

CITY OF ALVARADO
County of Johnson
State of Texas
12/16/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, December 16, 2024, at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Carrie Keeton	Council Ward 1	X		
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3	X		
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Jessica Hill	Deputy City Secretary
Laura Cox	Chief Financial Officer
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Brad Hargrove	Assistant Fire Chief
Teddy May	Police Chief
Mike Dwigkins	Public Works Director
Mikaela Hall	Communications Manager

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jackie Carpenter: Provided the City Council with pictures and additional information about the importance of and history behind the downtown Christmas decorations and how the square had been set-up in the past, along with input from citizens regarding their preferences for future decorations.

John Finley: Addressed the City Council regarding Christmas decorations donated from his family and would like to see the square Christmas decorations set-up like in the past.

Jameye Jones: Events - Gave thanks to city staff for Old Town Christmas event.

COUNCIL COMMENTS:

Lydia Moon: Update – 10,000 toys donated at the Grinch Party.

INTRODUCTION TO NEW EMPLOYEES:

Tonya Roberts, Code Enforcement Officer.

CONSENT AGENDA:

1. **Consideration and action to approve minutes from the 11/18/2024 Regular City Council Meeting.**
2. **Consideration and action to move the January Regularly Scheduled City Council Meeting to 01/22/2025 due to the Martin Luther King Jr. Holiday falling on the third Monday of the month.**
3. **Consideration and action to approve Ordinance No. 2024-0029 regarding the implementation of the new personnel manual, effective 12/01/2024.**
4. **Consideration and action to approve Ordinance No. 2024-0024, granting Atmos Energy Corp. a gas franchise agreement.**
5. **Consideration and action to approve an Interlocal Agreement for the Stop the Offender Program (S.T.O.P.) Special Crimes Unit 2024.**
6. **Consideration and action to accept the proposal for Right-of-Way Acquisition Services on N. Cummings Road and authorize the City Manager to proceed.**

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the consent agenda.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

REGULAR BUSINESS:

7. Discussion, consideration, and action to reject all bid submittals for Davis Avenue wastewater gravity line construction.

The city sought bids for a deep gravity sewer line project but found the lowest bidder lacked necessary experience. After consulting with the engineer and attorney, it's recommended to reject all bids and re-bid with updated criteria, including a panel to evaluate and recommend the best value for the city.

Motion was made by Lydia Moon and seconded by Beverly Short to reject all bid submittals for Davis Avenue wastewater gravity line construction.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

8. Consideration and action to approve Ordinance 2024-0027, amending the City's Master Fee Schedule.

On June 17, 2024, the City Council approved site development user fees prepared by Willdan Financial Services to address immediate needs, with plans to update all other fees using the same methodology. Staff recommended updating them using Willdan's approach, except for building permit fees, which should reflect market rates rather than just cost recovery. A comparison of building permit fees from Johnson County and the Dallas/Fort Worth area supported the proposed fees.

No action taken.

Motion was made by Lydia Moon and seconded by Carrie Keeton to move item # 8 to the council meeting in January 2025 to give City Council more time to review.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

9. Presentation and training from City Attorney on Chapter 171 of the Local Government Code, Conflict of Interest.

No action taken.

10. Consideration and action to approve Ordinance No. 2024-0026, adopting and enacting a new Code of Ordinances effective 06/17/2024.

On April 17, 2023, the City Council approved an agreement with General Code to update the City's Code of Ordinances, which had not been revised since 2008. This Ordinance represents the final step in adopting the updated version of the code.

Motion was made by Carrie Keeton and seconded by Beverly Short to approve Ordinance No. 2024-0026.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 7:48 P.M. AND RECONVENED TO REGULAR SESSION AT 9:50 P.M.

11. Consideration and any action necessary as a result of items legally discussed in Executive Session.

12. Discussion, consideration and action regarding vacation hour allocations for newer employees under the provisions of the approved personnel manual.

Motion was made by Lydia Moon and seconded by Kevin Thomas to take action, as discussed in Executive Session.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

13. Consideration and action to authorize the Economic Development Director and City Manager to negotiate and execute Project Red-SE-04 agreement based on terms discussed in Executive Session.

No action taken.

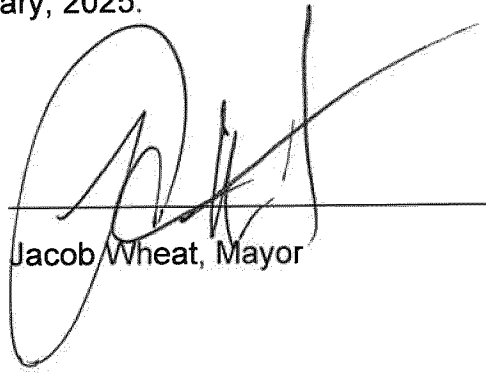
14. Consideration and action to authorize the Economic Development Director and City Manager to negotiate and execute Project N. Parkway 2024 A Agreement based on terms discussed in Executive Session.

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the sale of Project N. Parkway 2024, based on terms discussed in Executive Session.

This motion supported 5 votes in approval and 1 vote opposed. Motion carried.

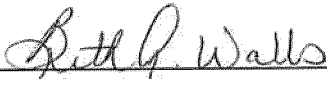
There being no further business, Mayor Wheat adjourned the meeting at 9:55 P.M.

Passed and approved this the 22nd day of January, 2025.



Jacob Wheat, Mayor

Respectfully Submitted,



Beth A. Walls, City Secretary/HRD

