: 1/26/2026

Contact: Justin French, Community Development Director

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

The preliminary plat application was submitted and deemed administratively complete on January 2, 2026. Per Section 34-34.d of the Alvarado subdivision ordinance, the City Council shall:

1. Act within 30 days after the filing of preliminary plat
2. Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons cited in ordinance

The FutureLand Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Interstate Business. On December 15, 2025, City Council approved a rezoning to the General Commercial (C-2) District for the portion of the site not already zoned C-2 District in accordance with the Comprehensive Plan. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditions of approval letter.

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

On January 15, 2026, the Planning and Zoning Commission recommended Council approve with conditions by a vote of 4-0.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. CC Conditional Approval Ltr - Inspire Preliminary Plat 1-26-26 DRAFT
2. Inspire Preliminary Plat - Location Map



City of Alvarado
104 W. College Alvarado, TX 76009
817-790-3351 ♦ Fax 817-783-7925 ♦ www.cityofalvarado.org

January 26, 2026

Kimley-Horn
Attn: David Upton, P.E.
6160 Warren Parkway, Suite 210
Frisco, TX 75034
David.Upton@kimley-horn.com

Re: Preliminary Plat Comments for Inspire Addition

Dear Mr. Upton,

This letter confirms that on January 26, 2026, the Alvarado City Council conditionally approved the Inspire Addition preliminary plat with the following conditions.

1. Coordinate location of easements and public infrastructure with Popeye's development of Lot 4, Block A of the CVS Alvarado Addition.
2. Public Works Director Michael Dwiggins has the following comments:
 - a. 10-foot sanitary sewer easements shown should be a minimum of 20 feet wide.
3. Lot 6X must be combined with Lot 6 (preferred) or a note must be added to the plat stating that a Property Owners' Association (POA) is required to collect adequate dues, maintain Lot 6X, and cannot be dissolved without the City's consent.
4. Proposed D.E. labels must be changed to Private Drainage Easements and privately maintained.
5. F.A.U.E. must be changed to Private Access and Public Utility Easement.
6. Clarify perhaps with a label, what appears to be a 10' E.E. or 10' U.E. in the southwest bend of the private access easement of Lot 6 on Sheet 2 of 3.
7. In the southwest corner shown on Sheet 1 of 3 is a callout of an E.E. to see Detail A but Detail A on Sheet 2 of 3 calls out 10' U.E. Please clarify.
8. The Private Access must be extended to the property lines of Lots 1-4, Block A of the Inspire Addition.
9. A note must be added to the plat indicating that the Private Access Easements serve Lots 1-6, Block A of the Inspire Addition, Lot 4, Block A of the CVS Alvarado Addition, and Tracts 7B & 8 of the W. M. Balch Survey, A-48.
10. Additional comments provided by City's third-party engineer under separate cover for preliminary plat shall be complied.

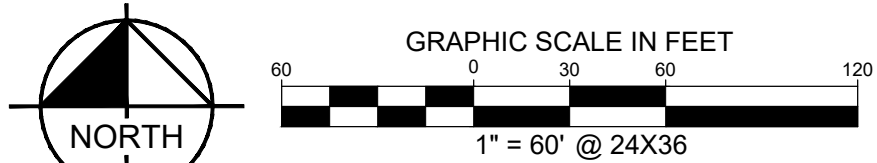
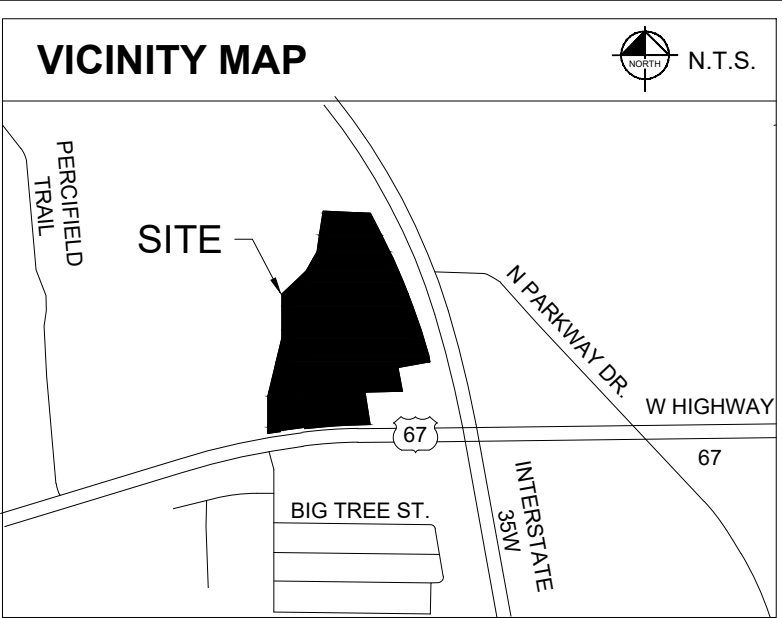
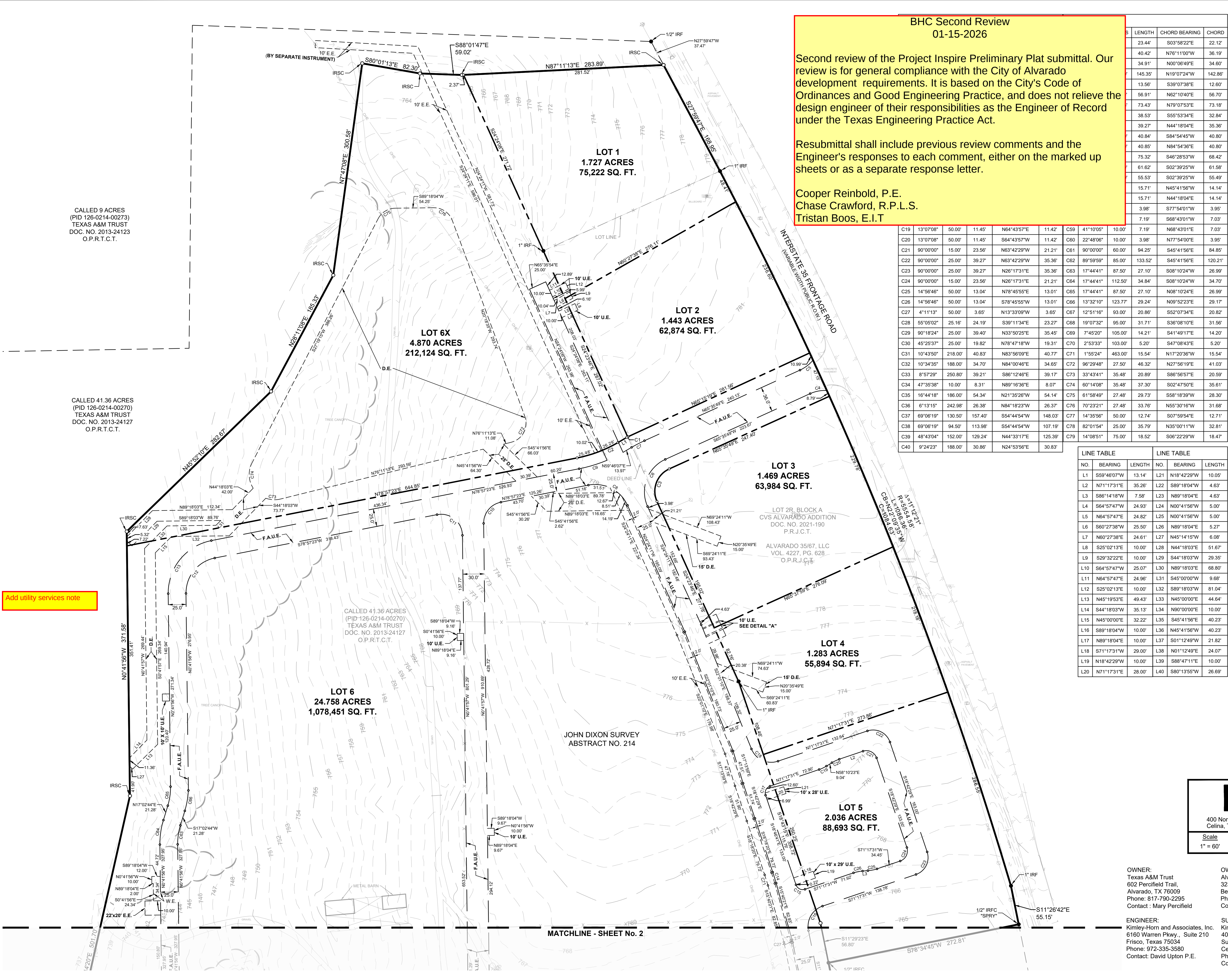
Sincerely,



Justin French, AICP
Community Development Director
City of Alvarado
104 W. College Ave. | Alvarado, TX 76009
817.790.3351 | 817.240.9585 mobile
frenchj@cityofalvarado.org

Attachments: City's third-party engineers' remarks under separate cover.

DRAFT



LEGEND

O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
CMF	CONCRETE MONUMENT FOUND
CMS	CONCRETE MONUMENT SET
IRF	IRON PIPE FOUND
IRP	IRON ROD FOUND
IRFC	IRON ROD WITH CAP FOUND
IRSC	IRON ROD WITH "KHA" CAP SET
MMF	MAG NAIL FOUND
MNS	MAG NAIL SET
XF	"X" CUT FOUND
XS	"X" CUT SET
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
D.D.E.	DRAINAGE & DETENTION EASEMENT
F.A.U.E.	FIRELANE ACCESS & UTILITY EASEMENT
F.E.	FIRELANE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT

LEGEND

BOX OR PEDESTAL	C COMMUNICATIONS
HANDHOLE	E ELECTRIC OR POWER
MANHOLE	F FIBER OPTIC
MARKER SIGN	G NATURAL GAS
METER	P PETROLEUM OR PIPELINE
RAILROAD	R RAILROAD
POLE	S SAN SEWER OR WASTEWATER
STORAGE TANK	D STORM SEWER
VALVE (EXCEPT WATER)	T TELEPHONE
VAULT	TR TRAFFIC
WELL	U UNIDENTIFIED
CABLE TV	W WATER
ROOF DRAIN	SB SECURITY CAMERA
ELEVATION BENCHMARK	SB SANITARY SEWER BOX
FLOW DIRECTION	SB SANITARY SEWER CLEAN OUT
MONITORING WELL	SB SANITARY SEWER LIFT STATION
FUEL TANK	SB STORM SEWER DRAIN
FLOOD LIGHT	SB TRAFFIC BARRIER
GUY ANCHOR	SB TRAFFIC COLLAR
GUY ANCHOR POLE	SB TRAFFIC CAMERA
UTILITY POLE	SB TRAFFIC SENSOR
ELECTRIC SWITCH	SB TRAFFIC SIGNAL
ELECTRIC TRANSFORMER	SB TRASH BIN
HANDICAPPED PARKING	SB TREE
PARKING METER	SB WATER BOX
RAILROAD SIGNAL	SB FIRE SPRINKLER CONNECTION
RAILROAD SIGN	SB FIRE HYDRANT
ROAD SIGN	SB WATER VALVE
MARQUEE/BILLBOARD	SB AIR RELEASE VALVE
AC UNIT	SB WATER WELL
BASKET BALL GOAL	SB IRRIGATION VALVE
BORE LOCATION	SB LIGHT STANDARD
FLAG POLE	SB MAIL BOX
GOAL POST	SB NEWS STAND
GREASE TRAP	SB PHONE BOOTH
	SB ADJACENT PROPERTY LINE
	SB EASEMENT LINE
	SB BUILDING LINE
	SB WATER LINE
	SB W
	SB SS
	SB GAS
	SB UNDERGROUND GAS LINE
	SB OHE
	SB OVERHEAD UTILITY LINE
	SB UGE
	SB UNDERGROUND ELECTRIC LINE
	SB UGT
	SB UNDERGROUND TELEPHONE LINE
	SB FENCE
	SB CONCRETE PAVEMENT
	SB ASPHALT PAVEMENT

PRELIMINARY PLAT
INSPIRE ADDITION

BLOCK A, LOTS 1-6 & 6X

37.586 ACRES OUT OF THE JOHN DIXON SURVEY
ABSTRACT NO. 214 AND THE WILLIAM M. BALCH
SURVEY ABSTRACT NO. 48
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	GGL	KHA	Dec-25	063363553	1 OF 3

FILED:

OWNER:
Texas A&M Trust
602 Perciefield Trail,
Alvarado, TX 76009
Phone: 817-790-2295
Contact : Mary Perciefield

SURVEYOR:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: David Upton P.E.

OWNER:
Alvarado 35/67, LLC
3231 Harwood Road
Bedford, TX 76021
Contact : James Makens

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive,
Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Michael Wayne R.P.L.S.

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

PROPERTY DESCRIPTION

BEING a tract of land situated in the John Dixon Survey, Abstract No. 214, and the William M. Balch Survey, Abstract No. 48, Johnson County, Texas, being a portion of a 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 a portion of Lot 2R, Block A, CVS-Alvarado Addition, recorded in Document No. 2021-190, Plat Records of Johnson County, Texas (P.R.J.C.T.) and being a portion of a called 29.563 acre tract of land conveyed to Texas A&M Trust by deed recorded in Document No. 2013-24130, Official Public Records of Johnson County, Texas (O.P.R.J.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found capped (stamped "Fort Worth Surveying LLC") at a south corner of said 41.36 acre tract, at a north corner of said 29.563 acre tract, and for the northwest corner of a called 1.00 acre tract of land conveyed to Kelly Anna Morton by deed recorded in Document No. 2022-29714, O.P.R.J.C.T.;

THENCE South 09°30'59" East, along the easterly line of said 29.563 acre tract and the westerly line of said 1.00 acre tract, a distance of 277.38 feet to a 5/8-inch iron rod found capped (stamped "Fort Worth Surveying LLC") for the southwest corner of said 1.00 acre tract, being on the northerly right of way line of U.S. Highway 67 (East Henderson Street) and at the beginning of a non-tangent curve to the left with a radius of 5,839.60 feet, a central angle of 05°25'08", and a chord bearing and distance of South 85°45'45" West, 552.10 feet;

THENCE along the southerly line of said 29.563 acre tract and the northerly right-of-way line of U.S. Highway 67 the following courses and distances;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 552.30 feet to a concrete monument found for corner;

North 08°54'06" West, a distance of 10.28 feet to a concrete monument found at the beginning of a non-tangent curve to the left with a radius of 5,849.60 feet, a central angle of 01°58'58", and a chord bearing and distance of South 81°52'24" West, 202.42 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 202.43 feet to a concrete monument found for corner;

South 00°29'52" West, a distance of 10.01 feet to a 5/8-inch iron rod found capped (stamped "Fort Worth Surveying LLC") at the beginning of a non-tangent curve to the left with a radius of 5,839.60 feet, a central angle of 01°03'39", and a chord bearing and distance of South 80°35'31" West, 108.11 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 108.11 feet to a 1/2-inch iron rod found for the southeast corner of a called 1.57 acre tract of land described in a deed to M3 Property Rentals, LLC, recorded in Document No. 2024-8624, O.P.R.J.C.T.;

THENCE North 00°41'20" West, departing the northerly right of way line of said U.S. Highway 67 and the southerly line of said 29.563 acre tract, and along the easterly right-of-way line of said 1.57 acre tract, a distance of 314.50 feet to a 1/2-inch iron rod found capped (stamped "RECER FOX") for the northeast corner of said 1.57 acre tract;

THENCE crossing said 29.563 acre tract and said 41.36 acre tract, the following courses and distances:

North 12°44'20" East, a distance of 501.70 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 00°41'56" West, a distance of 371.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 45°52'10" East, a distance of 282.67 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 28°11'08" East, a distance of 185.33 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 07°47'08" East, 300.58 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner, 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 77°22'44" West, 244.71 feet;

South 80°01'13" East, 82.30 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

South 88°01'47" East, 59.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 87°11'13" East, 283.89 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner in the northeast line of said 41.36 acre tract and in the west line of I-35W, from which a 1/2-inch iron rod found for the northeast corner of said 41.36 acre tract bears, North 27°59'47" West, 37.47 feet;

THENCE South 27°59'47" East, along the northeast line of said 41.36 acre tract and the westerly right-of-way line of said I-35W, a distance of 168.95 feet to a 1-inch iron rod found for the northernmost corner of aforesaid Lot 2R, at the beginning of a non-tangent curve to the right with a radius of 5,554.58 feet, a central angle of 11°12'21", and a chord bearing and distance of South 22°09'35" East, 1,084.63 feet;

THENCE along the easterly line of said Lot 2R and the westerly right-of-way line of said I-35, the following courses and distances:

In a southerly direction, with said non-tangent curve to the right, an arc distance of 1,086.36 feet to a 1-inch iron rod found for corner;

South 11°26'42" East, a distance of 55.15 feet to a 1/2 inch iron found capped (stamped "SPRY") for corner;

THENCE South 78°34'45" West, departing the easterly line of said Lot 2R and the westerly right-of-way line of said I-35W, and crossing said Lot 2R, a distance of 272.81 feet to a 1/2 inch iron found capped (stamped "SPRY") for corner on the Westerly line of said Lot 2R;

South 11°30'07" East, along the westerly line of said Lot 2R, passing at a distance of 158.00 feet a 1/2-inch iron rod found capped (stamped "BEASLEY RPLS 5066") for the northwest corner of Lot 3, Block A of the CVS Alvarado Addition, recorded in Document No. 2021-190, P.R.J.C.T, then continuing along the same course and the westerly line of said Lot 3, for a total distance of 201.47 feet to a 1/2-inch iron rod found capped (stamped "BEASLEY RPLS 5066") for the northeast corner of a called 1.00 acre tract of land conveyed to Kelly Anna Morton by deed recorded in Document No. 2022-29715, O.P.R.J.C.T.;

South 87°56'56" West, departing the westerly line of said Lot 3, along the northerly line of said 1.0 acre tract, passing at a distance of 158.14 feet a 5/8-inch iron rod found capped (stamped "Fort Worth Surveying LLC") for the northwest corner of said 1.0 acre tract, continuing along the same course and the northerly line of said 1.00 acre tract for a total distance of 315.94 feet to the **POINT OF BEGINNING** and containing 1,637,242 square feet or 37.586 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF JOHNSON

NOW AND THEREFORE, know all men by these presents that TEXAS A&M TRUST and 35/67, LLC, hereby adopts this plat as **the INSPIRE ADDITION**, an addition to the City of Alvarado, Johnson County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the ____ day of _____, 20__.

By: TEXAS A&M TRUST

By: _____

Executed this the ____ day of _____, 20__.

By: 35/67, LLC

By: _____

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for the State of _____

My Commission expires: _____

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

That I, Michael J. Swayne Registered Public Surveyor, Texas Registration No. 7143, do hereby certify that I prepared this plat and the field notes made a parthereof from an actual and accurate survey of the land and that the corner monuments shownthereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Alvarado, Texas.

Michael J. Swayne
Registered Professional Land Surveyor No. 7143
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Ph. 469-501-2200
michael.swayne@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Michael J. Swayne known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 202__.

Notary Public, State of Texas

Approved this ____ day of _____, 20____, by the city council of the City of Alvarado, Texas.
Mayor City Secretary

Mayor

City Secretary

Plat recorded in Volume _____, Page _____, Slide _____,Date: _____ County Clerk, Johnson County, Texas

County Clerk, Johnson County, Texas

PRELIMINARY PLAT
INSPIRE ADDITION

BLOCK A, LOTS 1-6 & 6X

37.586 ACRES OUT OF THE JOHN DIXON SURVEY
ABSTRACT NO. 214 AND THE WILLIAM M. BALCH
SURVEY ABSTRACT NO. 48
CITY OF ALVARADO, JOHNSON COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009

FIRM # 10194503

Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	GGL	KHA	Dec-25	063363553	3 OF 3

FILED:

OWNER:
Texas A&M Trust
602 Percifield Trail,
Alvarado, TX 76009
Phone: 817-790-2295
Contact : Mary Percifield

ENGINEER:
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Phone: 972-335-3580
Contact: David Upton P.E.

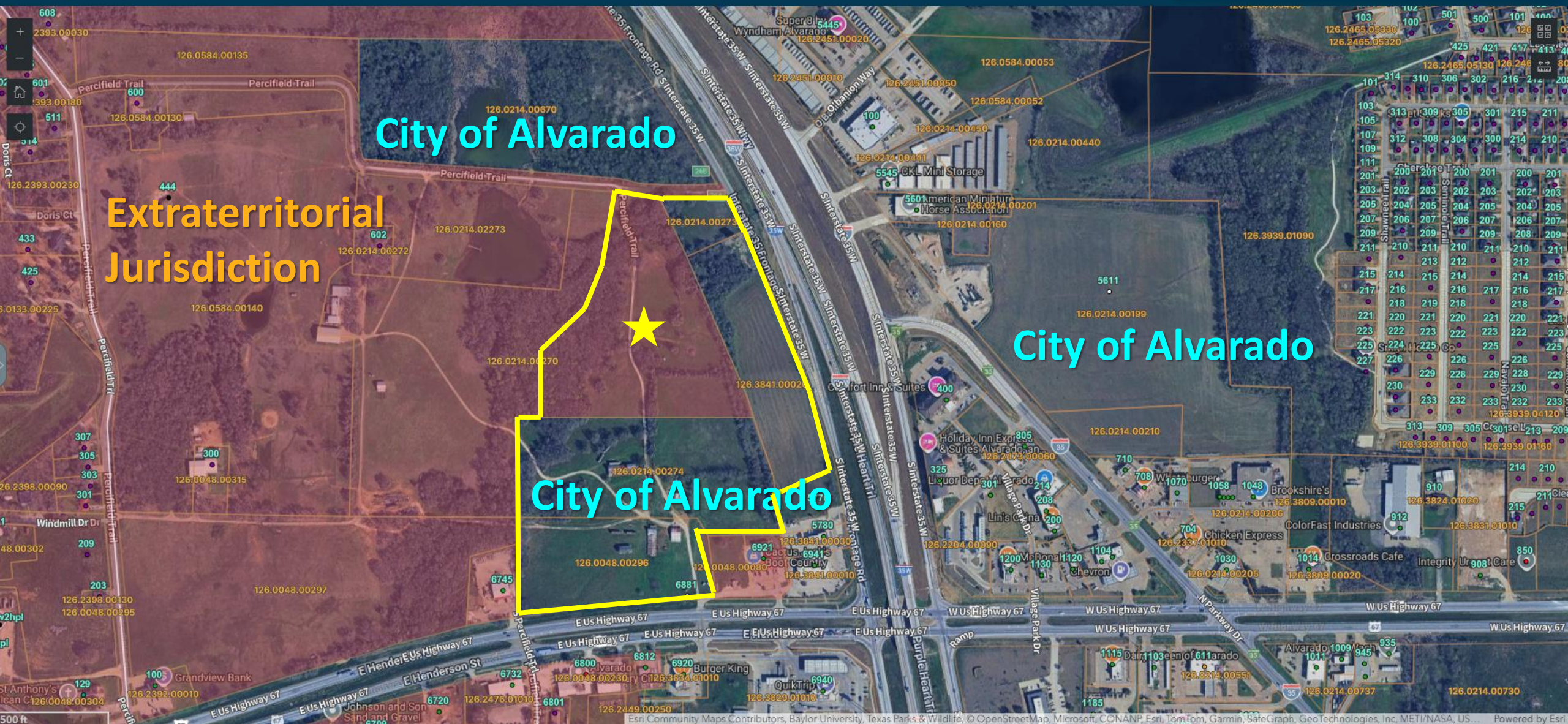
OWNER:
Alvarado 35/67, LLC
3231 Harwood Road
Bedford, TX 76021
Phone: 214-957-8284
Contact : James Makens

SURVEYOR:
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive,
Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Michael Swayne R.P.L.S.

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SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

DWG NAME: K:\CEL SURVEY\06336353-XM 0019 ALVARADO TX\APP DWG 1 PLOTTED BY: LIVERGOOD GRANT 11/26/2024 11:05 AM LAST SAVED: 12/23/2025 10:09 AM

Page 65 of 85





City Council Management Report

Meeting Date: 1/26/2026

Contact: Gus Chavarria, City Engineer

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

In 2023, the Council approved an AFA (Advance Funding Agreement) with TxDOT for the first half of North Cummings Dr. from Hwy—67 to CR 508. The scope of the project has been broadened to include pavement for two additional future lanes on North Cummings Dr. from Hwy—67 to CR 508 and the extension of North Cummings Dr. to CR 604.

On August 22, 2025, the parties executed Amendment #1 to the contract to correct the Right-of-Way funding allocation, extend the project limits, and add additional Engineering and Construction funds for 0902-50-142.

Due to the increase in Construction costs, the funding agreement with TxDOT must be updated again, and local participation must be increased. The total estimated cost of the Project increased by \$16,516,526.00, from \$13,800,450.00 to \$30,316,976.00.

FINANCIAL IMPACT:

The local contribution is now approximately \$7,322,635.

RECOMMENDATION:

Staff recommends passing the resolution to update the AFA and to continue designing the remainder of the project.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. 0902-50-142_DRAFT AFA Amd 2

TxDOT:				Federal Highway Administration:	
CCSJ #	0902-50-142	AFA ID	Z00003907	CFDA No.	20.205
AFA CSJs	0902-50-142			CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	00850		
Project Name	Cummings Dr; US 67 to CR 604			AFA Not Used For Research & Development	

THE STATE OF TEXAS §

THE COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT
For
Congestion Mitigation and Air Quality Improvement
and
Surface Transportation Block Grant
Off-System

AMENDMENT #2

THIS AMENDMENT is made by and between the State of Texas, acting through the **Texas Department of Transportation**, called the “State”, and the **City of Alvarado**, acting by and through its duly authorized officials, called the “Local Government”. The State and Local Government shall be collectively referred to as “the parties” hereinafter.

WITNESSETH

WHEREAS, the parties executed a contract on **01/13/2023** to effectuate their agreement to **rehabilitation** of existing N. Cummings Dr. in the City of Alvarado; and,

WHEREAS, the parties executed Amendment #1 to the contract on **08/22/2025** to **correct the Right of Way funding allocation, extend the project limits, and add the additional Engineering and Construction funds for 0902-50-142**; and,

WHEREAS, it has become necessary to amend that contract in order to **increase Federal funding for Construction due to increase of Construction costs**;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, the parties do agree as follows:

AGREEMENT

The parties agree that the Agreement is amended as follows:

1. Attachment B-1, **Project Budget**, is deleted in its entirety and replaced with Attachment B-2, **Project Budget**, which is attached to and made a part of this Amendment. The total estimated cost of the Project **increased** by \$ **16,516,526.00**, from \$ **13,800,450.00** to \$ **30,316,976.00**, due to **increase of Construction costs**.

TxDOT:				Federal Highway Administration:	
CCSJ #	0902-50-142	AFA ID	Z00003907	CFDA No.	20.205
AFA CSJs	0902-50-142			CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	00850		
Project Name	Cummings Dr; US 67 to CR 604			AFA Not Used For Research & Development	

2. Attachment C-1, Resolution, Ordinance, or Commissioners Court Order, is supplemented by adding Attachment C-2, Resolution, Ordinance, or Commissioners Court Order. **The Amendment Number on the Resolution, Ordinance, or Commissioners Court Order has been updated to reflect the correct number. The reason for the change was due to the previous Resolution, Ordinance, or Commissioners Court referenced Amendment Number 1 and since this is Amendment Number 2, we are unable to use it.**

All other provisions of the original contract are unchanged and remain in full force and effect.

Signatory Warranty

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

Each party is signing this Agreement on the date stated under that party's signature.

THE STATE OF TEXAS

THE LOCAL GOVERNMENT

Signature

Signature

Typed or Printed Name

Typed or Printed Name

Typed or Printed Title

Typed or Printed Title

Date

Date

TxDOT:				Federal Highway Administration:	
CCSJ #	0902-50-142	AFA ID	Z00003907	CFDA No.	20.205
AFA CSJs	0902-50-142			CFDA Title	Highway Planning and Construction
District #	02	Code Chart 64#	00850		
Project Name	Cummings Dr; US 67 to CR 604			AFA Not Used For Research & Development	

ATTACHMENT B-2 PROJECT BUDGET

Construction costs will be allocated based on 80% Federal funding and 20% Local Government funding until the Federal funding reaches the maximum obligated amount. The Local Government will then be responsible for 100% of the Construction cost overruns.

Description	Total Estimated Cost	Federal Participation		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Environmental (by Local Government)	\$100,000	80%	\$80,000	0%	\$0	20%	\$20,000
Engineering (by Local Government)	\$1,400,000	80%	\$1,120,000	0%	\$0	20%	\$280,000
Construction (by State)	\$27,133,000	80%	\$21,706,400	0%	\$0	20%	\$5,426,600
Subtotal	\$28,633,000		\$22,906,400		\$0		\$5,726,600
Environmental Direct State Costs	\$59,999	0%	\$0	0%	\$0	100%	\$59,999
Engineering Direct State Costs	\$59,999	0%	\$0	0%	\$0	100%	\$59,999
Right of Way Direct State Costs	\$1	0%	\$0	0%	\$0	100%	\$1
Utility Direct State Costs	\$1	0%	\$0	0%	\$0	100%	\$1
Construction Direct State Costs	\$1,476,035	0%	\$0	0%	\$0	100%	\$1,476,035
Subtotal	\$1,596,035		\$0		\$0		\$1,596,035
Indirect State Costs (5.51%)	\$87,941	0%	\$0	100%	\$87,941	0%	\$0
TOTAL	\$30,316,976		\$22,906,400		\$87,941		\$7,322,635

Initial payment already paid by the Local Government to the State: \$125,000.00

Initial payment by the Local Government to the State: \$120,000.00.

Payment by the Local Government to the State before construction: \$1,476,035.00.

Estimated total payment by the Local Government to the State \$1,596,035.00.

This is an estimate. The final amount of Local Government participation will be based on actual costs.



City Council Management Report

Meeting Date: 1/26/2026

Contact: David Fain, Interim Director of Public Services

AGENDA ITEM:

Consideration and action related to a waiver of the Historic Use Permit for groundwater wells from the Prairielands Groundwater Conservation District. (Fain)

BACKGROUND & FINDINGS:

The purpose of this item is to discuss the future use of groundwater wells and transition to a surface water supply.

The decision is about long-term reliability. Our wells are aging, and groundwater levels in North Texas fluctuate with drought and increased demand. Continuing to rely on groundwater alone increases the risk of declining well capacity and higher maintenance costs. Surface water provides a more stable and resilient supply, especially as Alvarado continues to grow.

From a financial standpoint, while surface water infrastructure requires upfront investment, continuing groundwater use would lead to rising costs over time—from deeper drilling well rehabilitation, and advanced treatment needs. When the City looks at the full life cycle costs, surface water is more sustainable and predictable option for our community

FINANCIAL IMPACT:

N/A

RECOMMENDATION:

Confirm the request.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. surface water comparison
2. City of Alvarado_Ltr Re HUP Waiver_12.16.25
3. HUP-087_City of Alvarado_Waiver of Historic Use_Aproved 11.13.25_signed

Advantages and Disadvantages of maintaining a waiver of
Historic Use Permit for groundwater use

Advantages of not maintaining a waiver of historic use permit

- No permit fees (approximately \$42,000 annually). The City paid fees for many years and did not draw any water from the groundwater wells. City purchases surface water exclusively for its customers.
- No late fees
- Do not have to maintain or repair the well sites. It is expensive to maintain groundwater wells (all groundwater wells in Alvarado have been capped/or permanently shut down).
- Groundwater wells cannot produce the amount of water necessary for the current population as well as future population projections.
- Trends indicate the aquifer is dropping, which is expensive because the City will have to lower pumps.

Disadvantages of not maintaining a waiver of historic use permit

- It is another source of water
- While the City can apply for permits in the future, the permits will not provide the amount of water that the historic use permit can provide.



208 Kimberly Dr
Cleburne, TX 76031
Phone: (817) 556-2299
Fax: (817) 556-2305
www.prairielandsgcd.org

December 16, 2025

CERTIFIED MAIL & EMAIL

City of Alvarado
Attn: The Honorable Jacob Wheat
104 W College Ave
Alvarado, TX 76009

RE: Confirmation and Acknowledgment of Implications of Waiving Historic Use Permit

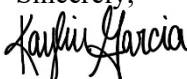
Dear Mayor Wheat:

Prairielands Groundwater Conservation District ("District") is writing regarding the City of Alvarado's ("City") request to waive its Historic Use Permit in the amount of 164,895,554 gallons. We want to ensure the City fully understands the significance of this action and the long-term implications associated with waiving historic use rights.

A Historic Use Permit is materially different from an Operating Permit. Historic Use Permits preserve a well owner's right to continue producing groundwater at the maximum historic use amount documented between 2004 and 2018. Once waived, this allocation cannot be reclaimed or reinstated through a new Historic Use Permit application. Any future request to produce groundwater would require the City to apply for an Operating Permit, which is subject to notice, hearing, Board approval, and the District rules in effect at that time. Importantly, approval under an Operating Permit is not guaranteed and, if granted, may authorize production in an amount less than what was previously recognized under the Historic Use Permit due to groundwater availability based on the City's CCN and city limits acreage.

To ensure clarity and mutual understanding, the District notes that, through the enclosed acknowledgment signed as part of the waiver request, the City confirms it is permanently relinquishing any future claim to historic use. The acknowledgment further affirms that, upon waiver, the well(s) will remain non-exempt and inactive unless ownership changes, the purpose of use is amended to an exempt status, or the well(s) are properly plugged, and that the historic allocation cannot be recovered through a subsequent Operating Permit application.

Should you have any questions or would to reconsider, please feel free to contact me at 817-556-2299.

Sincerely,

Kaylin Garcia
Permitting Director

KG
Enclosure

CC: Paul DeBuff, City Manager – debuffp@cityofalvarado.org
Michael Dwiggin, Public Works Director – dwigginsm@cityofalvarado.org



208 Kimberly Dr | Cleburne, TX 76031 | Phone: 817-556-2299 | Fax: 817-556-2305 | www.prairielandsgcd.org

NOTICE TO DISTRICT OF WAIVER OF RIGHT TO HISTORIC USE PERMIT

Date: 11/13/2025 Permit #: HUP-087
Permit Holder/System: City of Alvarado
Contact Name: David Fain, Mike Dwiggins, Vince Duncan, Paul DeBuff
Address: 600 S. Parkway
City: Alvarado State: Tx. Zip: 76009
Date approved: 09/19/2022 Permit allocation: 164,895,554
Purpose of Use: Drinking
Well ID(s): See attached

As well owner or authorized signatory for the aforementioned Historic Use Permit, I understand that Rule 3.8 of the District rules of the Prairielands Groundwater Conservation District (the "District") required an existing well owner of a well that was completed and operational prior to January 1, 2019 and that was not exempt from registration or permitting requirements to apply for a Historic Use Permit, allowing the well owner to preserve their right to continue to produce annually the maximum historic use of groundwater produced and used for a beneficial use in any calendar year from 2004 through 2018.

I hereby affirm that I no longer produce groundwater from the well(s) listed above that are part of this Historic Use Permit and am requesting to waive my right to make any future claim or application to the District for a Historic Use Permit. I understand that by waiving my rights, I may not operate the well(s) under the District Rules in the future unless I apply for and obtain an Operating Permit from the District authorizing production from the well(s), which will require notice, hearing, and approval by the Board of Directors of the District under the then applicable District rules. I also understand that any such future applications to request groundwater under an Operating Permit may be denied or granted in a lesser amount than what was approved under the Historic Use Permit based on groundwater availability or the District rules.

By my signature below, I acknowledge that I have read and understand the contents of this document, that I waive my rights to the authorized allocation under this Historic Use Permit as stated herein, that the well(s) listed on this document remain non-exempt and will be placed inactive unless a change of ownership has been provided, or the purpose of use has been amended to an exempt status, or if the well(s) is plugged.

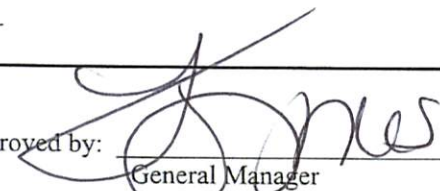

Signature

Date: 11/13/2025

Mike Dwiggins

Print Name

Date Received: 11.13.25

Approved by: 

General Manager

Waiver of HUP

Revised 10.01.25

City of Alvarado

PGCD Well ID's

Well #1-000789-plugged.

Well #2-000788-plugged.

Well #4-000787

Well #6-000786

Well #9-000785

Well #10-001450



City Council Management Report

Meeting Date: 1/26/2026

Contact: David Fain, Interim Director of Public Services

AGENDA ITEM:

Consideration and action related to directing the City Manager to approve the purchase of playground equipment for Carver Park. (Fain)

BACKGROUND & FINDINGS:

- Price of purchase includes installation.
- Replaces worn and damaged structures that may pose injury risks.
- New equipment meets current safety standards.
- Purchase of the equipment is part of the total makeover of the park site, which will include a basketball court resurfacing, and improvements to the pavilion, along with improved parking.

FINANCIAL IMPACT:

Funds for this project were approved in the FY 26 budget. Cost of purchasing the equipment is \$116,798.

RECOMMENDATION:

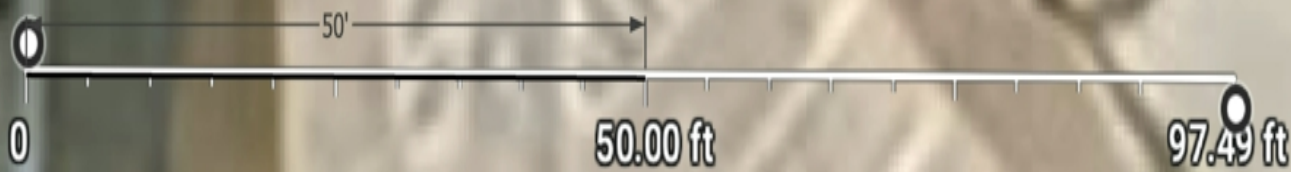
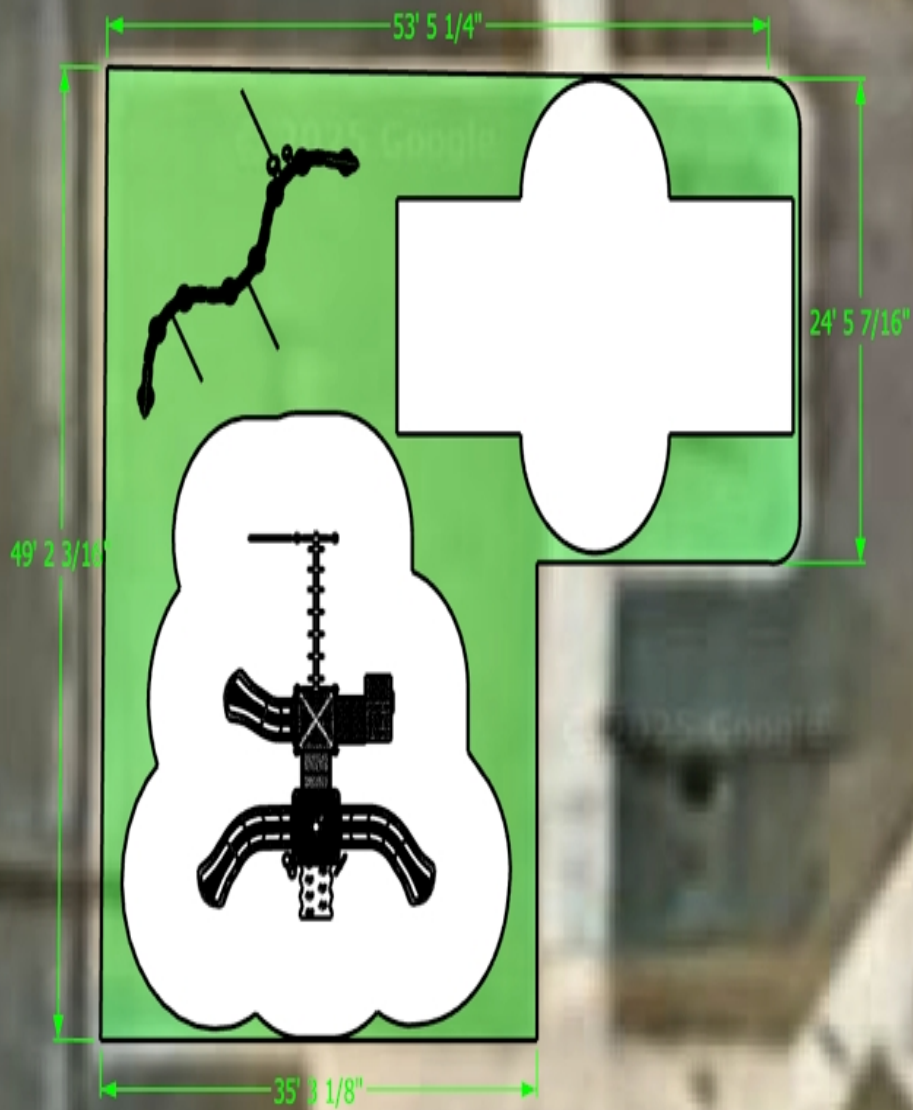
Staff recommend the City Council authorize the City Manager to purchase the equipment for Carver Park.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Layout
2. side 1







City Council Management Report

Meeting Date: 1/26/2026

Contact: Hillary Cromer, Director of Economic Development

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

Massey's BBQ & Grill on the Square plans to relocate to 105 S. Friou Street in Historic Downtown Alvarado. The building has been vacant for many years, and the relocation represents a significant step toward activating a key site on the square while retaining a well-established local business. The AEDC Board approved an \$80,000 reimbursement grant to assist with eligible relocation and build-out expenses for Massey's BBQ. The Board further authorized the Economic Development Director and/or City Manager to negotiate and execute the agreement in accordance with the parameters they established for the project.

FINANCIAL IMPACT:

The purchase will be funded using Alvarado EDC's portion of sales tax revenue, in an amount not to exceed \$80,000. To accommodate this expenditure, the EDC's FY 2025–2026 budget will require a budget amendment to formally incorporate the purchase.

RECOMMENDATION:

Action cannot be taken until the second reading has been completed. With that understanding, the Alvarado Economic Development Corporation Board of Directors recommends that City Council approve Resolution No.2025-0043; authorize the Economic Development Director and/or City Manager to negotiate and execute an agreement between the Alvarado Economic Development Corporation and Massey's BBQ for the relocation of the business to 105 S. Friou Street; determine an effective date; and recognize the project as a business retention and downtown revitalization initiative.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Resolution_R2025-0043_Masseys_BBQ_and_Grill_on_the_Square

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.

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

WHEREAS, the Alvarado Economic Development Corporation ("AEDC"), a Type B corporation established under the Texas Development Corporation Act, promotes and develops new and expanded business enterprises to create and retain jobs and strengthen the City's economy; and

WHEREAS, Massey's BBQ and Grill on the Square ("Massey's BBQ"), a long-time Alvarado business, has proposed relocating from its current location within the City to 105 S. Friou Street in Historic Downtown Alvarado; and

WHEREAS, the AEDC Board of Directors, at its special meeting on December 16, 2025, determined that this project constitutes both a business retention and downtown revitalization effort that will fill a long-vacant building, enhance the City's historic core, and contribute to local sales tax revenue; and

WHEREAS, the AEDC Board approved an allocation of economic development funds to assist with eligible relocation and build-out expenses, finding the project to be consistent with the goals set forth under Texas Local Government Code Chapter 505; and

WHEREAS, pursuant to Chapter 505, the City Council must authorize such projects by resolution prior to execution of any formal agreements or expenditure of Type B funds.

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

SECTION 1.

The above recitals are true and correct and are incorporated herein as findings of the City Council.

SECTION 2.

The City Council hereby authorizes the Alvarado Economic Development Corporation to negotiate and execute an economic development agreement with Massey's BBQ consistent with the scope of assistance approved by the AEDC Board of Directors.

SECTION 3.

The project is hereby designated as a Business Retention and Downtown Revitalization Initiative, intended to stimulate economic activity and fill a long-vacant downtown building.

SECTION 4.

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED ON FIRST READING THIS THE 17th DAY OF NOVEMBER 2025.

PASSED AND APPROVED ON SECOND READING THIS THE 15th DAY OF DECEMBER 2025.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary



City Council Management Report

Meeting Date: 1/26/2026

Contact: Hillary Cromer, Director of Economic Development

AGENDA ITEM:

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

BACKGROUND & FINDINGS:

Empire Investment LLC, the current owners of Burger Barn, have proposed the redevelopment of the property located at 209 E. College Avenue, previously referenced internally as Project Hearth. The project includes demolition of the existing structures on the site and construction of a new restaurant, Empire Burger and Steak, representing a significant reinvestment in an underutilized downtown property. The total project cost is estimated at \$1,337,500 and will be funded primarily through private capital.

The existing buildings on the property have reached the end of their useful life and currently contribute to visual blight within the downtown area. Their removal and replacement with a new, active restaurant use will significantly improve the appearance of the College Avenue corridor, enhance walkability, and support continued momentum in downtown revitalization efforts.

Empire Burger and Steak is anticipated to attract new visitors to Historic Downtown Alvarado, increase pedestrian traffic, and generate additional sales and property tax revenue. The project aligns with the Alvarado Economic Development Corporation's priorities related to business attraction, blight reduction, redevelopment of underperforming properties, and leveraging public incentives to catalyze private investment.

Based on these findings, the AEDC Board of Directors determined that participation in this project represents a strategic and appropriate use of incentive funds to reduce blight, stimulate economic activity, and strengthen the long-term vitality of the downtown area.

FINANCIAL IMPACT:

The purchase will be funded using Alvarado EDC's portion of sales tax revenue, in an amount not to exceed \$500,000 over a 3-year period beginning at the certificate of occupancy. To accommodate this expenditure, the EDC's FY 2025–2026 budget will require a budget amendment to formally incorporate the purchase.

RECOMMENDATION:

Action cannot be taken until the second reading has been completed. With that understanding, the Alvarado Economic Development Corporation Board of Directors recommends that City Council approve Resolution No. R2026-0004; authorize the Economic Development Director and/or City Manager to negotiate and execute an agreement between the Alvarado Economic Development Corporation and Empire Investment LLC (previously known as Project Hearth) for the redevelopment of 209 E. College Avenue; establish an effective date; and recognize the project as a business attraction and downtown revitalization initiative.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None



City Council Management Report

Meeting Date: 1/26/2026

Contact: Hillary Cromer, Director of Economic Development

AGENDA ITEM:

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)

BACKGROUND & FINDINGS:

Advance Career Education (ACE) proposes to operate an owner-occupied vocational and workforce training campus at 1005 Highway 67 in Alvarado. The facility will initially provide commercial driver's license (CDL) instruction, with plans to expand into additional skilled trades training programs over time. The project supports workforce development goals by creating career pathways for local high school graduates while addressing regional labor needs.

ACE attracts students from across Texas and neighboring states, resulting in increased demand for local hotels, restaurants, and retail establishments, and generating positive secondary economic impacts for the community.

The project requires public infrastructure improvements mandated by the City and the Texas Department of Transportation, including construction of a right-hand deceleration lane, sidewalks, and related improvements. The total estimated cost of these public improvements is approximately \$153,325. Impact fee credits are not available for this project, as ACE is currently the sole business benefiting from the required improvements.

To assist with these upfront infrastructure requirements and facilitate project implementation, ACE requested financial participation from the Alvarado Economic Development Corporation. After review, the AEDC Board of Directors approved a \$30,000 reimbursement grant, contingent upon completion of the eligible improvements and submission of appropriate documentation.

The Board further determined that the project represents a sound public investment because the required improvements will provide lasting benefit to the site regardless of whether ACE

expands, remains in operation long term, or additional businesses are developed on the property in the future. These improvements will support current operations while also positioning the site for future growth and redevelopment, aligning with the AEDC's broader economic development and infrastructure objectives.

FINANCIAL IMPACT:

The \$30,000 incentive will be provided by the Alvarado Economic Development Corporation (AEDC) as a reimbursement grant funded through the AEDC's portion of sales tax revenue. Reimbursement will be contingent upon completion of the City- and TxDOT-required improvements and submission of proof of payment. A budget amendment will be required to reflect this expenditure.

RECOMMENDATION:

Action cannot be taken until the second reading has been completed. With that understanding, the Alvarado Economic Development Corporation Board of Directors recommends that City Council approve Resolution No. R2026-0005 and authorize the Economic Development Director and/or City Manager to negotiate and execute a reimbursement grant agreement between the Alvarado Economic Development Corporation and Advance Career Education for City- and TxDOT-required public improvements at 1005 Highway 67; and establish an effective date.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None



City Council Management Report

Meeting Date: 1/26/2026

Contact: Jacob Wheat, Mayor

AGENDA ITEM:

Consideration and action related to a nomination for an unexpired term to the Johnson County Central Appraisal District Board of Directors. (Wheat)

BACKGROUND & FINDINGS:

The City received notice that a member of the Johnson County Central Appraisal District Board of Directors has resigned, leaving a vacancy on the Board. The Council may submit a nomination for consideration by the Board of Directors.

FINANCIAL IMPACT:

None

RECOMMENDATION:

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Resolution R2026-0007 Naming a candidate to the CAD Board of Directors

RESOLUTION NO. R2026-0007

A RESOLUTION OF THE CITY OF ALVARADO, TEXAS, TO NOMINATE A CANDIDATE FOR VACANCY ON THE BOARD OF DIRECTORS OF THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY.

WHEREAS, the City of Alvarado is a voting taxing unit in Johnson County, Texas, and pursuant to Texas Property Tax Code §6.03 authorized to nominate a candidate to fill a vacancy on the Board of Directors of the Central Appraisal District of Johnson County; and

WHEREAS, the Chief Appraiser of the Central Appraisal District of Johnson County has notified the City of Alvarado that a vacancy exists on the Board of Directors of the Central Appraisal District of Johnson County and that it may nominate a candidate for the Board of Directors to consider appointing as a member of the Board of Directors; and

WHEREAS, the City of Alvarado has determined that it would be in the public interest to nominate a candidate to fill the unexpired term of the vacant member of the Board of Directors of the Central Appraisal District of Johnson County; and

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ALVARADO:

That the City of Alvarado hereby nominates _____ (name of the nominee) as a candidate to fill the vacancy on the Board of Directors of the Central Appraisal District of Johnson County.

PASSED AND APPROVED THIS THE 26TH DAY OF JANUARY 2026.

Jacob Wheat, Mayor

ATTEST:

Bobbie Jo Taylor, City Secretary



City Council Management Report

Meeting Date: 1/26/2026

Contact: Jacob Wheat, Mayor

AGENDA ITEM:

Consideration and action related to the appointment of unexpired terms of the Library Advisory Board, Place 5 and Place 6. (Wheat)

BACKGROUND & FINDINGS:

The Library Advisory Board needs members appointed to unexpired terms to establish quorums at quarterly meetings. Place 6 will be appointed through June 2026, while Place 5 will expire in 2027.

FINANCIAL IMPACT:

RECOMMENDATION:

Appoint members to the unexpired terms of the Library Advisory Board.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. Application



BOARDS & COMMISSIONS VOLUNTEER APPLICATION

BOARD AND/OR VOLUNTEER OPPORTUNITY SELECTION

Animal Advisory Board	☐	Pecan Orchard Volunteer	☐	Downtown Activity Volunteer	☐
Library Advisory Board	☒	Animal Shelter Volunteer	☐	Alvarado Economic Development Corporation	☐
Parks Advisory Board	☐	PD Citizen Volunteer	☐	Planning and Zoning Commission	☐

PERSONAL INFORMATION

Full Name : Joy Morrison

Address : [REDACTED] ALVARADO TX 76009

Mailing Address : SAME

Phone Number : [REDACTED] Can we text you? ☒ Yes ☐ No

E-Mail : [REDACTED] Can you receive personal emails at this address? ☒ Yes ☐ No

Occupation : Operations Director Employer : RETIRED

How long have you lived in Alvarado? 5 years

Are you or any family member involved in any business transaction with the City of Alvarado? ☐ Yes ☒ No

What previous experience do you have on boards, commissions, volunteer services or other civic organizations:

Church, PTA, Boy Scouts Den Mother, Hospitality
BOARD TREASURER

TELL US ABOUT YOURSELF

What are your areas of interest : Gardening, Decorating, Voluntary Work

Thank you for your willingness to serve the City of Alvarado. Our citizens play an important role in the success of the City and it takes volunteers like yourself to get things done.

The City will keep your information on file for one (1) year and when an opportunity you have an interest in becomes available, you may be contacted to see if you are still interested in participating.

Need More Information?

📍 104 W. College St. Alvarado, TX
📞 (817) 790-3351
🌐 www.CityOfAlvarado.org

THANK YOU



BOARDS & COMMISSIONS VOLUNTEER APPLICATION

BOARD AND/OR VOLUNTEER OPPORTUNITY SELECTION

Animal Advisory Board	☐	Pecan Orchard Volunteer	☐	Downtown Activity Volunteer	☐
Library Advisory Board	☒	Animal Shelter Volunteer	☐	Alvarado Economic Development Corporation	☐
Parks Advisory Board	☐	PD Citizen Volunteer	☐	Planning and Zoning Commission	☐

PERSONAL INFORMATION

Full Name : Beth K Hill

Address : [REDACTED]

Mailing Address : same

Phone Number : [REDACTED] Can we text you? ☒ Yes ☐ No

E-Mail : [REDACTED] Can you receive personal emails at this address? ☒ Yes ☐ No

Occupation : Retired Employer :

How long have you lived in Alvarado? 5 years

Are you or any family member involved in any business transaction with the City of Alvarado? ☐ Yes ☒ No

What previous experience do you have on boards, commissions, volunteer services or other civic organizations:

Current + Carnegie Players board member.

TELL US ABOUT YOURSELF

What are your areas of interest? : Library

Thank you for your willingness to serve the City of Alvarado. Our citizens play an important role in the success of the City and it takes volunteers like yourself to get things done.

The City will keep your information on file for one (1) year and when an opportunity you have an interest in becomes available, you may be contacted to see if you are still interested in participating.

Need More Information?

📍 104 W. College St. Alvarado, TX
📞 (817) 790-3351
🌐 www.CityOfAlvarado.org

THANK YOU



City Council Management Report

Meeting Date: 1/26/2026

Contact:

AGENDA ITEM:

§ 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)

BACKGROUND & FINDINGS:

FINANCIAL IMPACT:

RECOMMENDATION:

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None



City Council Management Report

Meeting Date: 1/26/2026

Contact:

AGENDA ITEM:

§ 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)

BACKGROUND & FINDINGS:

FINANCIAL IMPACT:

RECOMMENDATION:

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None



City Council Management Report

Meeting Date: 1/26/2026

Contact:

AGENDA ITEM:

§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)

BACKGROUND & FINDINGS:

FINANCIAL IMPACT:

RECOMMENDATION:

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

None