



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 Monday, 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

