

CITY OF ALVARADO
County of Johnson
State of Texas
05/19/2025
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, May 19, 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
Teddy May	Police Chief
Mike Dwiggin	Public Works Director
Gus Chavarria	City Engineer
Anthony Tucker	Parks Superintendent
Mikaela Hall	Communications Manager

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jameye Jones – Johnson County Pioneer and Old Settlers Reunion Events: 8/27 Parade at 6:00 p.m. and the Queen Contest at 8:00 p.m. 8/28 Baby Contest at 6:45 p.m. 8/29 Fiddle Contest, registration at 6:00 p.m. 8/30 Honor Ceremony at 4:00 p.m. 8/30 Free Concert.
Marrissa Wheat – Dance Fusion Event: 5/31 at 10:00 a.m. at Alvarado High School.

COUNCIL COMMENTS:

Mayor Jacob Wheat – 3 council members attended the inauguration service of the Shekinah Haitian Seventh day Adventist Church.
Carrie Keeton – 5/17 Alvarado Senior Apartments caught fire and are in need of donations, specifically personal hygiene items, which can be dropped off in the laundry room on site.

INTRODUCTION OF NEW EMPLOYEES:

None.

ANNOUNCEMENTS:

NextGen - Young Professionals Group Presentation by Communications Manager, Mikaela Hall. NextGen is an extension of the Chamber of Commerce that is a group designed for young professionals in the area. The first meeting of NextGen was Tuesday, 5/13. The next meeting will be 6/20, place and time to be determined.

CONSENT AGENDA:

1. **Consideration and action to approve minutes from the 04/21/2025 Special City Council Meeting.**
3. **Consideration and action to install stop signs, establishing a three-way stop at the intersection of N. Friou and E. Patton.**
5. **Consideration and action to approve Resolution No. R2025-0017, authorizing the submission of the Motor Vehicle Crime Prevention Authority Senate Bill 224 grant application to the Texas Motor Vehicle Crime Prevention Authority.**

Lydia Moon pulled items 2 & 4 from the Consent Agenda.

Motion was made by Lydia Moon and seconded by Beverly Short to approve items 1, 3, and 5 of the consent agenda.

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

2. **Discussion, consideration and action on the appointment of board members to the City of Alvarado P&Z Board.**

Nominations: Barbara Fuller, David Gray, Lisa Deese

Motion was made by Lydia Moon and seconded by Carrie Keeton to appoint Barbara Fuller and Lisa Deese as members, and David Gray as an alternate member to the Alvarado P&Z Board.

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

4. Consideration and action to approve an amendment to the Interlocal Agreement between the City of Alvarado, Texas and Johnson County for the Operation of the Stop the Offender Program (S.T.O.P.) Special Crimes Unit 2024.

The STOP Task Force, established in 2006, is a collaborative effort among Johnson County, Alvarado, Burleson, Cleburne, and Joshua to investigate and prosecute major criminal activities, including homicide, sexual assault, and drug-related offenses. While the agreement requires each agency to contribute at least one full-time officer, Alvarado instead provides annual funding of \$4,854 due to staffing limitations. The primary change in the updated agreement is the method of selecting the Chairman of the Board, shifting from an automatic appointment of the Johnson County District Attorney to a majority vote by Board members.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve an amendment to the Interlocal Agreement between the City of Alvarado, Texas and Johnson County for the Operation of the Stop the Offender Program (S.T.O.P.) Special Crimes Unit 2024.

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

REGULAR BUSINESS:

6. Swearing in of newly elected Council Members.

City staff swore in Council Members Beverly Short and Kevin Thomas.

7. Consideration and action to appoint one Council Member as Mayor Pro Tem who shall hold office for one (1) year as set forth in section 3.08 of the Alvarado City Charter.

Mayor Jacob Wheat nominated Kevin Thomas.

Motion was made by Lydia Moon and seconded by Cherry Bryant to appoint Council Member Kevin Thomas as Mayor Pro Tem.

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

8. Consideration and action to approve Resolution No. R2025-0018, affirming the nomination(s) for candidate(s) for the Board of Directors for the Central Appraisal District of Johnson County, Texas.

Mayor Jacob Wheat nominated David Karney. Lydia Moon nominated Mary Sarver.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve Resolution No. R2025-0018, affirming the nominations of David Karney and Mary Sarver as candidates for the Board of Directors for the Central Appraisal District of Johnson County, Texas. Nominations:

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

9. Public hearing, consideration and action on the application of Darryl Tucker on behalf of 275 Alvarado LLC represented Ron Welborn for approval of a zoning change from Agricultural (A) District and Light Manufacturing/Industrial (M-1) District with portions in the Floodplain (FP) Overlay District to Planned Development (PD) District for Garden Home (GH) District uses with portions in the Floodplain (FP) Overlay on approximately 49.85 acres known as a portion of Tracts 20, 21, 22, and 34 of the A. Spiva Survey, A-770, approximately addressed at 804 E. Davis Avenue, with an amendment to the Future Land Use map in the Alvarado Comprehensive Plan and with development plan approval and deviations. (Hillcrest Addition)

On May 15, 2025, the Planning and Zoning Commission by a vote 3-0 recommended City Council approve the applicant's request to amend the Future Land Use map in the Comprehensive Plan in favor of Medium Density Residential and rezone the subject site to the PD District for GH District uses with portions in the FP Overlay District, and with concept plan approval that deviates the minimum lot width to 35 feet, the minimum lot depth to 90 feet, the minimum side yard setback to 5 feet opposite a zero setback, and the minimum principal dwelling size to 1,200 square feet.

Daryl Tucker, a representative for the development, presented to council.

A resident that owns two homes near the development wanted to know how close the development will be to his property and how the smaller size lots will affect the value of his homes. Daryl assured the resident that the space in between properties would stay untouched, as it is in a floodplain. The lot sizes should not affect his property value.

Motion was made by Cherry Bryant and seconded by Carrie Keeton to approve item #9 and the mailing of notices to residents within 200 feet.

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

MAYOR JACOB WHEAT OPENED THE PUBLIC HEARING AT 7:35 P.M. AND CLOSED THE PUBLIC HEARING AT 7:45 P.M.

10. Public Hearing on the Recreation of the Whisper Park Public Improvement District.

The developer has submitted a petition for updates to the previously approved Whisper Park PID. A resolution accepting the filing of an amended and restated petition for the creation of the Whisper Park PID is attached. In July 2022, the developer originally submitted the request and City Council approved the creation of the PID. Recently, city staff received a petition requesting an updated petition to cover additional infrastructure improvements 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. City Council approved the resolution for filing the amended and restated petition for creation of the Whisper Park PID within the City of Alvarado, during their meeting on April 21, 2025.

Jeff Goulbas and Zackary Little, representatives of the developer, addressed the council.

MAYOR JACOB WHEAT OPENED THE PUBLIC HEARING AT 7:50 P.M. AND CLOSED THE PUBLIC HEARING AT 7:51 P.M.

11. Consider a resolution regarding the Recreation of the Whisper Park Public Improvement District and ordering public improvements to be made for the benefit of such district; providing for a severability clause; providing an effective date; and containing other matters relating to the subject.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Resolution No. R2025-0020.

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

12. Public Hearing on levying assessments for the costs of certain improvements to be provided in the Lone Oak Public Improvement District Improvement Area # 1 project.

MuniCap, the City's PID Administrator, prepared the Final Service and Assessment Plan for the Lone Oak Public Improvement District, as required by Chapter 372 of the Texas Local Government Code. This plan outlines the development of the district, including the levy of assessments on Improvement Area #1 and the methodology used. Improvement Area #1 includes 253 lots with an estimated buildout value of \$315,000 per lot, and a total improvement cost of \$11,238,442, of which \$5,640,000 will be assessed to property owners. Following Council approval,

PID Bonds will be issued to reimburse the Developer, with the remaining costs funded directly by the Developer and Annual Installments collected like property taxes.

Zackary Little, representatives of the developer, addressed the council.

MAYOR JACOB WHEAT OPENED THE PUBLIC HEARING AT 7:57 P.M. AND CLOSED THE PUBLIC HEARING AT 8:00 P.M.

- 13. Consider an ordinance levying assessments for the costs of certain improvements to be provided in the Lone Oak Public Improvement District Improvement Area # 1 Project; fixing a charge and lien against all properties within Improvement Area # 1 of the district, and the owners thereof; providing for the manner and method of collection of such assessments; making a finding of special benefit to property in improvement area # 1 of the district; approving a service and assessment plan; providing a severability clause; and providing an effective date.**

Motion was made by Lydia Moon and seconded by Kevin Thonmas to approve Ordinance No. R2025-0010.

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

- 14. Consider an ordinance authorizing the issuance of the "City of Alvarado, Texas, Special Assessment Revenue Bonds, Series 2025 (Lone Oak Public Improvement District Improvement Area # 1 Project)"; approving and authorizing an indenture of trust, a bond purchase agreement, a continuing disclosure agreement and other agreements and documents in connection therewith; making findings with respect to the issuance of such bonds; and providing an effective date.**

Zachary Little with MuniCap, the City's PID and TIRZ Administrator, prepared the Final Service and Assessment Plan for the Lone Oak Public Improvement District, as required by Chapter 372 of the Texas Property Code. This plan, which must be approved by City Ordinance, will serve as the governing document for the PID and will levy Assessments on Improvement Area #1. In conjunction with the levy, the City will issue PID Bonds to reimburse the Developer for a portion of the Improvement Area #1 Improvements, with repayment occurring over 30 years through Annual Installments. The Bond Ordinance also authorizes related documents, including the indenture of trust, bond purchase agreement, offering memorandum, and continuing disclosure agreement.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve Ordinance No. 2025-0011.

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

15. Consider approval of a Phase Two Reimbursement Agreement for the Lone Oak Public Improvement District with GRBK Edgewood LLC and Century Land Holdings of Texas, LLC.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the Phase Two Reimbursement Agreement.

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

MAYOR JACOB WHEAT CALLED FOR A RECESS AT 8:03 P.M. AND CLOSED THE PUBLIC HEARING AT 8:19 P.M.

16. Presentation on Cooperative Agreements.

City staff is actively exploring opportunities to expand participation in cooperative purchasing programs/platforms, including TXShare, Alliance for Innovation (AFI), OMNIA Partners and The Interlocal Purchasing System (TIPS). These platforms provide government entities with access to competitively sourced contracts, shared best practices, and cost-saving opportunities while promoting transparency and legal compliance with Chapter 791 of the Texas Local Government Code.

17. Presentation from Code Enforcement.

City staff presented on the Code Compliance Program, the importance of rebranding to Neighborhood Services, progress made so far, and current projects underway.

18. Consideration and action to adopt the process to be used for involving and receiving public input in the 2025 council ward redistricting.

City Staff presented, asking Council to determine how they would like to move forward regarding the next steps of the ward redistricting.

Motion was made by Lydia Moon and seconded by Kevin Thomas to direct staff to hold townhall meetings.

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

19. Consideration and action to authorize the City Manager to execute an Interlocal Cooperation Agreement regarding participation in a Cooperative Purchasing Program with Ellis County.

Staff presented the Interlocal Agreement will allow the City of Alvarado and Ellis County to enter a cooperative purchasing program. Under this program, each party can purchase goods and services under the other's competitively bid contracts.

Motion was made by Carrie Keeton and seconded by Beverly Short authorize the City Manager to execute an Interlocal Cooperation Agreement regarding participation in a Cooperative Purchasing Program with Ellis County.

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

20. Consideration and action to approve street repairs on S. Baugh Street and S. Spears Street.

Staff presented regarding Baugh and Spears Street. They have been evaluated for reconstruction, which will involve full-depth reclamation with 8 inches of cement-stabilized subgrade and 4 inches of type D asphalt, aligning with the City's new quality standards. Texas Materials Group, Inc. will provide all labor, materials, and equipment, along with an 18-month warranty on the asphalt. The estimated cost is \$187,647.68 for Baugh Street and \$175,751.96 for Spears Street. Funding for the project will come from the \$750,000 Street Reconstruction Fund.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve street repairs on S. Baugh Street and S. Spears Street, not to exceed \$187,647.68 for Baugh Street and \$175,7751.96 for S. Spears Street.

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

21. Discussion, consideration, and possible action on awarding bid for N. Cummings Overlay.

North Cummings (Hwy 67 to CR 508/CR 604) is currently in the design phase, with a TxDOT bid projected for May 2027. Due to its deteriorating condition, a temporary solution is needed to last at least 24 months. Bids were solicited for various asphalt overlay options, with Texas Materials Group quoting \$430,777.90 and JC and Sons Construction Group quoting \$392,832.00 for a 1-inch level-up plus 2-inch overlay—both with a life expectancy over 24 months. JC and Sons also submitted a lower-cost option of a 2-inch overlay without level-up for \$270,000, expected to last up to 18 months.

Motion was made by Kevin Thomas and seconded by Lydia Moon to authorize city staff to enter into a Cooperative Agreement

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

22. Consideration and action to approve Ordinance No. 2025-0009 providing for a residential homestead ad valorem (property tax) exemption from City ad valorem taxation.

At the April 21, 2025 meeting, staff presented an overview of the local option general homestead exemption in preparation for the FY 2025-2026 budget. 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.

Motion was made by Lydia Moon and seconded by Carrie Keeton Ordinance No. 2025-0009 providing for a residential homestead ad valorem (property tax) exemption from City ad valorem taxation of 1%.

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

23. Consideration and action to approve Resolution R2025-0019, adopting the City of Alvarado, Texas investment policy, and providing an effective date.

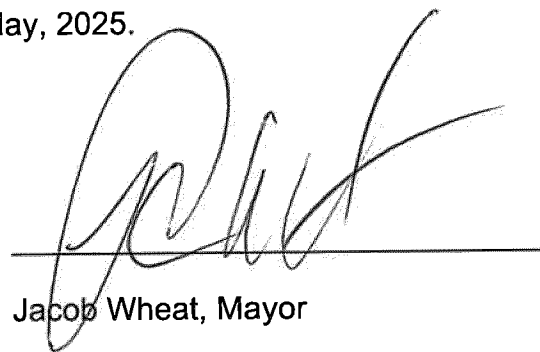
The Public Funds Investment Act, Texas Government Code Chapter 2256, requires a governing body to review and adopt an investment policy no less than annually. There are no recommended changes from staff to this policy since it was last approved.

Motion was made by Lydia Moon and seconded by Beverly Short Resolution R2025-0019, adopting the City of Alvarado, Texas investment policy, and providing an effective date.

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

There being no further business, Mayor Wheat adjourned the meeting at 9:53 P.M.

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



Jacob Wheat, Mayor

Respectfully Submitted,



Beth A. Walls, City Secretary/HRD