

CITY OF ALVARADO
County of Johnson
State of Texas
02/17/2025
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, February 17, 2025, 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
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
Brad Hargrove	Assistant Fire Chief
Teddy May	Police Chief
Mike Dwigins	Public Works Director
Gus Chavarria	City Engineer
Mikaela Hall	Communications Manager

Mayor Jacob Wheat called the meeting to order at 6:32 p.m. and Jacob Wheat gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jameye Jones: Great turnout for Helping Hands for Jesus. Estate sale 3/22 – 3/23 located at Alvarado Apartments, Apt. 21, 1035 N. Cummings Dr.

Chris Magee: Jumpstart Foundation participants receive college scholarships at no cost to the students on 2/20 from 6:30 p.m. to 9:30 p.m.

COUNCIL COMMENTS:

None.

RECOGNITION:

2024 Employee of the 3rd Quarter – Samantha Hawley, Animal Control Manager
Government Communicators Day presented by Mikaela Hall, Communications Manager

CONSENT AGENDA:

1. **Consideration and action to approve minutes from the 01/22/2025 Regular City Council Meeting.**
2. **Consideration and action to approve minutes from the 02/03/2025 Special City Council Meeting.**
4. **Consideration and action to approve an amendment to the 2024-25 Interlocal Cooperation Agreement for Dispatching Services between the City of Alvarado Police Department and Johnson County, Texas.**
5. **Consideration and action to approve an amendment to the 2024-25 Interlocal Cooperation Agreement for Dispatching Services between the City of Alvarado Marshal and Johnson County, Texas.**

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve items 1, 2, 4, and 5 of the consent agenda as amended.

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

ITEMS PULLED FROM CONSENT:

3. **Consideration and action to approve Resolution R2025-0006 for the 2025 Atmos Cities Steering Committee payment.**

The ACSC safeguards municipalities' authority over monopoly natural gas providers and advocates for the interests of its customers. We pay an annual fee for those services.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve Resolution R2025-0006 for the 2025 Atmos Cities Steering Committee payment.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.
Item #6 was moved to after Executive Session, per Mayor Jacob Wheat.

REGULAR BUSINESS:

7. Consideration and action to approve Ordinance No. 2025-0005, establishing the creation of Alvarado's Downtown District.

The purpose of the Downtown Overlay District is to establish safeguards for the core of Downtown Alvarado and ensure that any new development reflects a historic character, is functional, and has organized design. On February 13, 2025, the Planning and Zoning Commission recommended the City Council approve the creation of the Downtown Overlay District with the following changes: 1. Limit shipping containers to three days within any 30-day period rather than require SUP approval; 2. Remove the SUP requirement for single-family residential; 3. Limit masonry requirements to front facades only; and 4. Remove parking requirements.

Abra Nusser with LJA presented.

Mayor pro-Tem asked for clarification regarding properties and businesses being grandfathered in. It was confirmed that they would be, as long as they were compliant up to that point and were not considered vacant for six months or longer.

MAYOR WHEAT OPENED THE PUBLIC HEARING AT 6:55 P.M. AND CLOSED THE PUBLIC HEARING AT 7:17 P.M.

Business owner Greg LaFountain was called to the podium to speak, but stated his question had already been answered.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Ordinance No. 2025-0005, establishing the creation of Alvarado's Downtown District, with P&Z recommendations.

This motion supported 5 votes in approval and 0 votes opposed. Councilmember Carrie Keeton abstained. Motion carried.

8. Consideration and action to approve Ordinance No. 2025-0006, rezoning property to Alvarado's Downtown District.

The proposed rezoning of the subject site to the Downtown Overlay District is consistent with the Future Land Use map within the 2017 Comprehensive Plan. On February 13, the Planning and Zoning Commission recommended that the City Council disapprove the rezoning of the subject site as presented.

Abra Nusser with LJA presented.

Due to P&Z's recommendation not to approve, a super majority is needed for the item to pass.

MAYOR WHEAT OPENED THE PUBLIC HEARING AT 7:18 P.M. AND CLOSED THE PUBLIC HEARING AT 7:25 P.M.

Motion was made by Cherry Bryant and seconded by Beverly Short to approve Ordinance No. 2025-0006, rezoning property to Alvarado's Downtown District.

This motion supported 4 votes in approval and 1 vote opposed. Councilmember Carrie Keeton abstained. Motion carried.

9. Workshop and discussion on policies and guidelines for mobile vendors.

The Community Development Director addressed the council regarding existing mobile vendor policies and sought input on future guidelines, specifically on the council's opinions about allowing mobile vendors to operate on private and/or public property for long-term use.

Mayor Pro-tem requested that staff investigate the requirements for rezoning 200 Parkway to commercial.

Council emphasized the importance of implementing regulations to ensure mobile vendors maintain cleanliness.

No action taken.

10. Consideration and guidance on the Alvarado Downtown Square Planting Project.

Parks Superintendent presented. The council requested that this item be brought back and include concept ideas in color, and other projects currently in the works be completed.

No action taken.

11. Presentation, consideration and guidance on Council Chamber Seal design.

In September 2024, the Alvarado City Council approved \$100,000 for upgrades to City Hall and the Council Chamber. From December 2024 through January 2025, City Hall received a refresh consisting of paint, a wood panel accent wall, countertops, and flooring. As part of this project, the existing plaque was removed to install wood paneling behind the Council Chamber dais. The plaque was not reinstalled due to the City Council's request for an updated sign/plaque.

Administrative Service Director presented five (5) options.

Council favored option number two, with raised acrylic, black and gold seal.

No action taken.

12. Consideration and action to approve Resolution No. R2025-0007, affirming the nomination(s) for candidate(s) for the board of directors for the Central Appraisal District of Johnson County, Texas.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Ordinance No. 2025-0007, affirming the nomination for Peter Svendsen as a candidate for the board of directors for the Central Appraisal District of Johnson County, Texas.

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

13. Presentation on Public Improvement Districts (PIDs)

Green Brick Partners presented to council, giving an update on the current development and initiation of the first PID, improvement area number one, for Lone Oak.

No action taken.

14. Consideration and action to approve the Second Amendment to the Municipal Materials Management Agreement with Republic Services.

Economic Development Director addressed the council. The City of Alvarado and Republic Services entered a Municipal Materials Management Agreement on July 1, 2020, for waste collection and recycling services. The amendment is an adjustment to the notice date for non-renewal.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve the Second Amendment to the Municipal Materials Management Agreement with Republic Services extending to April 3, 2025.

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

- 15. Consideration and action to authorize the City of Alvarado to proceed with necessary environmental and structural remediation efforts, including the abatement of asbestos, remediation of mold, and demolition, for the Economic Development Corporation's (EDC) property located at 201 E. College Avenue; and to authorize the expenditure of the City funds for the cost of the work and for the City to accept reimbursement from the EDC for fifty percent (50%) of the cost of the work, up to a maximum amount of \$30,000.**

Economic Development Director presented and discussed the environmental remediation and demolition plan for the property at 201 E. College Avenue, previously known as the Senior and Recreation Center.

Motion was made by Lydia Moon and seconded by Carrie Keeton to action to authorize the City of Alvarado to proceed with necessary environmental and structural remediation efforts, including the abatement of asbestos, remediation of mold, and demolition, for the Economic Development Corporation's (EDC) property located at 201 E. College Avenue; and to authorize the expenditure of the City funds for the cost of the work and for the City to accept reimbursement from the EDC for fifty percent (50%) of the cost of the work, up to a maximum amount of \$30,000, salvaging the sign and pole.

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

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:30 P.M. AND RECONVENED TO REGULAR SESSION AT 9:40 P.M.

- 6. Consideration and action to authorize the City Manager to execute an Interlocal Agreement regarding shared Chambers Creek Regional Wastewater System Study.**

TRA presented. They are conducting the Chambers Creek Regional Wastewater Study to evaluate the feasibility of a regional wastewater treatment facility to serve multiple jurisdictions in the future to lessen the environmental impacts of multiple smaller treatment plants into one large treatment facility. They are asking the city to participate for \$10,000.00.

Motion was made by Lydia Moon and seconded by Carrie Keeton to deny the City Manager authorization to execute an Interlocal Agreement regarding shared Chambers Creek Regional Wastewater System Study.

This motion supported 3 votes in approval and 3 votes opposed. Mayor Jacob Wheat opposed. Motion denied.

Motion was made by Kevin Thomas and seconded by Cherry Bryant to authorize the City Manager to execute an Interlocal Agreement regarding shared Chambers Creek Regional Wastewater System Study.

This motion supported 3 votes in approval and 3 votes opposed. Mayor Jacob Wheat voted in approval. Motion carries.

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

No action taken.

17. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0009, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property north of the intersection of Highway 67 and CR 209 for construction and maintenance of public roadway and utility improvements and for other public purposes permitted by law.

Motion was made by Lydia Moon and seconded by Scott Arthur 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 No. R2025-0009, as presented, specifically:

- 1.379 acre right-of-way on a tract of land situated in the Williams Hickman Survey, Abstract No. 327, City of Alvarado, Johnson County, Texas, and being a portion of a called 97.47 acre tract of land described in the Warranty Deed to The Matriarch Trust, record in Volume 1546, Page 725, Deed Records, Johnson County, Texas;
- 0.226 acre Drainage and Grading Easement on a tract of land situated in the William Hickman Survey, Abstract No. 327, City of Alvarado, Johnson County, Texas, and being a portion of a called 97.47 acre tract of land described in the Warranty Deed to The Matriarch Trust, recorded in Volume 1546, Page 725, Deed Records, Johnson County, Texas; and
- 0.249 acre Utility Easement on a tract of land situated in the William Hickman Survey, Abstract No. 327, City of Alvarado, Johnson County, Texas, and being a portion of a called 97.47 acre tract of land described in the Warranty Deed to The Matriarch Trust, recorded in Volume 1546, Page 725, Deed Records, Johnson County, Texas,

for the public use in construction and maintenance of public roadway and utility improvements, and further moved to adopt Resolution No. R2025-0009, as presented.

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

18. Consideration and action to revise agreements with Millis Transfer based on terms discussed in Executive Session.

Motion was made by Lydia Moon and seconded by Beverly Short to revise agreements with Millis Transfer based on terms discussed in Executive Session.

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

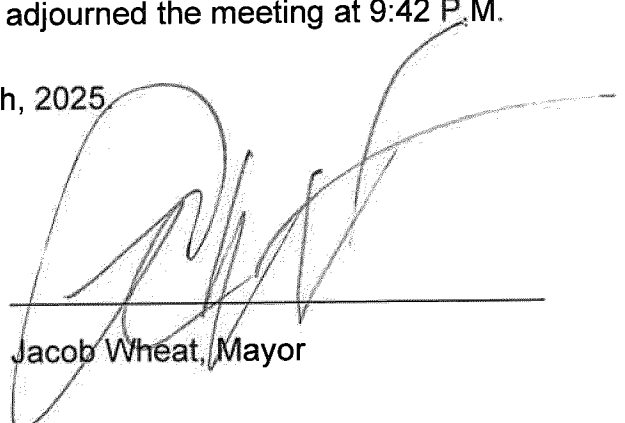
19. Consideration and action to revise the Project S Parkway 2024 A agreement based on terms discussed in Executive Session.

Motion was made by Carrie Keeton and seconded by Beverly Short to authorize the Economic Developer and City Manager to revise the Project S Parkway 2024 A agreement based on terms discussed in Executive Session.

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

There being no further business, Mayor Wheat adjourned the meeting at 9:42 P.M.

Passed and approved this the 13th day of March, 2025



Jacob Wheat, Mayor

Respectfully Submitted,



Beth A. Walls, City Secretary/HRD

