

CITY OF ALVARADO
County of Johnson
State of Texas
05/20/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, May 20, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Michael Bennett	Council Ward 1	X		
Carrie Keeton	Council Ward 1 elect	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
Jennifer Drysdale	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
Hillary Cromer	Economic Dev. Director
Paula Hardison	Director Billing/Accounting
John Rodgers	Fire Chief
Precious Moore	Library Director
Teddy May	Police Chief
Ben Moore	Asst. Police Chief
Michael Dwiggin	Public Works Director
Mikaela Hall	Communications Manager

Mayor Jacob Wheat call the meeting to order at 6:34 p.m. and Scott Arthur gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS-

Jameye Jones – Thank you to FD and PD for a successful Safety Day. Heart of Hearts Quarter Auction scheduled for Saturday, June 8th.

Martha Dean – Johnson County Master Gardeners & Tri County Master Naturalist presenting Save the Monarchs at the library Tuesday, June 4th.

Naveen Khammampati – The Hillcrest at Alvarado development.

CONSENT AGENDA:

- 1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 04/15/2024 REGULAR CITY COUNCIL MEETING.**
- 2. CONSIDERATION AND ACTION TO APPROVE THE MEETING MINUTES OF THE 04/25/2024 MEETING BETWEEN THE CITY OF ALVARADO CITY COUNCIL, THE EDC BOARD, AND THE P&Z COMMISSION ON THURSDAY, APRIL 25, 2024.**

Motion was made by Kevin Thomas and seconded by Beverly Short to approve the Consent Agenda.

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

NEW BUSINESS:

- 3. CONSIDERATION AND ACTION TO APPROVE ORDINANCE 2024-0008 CANVASSING RETURNS AND DECLARING RESULTS OF THE GENERAL AND SPECIAL ELECTION HELD ON MAY 4, 2024 TO ELECT COUNCIL MEMBER WARD 2, PLACE 2 AND PROPOSITION A, REAUTHORIZING STREET MAINTENANCE SALE TAX. (WALLS)**

COUNCIL MEMBER WARD 2, PLACE 2

Candidate	Early Voting/Mail-In	Election Day	Total	Percentage
Lydia Moon	26	11	37	77.09%
Barron Blakeney	3	1	4	8.34%
No Vote	4	3	7	14.57%

PROPOSITION A – REAUTHORIZATION STREET MAINTENANCE TAX

Proposition A	Early Voting/Mail-In	Election Day	Total	Percentage
For	73	53	126	85.72%
Against	11	10	21	14.28%

Motion was made by Lydia Moon and seconded by Keven Thomas to approve Ordinance 2024-0008 canvassing returns and declaring results of the General and Special Election held on May 4, 2024 to elect Council Member Ward 2, Place 2 and Proposition A, reauthorizing Street Maintenance Sale Tax.

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

4. RECOGNITION OF SERVICE FOR COUNCIL MEMBER MICHAEL BENNETT. (WALLS)

No action necessary.

5. SWEARING IN OF NEWLY ELECTED COUNCIL MEMBERS. (WALLS)

No action necessary.

6. CONSIDERATION AND ACTION TO APPOINT ONE COUNCILMEMBER AS MAYOR PRO TEM WHO SHALL HOLD OFFICE FOR ONE (1) YEAR AS SET FORTH IN SECTION 3.08 OF THE ALVARADO CITY CHARTER. (WHEAT)

Motion was made by Cherry Bryant and seconded by Beverly Short to appoint Council Member Lydia Moon as Mayor Pro Tem who shall hold office for one (1) year as set forth in section 3.08 of the Alvarado City Charter.

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

7. EMPLOYEE OF THE QUARTER - 1Q (WALLS)

No action necessary. Precious Moore, Library Director, was presented with an appreciation gift for being nominated as Quarter 1 Employee of the Quarter.

8. PUBLIC HEARING, CONSIDERATION AND ACTION TO APPROVE RESOLUTION NO. R2024-0010 AUTHORIZING THE CREATION OF THE AGAVE TRAIL PUBLIC IMPROVEMENT DISTRICT, APPROXIMATELY 117.18 ACRES OF LAND GENERALLY LOCATED EAST OF N. CUMMINGS DRIVE AND SOUTH OF CR 508. (AGAVE TRAIL) (FRENCH)

Mayor Jacob Wheat opened the Public Hearing at 6:53 p.m.

Jeff Gulbas addressed the council.

BACKGROUND & FINDINGS: The City previously approved the Agave Trail Planned Development District on November 20, 2023, and conditionally approved the Agave Trail Addition preliminary plat on February 19, 2024.

FINANCIAL IMPACT: None

RECOMMENDATION: Staff recommends City Council action on Resolution No. R2024-0010.

Mayor Jacob Wheat closed the Public Hearing and reconvened into Regular Session at 6:55 p.m.

Motion was made by Lydia Moon and seconded by Scott Arthur to approve Resolution No. R2024-0010 authorizing the creation of the Agave Trail Public Improvement District.

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

9. CONSIDERATION AND ACTION TO APPROVE LONE OAK REIMBURSEMENT AGREEMENT, PHASE 1. (LONE OAK) (FRENCH)

BACKGROUND & FINDINGS: This agreement is entered into by GRBK Edgewood, LLC and Century Land Holdings of Texas, LLC (the “developer”) and the City of Alvarado for the purpose of payment from City-collected Public Improvement District (PID) funds to the developer for labor, materials, fees, and/or other general costs related to creation, acquisition, or construction of certain Authorized Improvements related to the Lone Oak Public Improvement District.

FINANCIAL IMPACT: None

RECOMMENDATION: Staff recommends City Council take action on the Lone Oak Reimbursement Agreement.

Motion was made by Lydia Moon and seconded by Beverly Short to approve Lone Oak Reimbursement Agreement, Phase 1 as written.

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

10. CONSIDERATION AND ACTION TO APPROVE THE APPLICATION OF CHRIS WALL WITH JBI PARTNERS, INC. ON BEHALF OF GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC FOR APPROVAL OF THE LONE OAK ADDITION PHASE 1 FINAL PLAT ON 70.219 ACRES KNOWN AS TRACTS AND PORTIONS OF TRACTS OUT OF THE JAMES B. CONGER SURVEY, A-150, AND THE GEORGE S. MCINTOSH SURVEY, A-625, APPROXIMATELY ADDRESSED AT 825 AND 1029 CR 607. (LONE OAK ADDITION, PH. 1) (FRENCH)

BACKGROUND & FINDINGS: The final plat application was submitted and deemed administratively complete on April 22, 2024. Per Section 34-36(d), the City Council shall: (1) Act within 30 days after the filing of final plat, (2) Conclude one of the following:

- a. Approve.
- b. Approve with conditions.
- c. Disapprove with reasons.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential. The proposed plat is consistent with the City’s FLU map but the final plat shall not be recorded unless and until all requirements of the subdivision regulations have been complied with and until such stipulations as may be set by the City council have been met.

FINANCIAL IMPACT: None

RECOMMENDATION: On May 20, 2024, the P&Z Commission by a 5-0 vote recommended Council disapprove because of the comments in the attached recommended disapproval letter.

Motion was made by Lydia Moon and seconded by Beverly Short to disapprove the application for Lone Oak Addition Phase 1 final plat based on the comments included in the provided disapproval letter, per section 34-36(d) of the subdivision ordinance.

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

11. CONSIDERATION AND ACTION ON THE APPLICATION OF HEATH VOYLES WITH WESTFALL ENGINEERING ON BEHALF OF SHAW DEVELOPMENT GROUP, LLC FOR APPROVAL OF THE PARKVIEW AT ALVARADO APARTMENTS ADDITION PRELIMINARY PLAT ON 29.021 ACRES KNOWN AS TRACT 161 IN THE I. GLAZE SURVEY, A-313, TRACT 29A IN THE J. DIXON SURVEY, A-214, AND TRACT 1A IN THE J. M. ROSS SURVEY, A-737, APPROXIMATELY ADDRESSED AT 600 N. PARKWAY DRIVE. (ALVARADO APT. ADDITION, PRELIMINARY PLAT) (FRENCH)

BACKGROUND & FINDINGS: The preliminary plat application was submitted and deemed administratively complete on April 17, 2023, then recommended for disapproval by the Planning and Zoning Commission on May 9, 2023. The applicant then requested that action on preliminary plat be tabled prior to City Council consideration and has now resubmitted to address the reasons for the recommendation of disapproval. Per Section 34-34(c) of the subdivision ordinance, City Council must: (1) Act within 30 days after the filing of preliminary 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 designates the north portion of the subject site for Local Business with Medium Density Residential behind. The west side of the subject site is primarily Floodplain with a smaller portion designated Interstate Business having frontage to N. Parkway Drive (aka IH 35W Business Route). On April 4, 2022, City Council approved a rezoning of the site to the Planned Development (PD) District, and the rezoning in effect amended the Medium Density Residential on the Future Land Use map to High Density Residential. Staff finds the preliminary plat to comply with the minimum standards of the Alvarado subdivision ordinance and all other ordinances with the exceptions being stated in the attached recommended conditional approval letter.

FINANCIAL IMPACT: None

RECOMMENDATION: On May 16, 2024, the P&Z Commission by a vote of 5-0 recommended Council approve with conditions listed in the attached recommended conditional approval letter.

Motion was made by Lydia Moon and seconded by Kevin Thomas to approve the application for Parkview at Alvarado Apartments addition preliminary plat with the conditions stated in the conditional approval letter provided, per section 34-34© of the subdivision ordinance.

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

12. CONSIDERATION AND ACTION TO RESCIND PREVIOUSLY AWARDED BID TO REYNOLDS ASPHALT FOR JAMES ST. & S. BAUGH. (DWIGGINS)

Motion was made by Lydia Moon and seconded by Cherry Bryant to rescind the original bid of \$82,586.00 awarded to Reynolds Asphalt for James St. & S. Baugh and readvertise with warranty.

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

13. CONSIDERATION AND ACTION TO AUTHORIZE THE ECONOMIC DEVELOPMENT DIRECTOR TO NEGOTIATE AND EXECUTE A \$5,000.00 GRANT FOR PROMOTIONAL PARTNERSHIP WITH BLOSSOMS ON THE SQUARE, LOCATED AT 101 S. FRIOU STREET. (CROMER)

BACKGROUND AND FINDINGS: The Alvarado Economic Development Corporation (AEDC) is committed to promoting Alvarado as a thriving community for business development and expansion. As part of our strategic efforts to bolster the visibility of the city and attract new business ventures, the AEDC is proposing a Promotional Partnership grant to Blossoms on the Square, a local business located in the heart of the Downtown Square.

As part of the partnership, Blossoms on the Square will engage in a variety of promotional activities that will increase the city's exposure, including:

- Displaying a promotional poster in their storefront.
- Installing an a-frame sign outside their storefront.
- Sharing agreed-upon content on their social media platforms.
- Creating a local printed advertisement in a magazine or newspaper.

RECOMMENDATION: Staff recommends City Council grant of \$5,000 to Blossoms on the Square to provide much-needed assistance and support to their continued operation and growth. Staff also believe this will show businesses that the City is ready to invest in the revitalization of downtown where this business is located.

Motion was made by Lydia Moon and seconded by Scott Arthur to authorize the Economic Development Director to negotiate and execute a \$5,000.00 grant for Promotional Partnership with Blossoms on the Square.

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

14. CONSIDERATION AND ACTION TO AUTHORIZE THE DIRECTOR OF ECONOMIC DEVELOPMENT TO EXECUTE 380 AGREEMENT BETWEEN THE CITY OF ALVARADO, AEDC, AND ATWOOD DISTRIBUTING, L.P. FOR THE DEVELOPMENT OF AN ATWOODS RANCH & HOME RETAIL STORE. (CROMER)

BACKGROUND AND FINDINGS: Atwoods, a well-established retail business specializing in home and ranch products, has expressed interest in expanding its operations to Alvarado. The proposed project involves purchasing the property located at 1011 N. Cummings Drive, a currently vacant parcel of land, and constructing a new 63,000 square foot retail store with 30 to 40 employees. As part of the agreement, Atwoods commits to starting construction within 12 months of the execution of the agreement. The project represents a significant capital investment, with Atwoods planning to invest \$5,000,000 in the development of the store and related infrastructure. This investment will not only transform a vacant property into a bustling commercial site but will also contribute to the city's tax base, providing additional revenue for essential public services and future economic development projects.

On May 16, the AEDC board voted in favor of authorizing the Director of Economic Development to execute a 380 Agreement between the City of Alvarado, AEDC and Atwood Distributing, LP for

development of an Atwoods retail store in Alvarado. The terms outline that Atwoods would receive an annual 50% structured sales tax rebate, with a maximum of \$400,000, over a period of five (5) years.

RECOMMENDATION: City staff and the AEDC board of directors recommend that City Council consider and take action to authorize the Director of Economic Development to execute a 380 Agreement between the City of Alvarado, AEDC, and Atwood Distributing, LP for the development of an Atwoods Ranch & Home Goods retail store on the property located at 1011 N Cummings Drive and to include an annual 50% sales tax rebate, with a maximum of \$400,000, over a period of five (5) years. In addition, City staff and the board recommend that the entire amount rebated to Atwoods be funded by the AEDC.

Motion was made by Lydia Moon and seconded by Beverly Short to authorize the Director of Economic Development to execute 380 Agreement between the City of Alvarado, AEDC, and Atwood Distributing, L.P. to include an annual 50% sales tax rebate, with a maximum of \$400,000.00 over a period of 5 years; and that the entire amount rebated to Atwoods over the 5 years be funded by the EDC.

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

15. CONSIDERATION AND ACTION TO APPROVE THE ALVARADO ECONOMIC DEVELOPMENT CORPORATION'S AMENDED AND RESTATED BYLAWS. (CROMER)

BACKGROUND AND FINDINGS: The original Alvarado Economic Development Corporation (AEDC) bylaws were adopted by the Board of Directors on April 16, 2001, and subsequently by the City Council on April 23, 2001. Since then, to the best of staff's knowledge, these bylaws have remained unchanged for over two decades. In 2023, staff engaged legal counsel to review the existing bylaws and propose amendments to ensure alignment with current laws and regulations.

One of the key clarifications in the revised bylaws is the residency requirement for board members: individuals must either live in Johnson County or within 10 miles of the city's boundaries, provided that they also reside in a county adjacent to Johnson County. Additionally, the updated bylaws confirm that three directors must be individuals who are neither employees, officers, nor members of the City Council. Board members are appointed to serve two-year terms, with the option to be reappointed at the end of each term. Furthermore, the amended bylaws include a new Article V that outlines the procedures for managing conflicts of interest, promoting nondiscrimination, and protecting confidential information.

RECOMMENDATION: Staff recommends that City Council approve the Alvarado Economic Development Corporation's amended and restated bylaws.

Motion was made by Lydia Moon and seconded by Beverly Short to approve the Alvarado Economic Development Corporation's amended and restated bylaws.

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

17. STEP GRANT PRESENTATION. (MAY)

No action necessary. Ben Moore, Assistant Police Chief, presented to the council.

18. PRESENTATION AND DISCUSSION REGARDING PAINTING THE CONCRETE TABLES AT PARKWAY PARK. (DEBUFF)

No action necessary. It was decided to paint the concrete tables a natural color. If paint is determined to be damaging to the stone, the council requested the item be brought back for consideration.

EXECUTIVE SESSION:

Mayor Wheat declared Council to be in Executive Session at 7:43 p.m. and reconvened to Regular Session at 8:37 p.m.

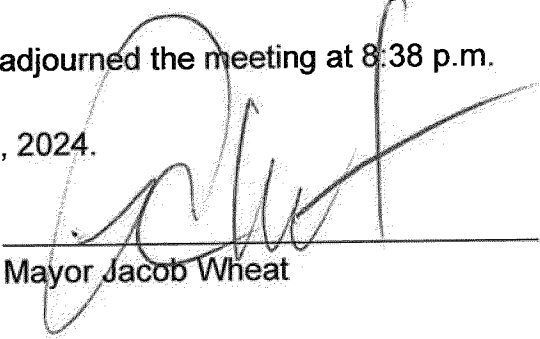
19. CONSIDERATION AND ACTION TO AUTHORIZE THE CITY MANAGER TO EXECUTE THE UNIMPROVED PROPERTY CONTRACT BETWEEN AGAVE DEVELOPMENT GROUP LLC AND THE CITY OF ALVARADO.

Lydia Moon moved, seconded by Kevin Thomas to authorize the City Manager to execute the unimproved property contract between Agave Development Group LLC and the city of Alvarado as discussed in Executive Session.

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

There being no further business, Mayor Wheat adjourned the meeting at 8:38 p.m.

Passed and approved this the 17th day of June, 2024.



Mayor Jacob Wheat

Respectfully Submitted,



Beth A Walls, City Secretary/HRD

