



CITY OF ALVARADO
County of Johnson
State of Texas
1/29/2026
City Council Meeting Minutes

The City Council of the City of Alvarado met in a Regular Called Session on Monday, January 26, 2026, at 6:30 PM. The following were present:

PRESENT: Mayor Jacob Wheat
Councilmember Ward III Scott Arthur
Councilmember Ward II Cherry Bryant
Councilmember Ward II Lydia Moon
Councilmember Ward I Beverly Short
Mayor Pro Tem Ward III Kevin Thomas

ABSENT: Councilmember Ward I Carrie Keeton

OTHERS PRESENT: City Manager, Paul DeBuff
City Secretary, Bobbie Jo Taylor
City Attorney, Ashley Dierker
Chief of Police, Teddy May
Fire Chief, John Rodgers
Administrative Services Director, Donielle Suber
Human Resources Manager, Sarah Licitra
Chief Financial Officer, Laura Cox
Director of Economic Development, Hillary Cromer
Community Development Director, Justin French
City Engineer, Gus Chavarria
Deputy City Marshal, Thomas Griffith

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

CITIZEN PARTICIPATION AND PUBLIC INPUT

- Jameye Jones - Community Events
- Jake Petty - Requesting Support for the upcoming County Commissioner election

COUNCIL COMMENTS

- Mayor Wheat expressed appreciation to First Responders who supported the City during the ice storm.

INTRODUCTION OF NEW EMPLOYEES

No new employees at this time.

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)**

Councilmember Moon requested that item #3 be removed from the consent agenda.

Councilmember Moon motioned to approve all other consent agenda items.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

The following item was discussed and considered individually:

- 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)**

Economic Development Director Hillary Cromer presented the item to the City Council and advised that the Alvarado Economic Development Corporation (AEDC) Board of Directors approved the purchase of 908 N. Cummings Drive, a self-service car wash located on a prime commercial site with strong redevelopment potential. The agreed purchase price is \$300,000.

Councilmember Moon motioned to approve the 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)

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

NEW BUSINESS

Mayor Wheat moved item #15 to take place prior to item #4.

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

Craig Hundley addressed the Council and supported the nomination of Shane McNiel.
Shane McNiel addressed the Council seeking a nomination for the unexpired term of the Johnson County Central Appraisal District Board of Directors.

Councilmember Moon motioned to nominate Mr. Shane McNiel for an unexpired term to the Johnson County Central Appraisal District Board of Directors.

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

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 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)

Library Director Precious Moore provided an update to the City Council regarding a request to amend the current Library Advisory Board Rules and Procedures. Ms. Moore advised that staff conducted a review of the existing Library Advisory Board-related ordinances and identified areas requiring updates. As a result, staff is proposing revisions to ensure consistency within the Code of Ordinances and to reflect current operational practices.

Councilmember Moon motioned to approve 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.

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

Mayor Wheat moved item #16 to take place prior to item #5.

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

Councilmember Moon motioned to appoint Joy Morrison to Place 5 and Beth Hill to Place 6 to fill the unexpired terms of the Library Advisory Board.

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

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)

Chief Financial Officer Laura Cox presented the Council with the Annual Update of the City of Alvarado Investment Policy. Ms. Cox advised that the Public Funds Investment Act, Texas Government Code Chapter 2256, requires a governing body to review and adopt an investment policy at least annually, and that there are no recommended changes to this policy since it was last approved.

Mayor Pro Tem Thomas motioned to approve 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.

Councilmember Moon seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

- 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)**

Chief Financial Officer Laura Cox next presented proposed amendments to the Fiscal Year 2024–2025 budget to the City Council for approval. Ms. Cox advised that the amendments recommend appropriating funds in the amounts of \$1,014,320 in the General Fund, \$798,889 in the Governmental Capital Projects Fund, and \$3,691 in the Streets Maintenance Sales Tax Fund for a property purchase, IT infrastructure upgrades, North Cummings overlay, pass-through third-party infrastructure inspections, and street improvements.

Councilmember Short motioned to approve Ordinance No. 2026-0002, approving and adopting a revised budget for the City for FY 2024-2025, providing that expenditures for said fiscal year shall be made in accordance with said budget, and providing an effective date.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

- 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)**

Mayor Wheat opened the Public Hearing at 7:25 p.m.

No members of the public appeared to speak at this time.

Mayor Wheat advised that the Public Hearing would be continued until the next Regular City Council Meeting to be held on February 16, 2026, at 6:30 p.m.

- 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)**

Community Development Director Justin French presented the Council with a preliminary plat application. Mr. French advised that the application was submitted and deemed administratively complete on January 2, 2026. Mr. French stated that the Planning and Zoning Commission had approved the plat with conditions.

Councilmember Moon motioned to approve 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.

Councilmember Arthur seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)**

City Engineer Gus Chavarria presented a resolution amending the Advanced Funding Agreement (AFA) for the rehabilitation of existing N. Cummings Drive. Mr. Chavarria introduced Mr. Alex Garcia, a representative from Aguirre & Field Engineering Innovators, who presented the proposed amendment to the City Council.

Mr. Garcia advised that in 2023, the City Council approved an Advanced Funding Agreement with the Texas Department of Transportation (TxDOT) for the first segment of North Cummings Drive, from U.S. Highway 67 to County Road 508. In 2025, the parties executed Amendment No. 1 to the agreement to correct the right-of-way funding allocation, extend the project limits, and add additional engineering and construction funding. Due to increased construction costs, the funding agreement with TxDOT requires further amendment, and the City's local participation must be increased.

Councilmember Arthur motioned to approve 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.

Councilmember Bryant seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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

Public Works Director Mike Dwiggins presented the City Council with a waiver of the Historic Use Permit for groundwater wells. Mr. Dwiggins explained that the City's wells are aging and that groundwater levels in North Texas fluctuate due to drought conditions and increased demand. He advised that continued reliance on groundwater alone increases the risk of declining well capacity and higher maintenance costs. Mr. Dwiggins further noted that surface water provides a more stable and resilient water supply, particularly as the City of Alvarado continues to grow.

Councilmember Bryant motioned to approve the waiver of Historic Use Permits for groundwater wells from the

Prairielands Groundwater Conservation District.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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

Parks Superintendent Anthony Tucker presented designs for playground equipment to be installed at Carver Park. The Council discussed the current state of the park, aging equipment, and safety concerns.

Councilmember Moon motioned to direct the City Manager to approve the purchase of playground equipment for Carver Park in the amount of \$116,798.00.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

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)

Economic Development Director Hillary Cromer presented the City Council with the first reading of Resolution No. R2025-0043. Ms. Cromer advised that Massey's BBQ & Grill on the Square plans to relocate to 105 S. Friou Street in Historic Downtown Alvarado and that the Alvarado Economic Development Corporation (AEDC) Board approved an \$80,000 reimbursement grant to assist with eligible relocation and build-out expenses. Ms. Cromer noted that, as this was the first reading of the resolution, no action could be taken by the Council at this time.

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)

No action or discussion.

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)

Economic Development Director Hillary Cromer introduced a resolution to the City Council for Advanced Career Education (ACE). Ms. Cromer explained that ACE proposes to operate an owner-occupied vocational and workforce training campus at 1005 Highway 67 in Alvarado. The facility will initially offer commercial driver's license (CDL) instruction, with plans to expand into additional skilled trades training programs in the future.

Ms. Cromer stated that the project requires public infrastructure improvements mandated by the City and the Texas Department of Transportation, including the construction of a right-hand deceleration lane, sidewalks, and related improvements. To assist with these upfront infrastructure requirements and facilitate project implementation, ACE

has requested financial participation from the Alvarado Economic Development Corporation. Ms. Cromer noted that, as this was the first reading of the resolution, no action could be taken by the Council at this time.

EXECUTIVE SESSION

Mayor Wheat adjourned into Executive Session at 8:16 p.m.

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).

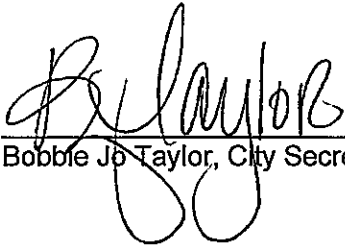
- Millis - (Cromer)
- Project Inspire - (Cromer)

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

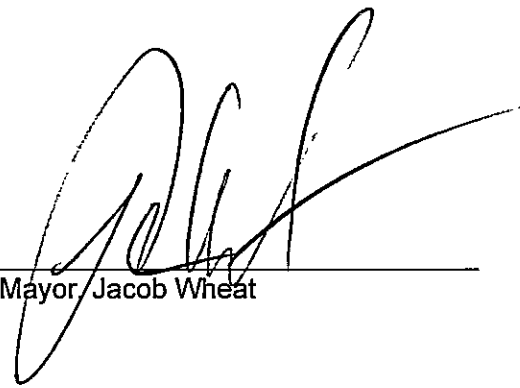
Mayor Wheat reconvened into open session at 9:11 p.m.

ADJOURNMENT

Mayor Wheat adjourned the meeting at 9:11 p.m.



Bobbie Jo Taylor, City Secretary



Mayor Jacob Wheat

