

CITY OF ALVARADO
County of Johnson
State of Texas
08/19/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, August 19, 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
Paula Hardison	Director of Billing/Accounting
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Adam Sharp	Fire Marshal
Teddy May	Police Chief
Mike Dwiggin	Public Works Director
Paul Coker	Building Official

Mayor Jacob Wheat called the meeting to order at 6:35 p.m. and Beth Walls gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:

Jameye Jones – Events

INTRODUCTION OF NEW EMPLOYEES:

Paul Coker – City of Alvarado Building Official

CONSENT AGENDA:

1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 07/15/2024 REGULAR CITY COUNCIL MEETING. (WALLS)
2. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 08/15/2024 SPECIAL CITY COUNCIL MEETING. (WALLS)

Motion was made by Carrie Keeton and seconded by Kevin Thomas to approve the Consent Agenda. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

NEW BUSINESS:

3. CONSIDER, DISCUSS AND TAKE A ROLL CALL VOTE TO PROPOSE AN AD VALOREM TAX RATE \$0.810000 PER \$100 VALUATION; SET A PUBLIC HEARING FOR MONDAY, SEPTEMBER 16, 2024 TO RECEIVE COMMENTS CONCERNING SAID PROPOSED CITY OF ALVARADO 2024 TAX RATE; AND SET THE TIME, DATE AND PLACE OF THE MEETING AT WHICH THE CITY COUNCIL WILL VOTE ON SAID PROPOSED TAX RATE OF \$0.810000 PER \$100 VALUATION AS MONDAY, SEPTEMBER 16, 2024 AT 6:30 P.M., IN THE COUNCIL CHAMBERS LOCATED AT 104 W. COLLEGE STREET, ALVARADO, TEXAS, AND FURTHER AUTHORIZING THE REQUIRED PUBLIC NOTICES.

The City's total adjusted taxable value has been certified at \$734,165,110.00, making each penny worth \$73,417.

Ad Valorem Tax Rates

Proposed total tax rate: \$0.810000/\$100

Proposed Maintenance & Operations (M&O) tax rate: \$0.663446/\$100

Proposed Interest & Sinking (I&S) tax rate (debt): \$0.146554/\$100

No-New-Revenue tax rate \$0.782572/\$100

Voter-approval tax rate \$0.778998/\$100

De minimis rate \$0.810309/\$100

Name	Title	For	Against	Abstain
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		

Motion was made by Lydia Moon and seconded by Kevin Thomas to propose the No-New-Revenue tax rate of \$0.782572 per \$100 valuation; set a public hearing for Monday, September 16, 2024, to receive comments concerning said proposed City of Alvarado 2024 tax rate; and set the time, date and place of the meeting at which the City Council will vote on said proposed tax rate of \$0. 782572 per \$100 valuation as Monday, September 16, 2024, at 6:30 p.m., in the Council Chambers located at 104 W. College Street, Alvarado, Texas, and further authorizing the required public notices.

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

4. CONSIDERATION AND ACTION TO APPROVE THE ALVARADO STOREFRONT IMPROVEMENT GRANT PROGRAM AND GUIDELINES.

The City of Alvarado has established the Storefront Improvement Grant Program, funded by the Alvarado Economic Development Corporation (AEDC), to provide technical and financial assistance to property owners or business tenants aiming to renovate or restore their existing commercial businesses. Eligible businesses must have been operating within the city for at least the last twelve months.

The program's objectives include:

- Enhancing the exterior appearance and visibility of commercial properties.
- Improving the overall presentation of businesses.
- Supporting the revitalization of properties in need of aesthetic upgrades.

Eligible Improvements:

- Structural or life/fire safety upgrades
- Brick/masonry repair or cleaning
- Indoor/outdoor lighting
- Facade repair/remodel/upgrades
- Painting
- Door/window replacement
- Enhanced exterior signage
- Landscaping enhancements
- Parking improvements
- Monument signage

The grant will provide a 50% matching contribution of up to \$25,000 for approved improvements. AEDC staff will assist applicants during the conceptual stage at no cost. Applicants must hire licensed architects and contractors for detailed design and implementation.

Eligibility Criteria:

- Commercial property owners or tenants operating in Alvarado for at least twelve months.
- Written approval from property owners for tenants.
- Removal of nonconforming signage.
- Up-to-date on all municipal taxes and free of city liens or code violations.
- Compliance with all state and local laws and regulations.

Application and Implementation Process:

- Initial project discussions with the Director of Economic Development.
- Design review and approval by staff.
- Obtain necessary permits and begin construction.
- Complete improvements within specified timeframes.
- Reimbursement upon satisfactory completion and verification of improvements.
- The City attorney has reviewed and approved of the program and guidelines.

The AEDC board of directors approved the program and guidelines at their July 22, 2024 board meeting.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve the Alvarado Storefront Improvement Grant Program and Guidelines. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

5. CONSIDERATION AND ACTION TO APPROVE ORDINANCE NO. 2024-0013, AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF ALVARADO, TEXAS.

No action taken. Item #5 will be moved to the Regular City Council Meeting scheduled for 09/16/2024.

7. DISCUSSION AND DIRECTION REGARDING POSSIBLE ZONING CHANGE AT 118 E. WEAVER.

The Community Development Director addressed the council, speaking on the City's current zoning ordinance and language. The owner of 118 E. Weaver addressed the council regarding the challenges of being a hardware store because of the current ordinance and asked that changes be made to allow him to display his supplies, goods, and products outside his store without a fence. He also spoke on the store's future plans.

No action taken. Item #7 will be moved to the Regular City Council Meeting scheduled for 09/16/2024.

6. PRESENTATION AND TRAINING FROM CITY ATTORNEY ON OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT ISSUES.

No action taken. Presentation from TOASE.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:06 P.M. AND RECONVENED TO REGULAR SESSION AT 11:55 P.M.

8. CONSIDERATION AND ANY ACTION NECESSARY AS A RESULT OF ITEMS LEGALLY DISCUSSED IN EXECUTIVE SESSION.

Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the Mayor to negotiate a contract with City Manager, as discussed in Executive Session.

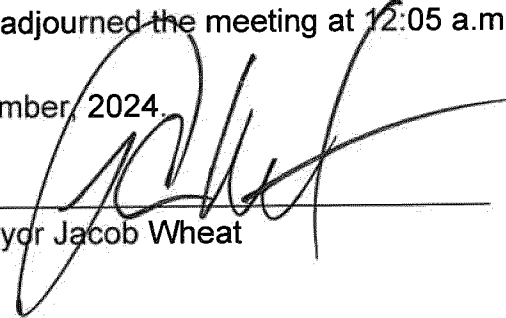
This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

9. AUTHORIZE THE ECONOMIC DEVELOPMENT DIRECTOR AND CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF ALVARADO AND MILLIS TRANSFER BASED ON THE TERMS DISCUSSED IN EXECUTIVE SESSION.

No action was taken. Item #9 will be moved to the Regular City Council Meeting scheduled for 09/16/2024.

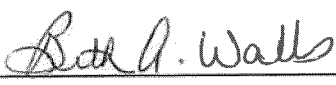
There being no further business, Mayor Wheat adjourned the meeting at 12:05 a.m.

Passed and approved this the 9th day of September, 2024.



Mayor Jacob Wheat

Respectfully Submitted,



Beth A Walls, City Secretary/HRD

