

CITY OF ALVARADO
County of Johnson
State of Texas
04/21/2025
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, April 21, 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
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 Dwiggin	Public Works Director
Gus Chavarria	City Engineer

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jameye Jones – Events: Safety Day on 4/25/2025 from 5:30 p.m. – 8:30 p.m., APEC Trivia Game Night on 4/26/2025 from 4:00 p.m. – 6:00 p.m., Community Forum 1 on 04/26/2025 from 12:00 p.m. – 6:00 p.m., APEC Vendor Expo and Bake Off on 5/10/2025, Artisan Market 5/10/2025 from 10:00 a.m. – 2:00 p.m.

Martha Dean – Update on Monarchs. Rep from Master Naturalists, Master Gardeners, and the Alvarado Garden Club donated garden books and artwork created during the Spring Fling to the Library.

COUNCIL COMMENTS:

Mayor Pro Tem Lydia Moon complimented Jameye Jones for Antique Alley and Council Member Carrie Keeton on the Farmers Market.

Council Member Cherry Bryant shared a personal testimony regarding her recent recovery from an injured leg, expressing gratitude.

INTRODUCTION TO NEW EMPLOYEES:

Officer Hunter Hartman, PD

PROCLAMATION:

Child Abuse Prevention Proclamation was presented to Barbara Fuller by Mayor Jacob Wheat.

Child Abuse Hotline 1-800-422-4453.

ANNOUNCEMENTS:

The EDC Art Contest winners were awarded checks by the Economic Development Director, Hillary Cromer, for their submissions to the contest. Addie Almond won 1st place, Aleshanee Jackson won 2nd place, and Ashley Williams won 3rd place.

CONSENT AGENDA:

1. Consideration and action to approve minutes from the 03/17/2025 Regular City Council meeting.
2. Consideration and action to approve minutes from the 04/07/2025 Special City Council meeting.
3. Consideration and action to approve Resolution R2025-0010, amending the authorized representatives of the City of Alvarado who may direct the investment of funds into the Texas Local Government Investment Pool (“TexPool / Texpool Prime”), a public funds investment pool which was created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity and yield consistent with the Public Funds Investment Act.
4. Consideration and action to approve Resolution R2025-0011 amending the authorized representatives of the City of Alvarado who may direct the investment of funds Multi-Bank Securities, Inc. within the Government Code Chapter 2256 Public Funds Investment Act parameters.

5. Consideration and action to approve Resolution R2025-0012 designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank.

Mayor Pro Tem, Lydia Moon, requested to remove item # 6 from the Consent Agenda.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve items # 1-5 on the consent agenda as amended.

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

NEW BUSINESS:

6. Consideration and action to install stop signs, establishing a four-way stop at the intersection of N. Friou and Elm Street, and a three-way stop at the intersection of N. Friou and Adair Street.

The Alvarado Police Department has received citizen complaints about excessive speeding on N. Friou Street, prompting the need for enhanced traffic control. After evaluating traffic patterns and public input, the following modifications are proposed:

1. Convert the N. Friou and Elm Street intersection from a 2-way stop to a 4-way stop.
2. Convert the N. Friou and Adair Street intersection from a 1-way stop to a 3-way stop.

These changes aim to slow traffic and improve safety for motorists, cyclists, and pedestrians. Research supports the effectiveness of stop signs in reducing vehicle speeds, increasing driver awareness, improving pedestrian safety, and enhancing overall traffic control. The community has shown strong support for these measures, which will help address public safety concerns, create quieter streets, and improve the overall quality of life in the neighborhood.

Mayor Pro Tem Lydia Moon requested a three-way stop be installed at Friou and Patton in the future.

Motion was made by Lydia Moon and seconded by Carrie Keeton to install stop signs, establishing a four-way stop at the intersection of N. Friou and Elm Street, and a three-way stop at the intersection of N. Friou and Adair Street.

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

7. Consideration and action regarding award of Solid Waste Collections and Disposal Services Contract.

The City of Alvarado issued RFP #2025-001 to solicit proposals from qualified solid waste management companies for municipal waste collection, disposal, and recycling services. Five (5) proposals were submitted:

1. Republic Services
2. Frontier Waste Solutions
3. Sundance Disposal Solutions
4. Community Waste Disposal (CWD)
5. Waste Connections of Texas

Council is asked to determine how to proceed with the solid waste collection contract. Staff recommends the selection of a contractor at this meeting to avoid service disruptions and ensure a smooth transition, if applicable.

Three options are available for Council consideration:

- A. Award the contract and accept a proposal as submitted

Select the contractor whose proposal is deemed most advantageous based on evaluation criteria. This would involve moving forward with the submitted pricing and terms without changes.

- B. Select a preferred contractor and direct staff to negotiate specific terms

Council may instruct staff to begin contract negotiations with a specific contractor, with flexibility to adjust pricing or service components.

- C. Reject all proposals and reissue the RFP

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the City Manager to negotiate and execute a contract with Republic Services.

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

8. Consider and act on a resolution accepting for filing an amended and restated petition for creation of the Whisper Park Public Improvement District within the City of Alvarado.

In July 2022, the developer originally submitted the request, and the City Council approved the creation of the PID. Recently, city staff received an updated petition requesting to cover additional infrastructure improvements (water and sewer) within the specified PID area. The additional improvements include water and sewer improvements. The total estimated cost for all improvements and related expenses is \$35,000,000 and is estimated to take four to six months to complete.

If approved, a Public Hearing will be called for Monday, May 19, 2025.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Resolution No. R2025-0013, accepting for filing an amended and restated petition for creation of the Whisper Park Public Improvement District within the City of Alvarado.

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

9. Consider and act on a resolution determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Lone Oak Public Improvement District; directing the publication and mailing of notice of such public hearing.

The Preliminary Service and Assessment Plan (PSAP) for the Lone Oak Public Improvement District was prepared in accordance with Chapter 372 of the Texas Local Government Code. The PSAP outlines the estimated total costs for Authorized Improvements to be financed in the Lone Oak PID, along with the proposed assessment roll referencing the assessments proposed per lot in the PID.

The Lone Oak PID is projected to develop in multiple phases, totaling 1,657 single-family homes. The current phase in development will contain 253 50-foot lots, with an estimated buildout value of \$315,000 per lot. After approval of the Final Service and Assessment Plan, the City will issue PID Bonds to reimburse the developer for a portion of the Authorized Improvements in the PID. The projected assessment amount is \$5,640,000, with the projected assessment per lot being \$22,292.49. The projected average Annual Installment will be \$1,954, resulting in a \$0.62 tax rate equivalent for the Lone Oak PID. The Annual Installments will be collected at the same time and in the same manner as property taxes.

The total proposed improvement cost for the PID is \$11,238,442. These costs include roadway, sanitary sewer, water, and drainage improvements, as well as other soft and miscellaneous costs, such as engineering and architecture. The developer will fund the remaining \$5,598,442, which is not covered by the Lone Oak PID assessments.

If approved, a Public Hearing will be set for Monday, May 19, 2025.

Council received confirmation that the projected average annual installment would remain at \$1,954.00/month until paid off and that homeowners are informed upfront that they are purchasing a home within a PID.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Resolution No. R2025-0014, determining costs and calling a public hearing to consider an ordinance levying assessments on property located within the Lone Oak Public Improvement District; directing the publication and mailing of notice of such public hearing.

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

10. Consideration and action on the application of Lennar Homes for approval of the Valor Addition Phase 1 final plat on 84.559 acres known as tracts and portions of tracts out of the William Hickman Survey, A-327, approximately addressed at 9201 E. Hwy 67.

The final plat application was submitted and deemed administratively complete on March 31, 2025. Per Section 34-36.c of the Alvarado subdivision ordinance, the Planning and Zoning Commission shall:

- (1) Act within 30 days after the filing of final plat,
- (2) Submit one of the following recommendations to the City Council.
 - a. Approve.
 - b. Approve with conditions.
 - c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designated the subject site for Low Density Residential at the time City Council approved a rezoning to the site's current Planned Development District. The proposed plat is consistent with the City's comprehensive plan. On April 17, 2025, the Planning and Zoning Commission recommended Council approve the Valor Addition Phase 1 final plat with conditions in the attached letter.

Motion was made by Kevin Thomas and seconded by Cherry Bryant to approve Valor Addition Phase 1 final plat with conditions.

This motion supported 4 votes in approval and 2 votes opposed (Moon & Keeton). Motion carried.

11. Report on 2025 Alvarado Job Fair.

The Alvarado Economic Development Corporation (EDC), in partnership with Alvarado Chamber of Commerce and Alvarado ISD, is proud to present the 2025 Alvarado Job Fair—a community hiring event designed to connect local employers with job seekers of all experience levels. Alvarado ISD has generously provided the event space, and the Alvarado Chamber of Commerce has helped recruit employer participation. The event will be held Wednesday, May 7, 2025, between 10:00 AM and 2:00 PM at the Alvarado ISD Administration Building, located at 102 S. Bill Jackson Dr, Alvarado, TX 76009.

It will feature up to 40 local businesses, with booths representing industries such as manufacturing, logistics, healthcare, education, retail, and public service.

No action taken.

12. Presentation and discussion regarding a possible general homestead exemption on residential property values.

In preparation for the FY 2025-2026 budget, staff is presenting an overview of the local option general Homestead exemption. Texas Property Tax Code 11.13(n) discusses the local option general homestead exemption for residential homes. The exemption is offered as a percentage of a property's residential appraised value (with a minimum of \$5,000) and cannot exceed 20%. The exemption needs to be approved by City Council prior to July 1st and submitted to the Central Appraisal District of Johnson County no later than July 1st.

Council received confirmation that if the No-New-Revenue rate is adopted next fiscal year, the amount will be less and that the council can raise the rate in the future. They requested to see

No action taken.

13. Discussion, consideration, and possible action regarding the resignation of a board member and the appointment of a replacement to the Prairielands Public Facility Corporation.

Shawn Goulding submitted his resignation letter on Thursday, April 17, 2025. Council member Kevin Thomas will serve in his place, effective immediately.

Motion was made by Lydia Moon and seconded by Beverly Short to accept the resignation of Shawn Goulding and appoint Kevin Thomas in his place.

This motion received 5 votes in approval and 0 votes opposed. Kevin Thomas abstained. Motion carried.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:08 P.M. AND RECONVENED TO REGULAR SESSION AT 10:50 P.M.

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

No action taken.

15. Consideration and action to authorize the Mayor to negotiate a contract with the City Manager, based on terms discussed in Executive Session.

Motion was made by Kevin Thomas and seconded by Cherry Bryant to authorize the Mayor to negotiate a contract with the City Manager, based on terms discussed in Executive Session.

This motion received 4 votes in approval and 2 votes opposed (Moon and Keeton). Motion carried.

16. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0015, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for the Sunflower Lane Improvement Project to serve existing and new development in the City and for other public purposes permitted by law.

I Lydia Moon move 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. R2025-0015, as presented, specifically:

- 0.071 acre (3,081 sq. ft) access easement on property described in Document No. 2023-2304 in the Official Records, Johnson County, Texas, as more fully described in Exhibit A to said Resolution; and
- 0.200 acre (8,712 sq. ft) and 0.571 acre (24,864 sq. ft) temporary construction easements on property described in Document No. 2023-2304 in the Official Records, Johnson County, Texas, as more fully described in Exhibit B to said Resolution; and
- 0.167 acre (7,276 sq. ft.) access easement abandonment of a portion of a 30 foot access easement recorded in Volume 2873 Page 406 in the Official Records, Johnson County, Texas, also being a portion of a called 1.248 acre tract of land described as Tract 2 in Document No. 2021-43660 in the Official Records, Johnson County, Texas, as more fully described in Exhibit C to said Resolution, for the public use in construction and maintenance of public roadway and utility improvements, and I further move to adopt Resolution No. R2025-0015, as presented. Kevin Thomas seconded.

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

17. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0016, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests as right-of-way to serve existing and new development in the City and for other public purposes permitted by law.

I Lydia Moon move 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. R2025-0016, as presented, specifically:

- 0.466 acre (20,309 sq. ft) parcel of property being a portion of County Road 508 lying directly south of and adjoining property described in Document No. 2022-36624 in the Official Records, Johnson County, Texas, as more fully described in **Exhibit A** to said resolution, for the public use of right-of-way and other public purposes permitted by law, and I further move to adopt Resolution Number 2025-0016, as presented.

Carrie Keeton seconded. This motion received 6 votes in approval and 0 votes opposed. Motion carried.

18. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Red-C-1 based on terms discussed in Executive Session.

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Red-C-1 based on terms discussed in Executive Session.

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

19. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute Project Orange-C-2 based on terms discussed in Executive Session.

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Orange-C-2 based on terms discussed in Executive Session.

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

20. Consideration and action to authorize the City Manager to negotiate and execute Project Orange-C-3 based on terms discussed in Executive Session.

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Orange-C-3 based on terms discussed in Executive Session.

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

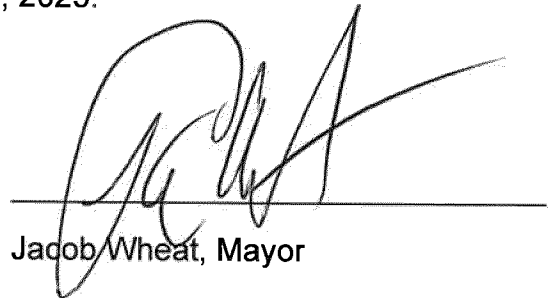
21. Consideration and action to amend Project Ascend based on terms as discussed in Executive Session.

Motion was made by Lydia Moon and seconded by Kevin Thomas to amend Project Ascend based on terms as discussed in Executive Session.

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

There being no further business, Mayor Wheat adjourned the meeting at 10:55 P.M.

Passed and approved this the 19th day of May, 2025.



Jacob Wheat, Mayor

Respectfully Submitted,



Beth A. Walls, City Secretary/HRD

