



CITY OF ALVARADO
County of Johnson
State of Texas
3/23/2026
City Council Special Meeting Minutes

CALL TO ORDER

Roll Call

The City Council of the City of Alvarado met in a Special Called Session on Monday, March 23, 2026, at 6:30 PM. The following were present:

PRESENT: Councilmember Ward II Cherry Bryant
Councilmember Ward I Beverly Short
Mayor Pro Tem Ward III Kevin Thomas
Councilmember Ward I Carrie Keeton

ABSENT: Councilmember Ward III Scott Arthur
Councilmember Ward II Lydia Moon

OTHERS PRESENT: City Manager, Paul DeBuff
City Secretary, Bobbie Jo Taylor
City Attorney, Ashley Dierker
Chief of Police, Teddy May
Fire Marshal, Adam Sharpe
Administrative Services Director, Donielle Suber
Human Resources Manager, Sarah Licitra
Chief Financial Officer, Laura Cox
Director of Economic Development, Hillary Cromer

Mayor Jacob Wheat called the meeting to order at 6:30 PM and led the invocation.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

This is an opportunity for citizens to address the convened City Council of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened City Council to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the City Secretary or the City Marshal prior to the start of the meeting.

COUNCIL COMMENTS

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;

- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA

- 1. Second Reading of Resolution No. R2026-0004; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation (AEDC) to negotiate and execute an Economic Development Agreement with Empire Investments, LLC regarding Project Hearth for the development of a restaurant named Empire Steaks and Burgers to 209 E College Ave; providing an effective date; and establishing that this project is a business attraction and downtown revitalization effort. (Cromer)**
- 2. Second Reading of Resolution No. R2026-0013; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation (AEDC) to negotiate and execute an Economic Development Agreement with Halfie's Rambles, LLC regarding Project Yellow Submarine for the development of a café called Den Chan Cafe to 110 W College Ave; providing an effective date; and establishing that this project is a business attraction and downtown revitalization effort. (Cromer)**

Mayor Pro Tem Thomas motioned to approve the Consent Agenda.

Councilmember Bryant seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

NEW BUSINESS

- 3. Consideration and action related to Resolution No. R2026-0017, A Resolution of the City of Alvarado, Texas, Authorizing Alvarado representatives in matters pertaining to the City's participation in the Texas Community Development Block Grant (TxCDBG) Program. (Suber)**

Director of Administrative Services Donielle Suber presented a Resolution to the City Council authorizing the City to participate in the Texas Community Development Block Grant (TxCDBG) Program. Ms. Suber advised that the Resolution establishes citizen participation and ensures compliance with federal and state regulations. She also stated that the Resolution designates the Mayor and/or City Manager as authorized signatories on behalf of the City.

The City Council discussed potential roadway project types and the required grant funding match with Ms. Suber. As the subsequent agenda item was closely related, the Council proceeded to the next item for continued discussion.

- 4. Consideration and action related to Resolution R2026-0018, a Resolution of the City of Alvarado, Texas, authorizing the Award of a Professional Service Provider Contract for the 2025–2026 Texas Community Development Block Grant (TxCDBG) Fund Program. (Suber)**

The Council continued its discussion regarding grant funding, with Ms. Suber presenting a Resolution to award the Professional Service Provider for the grant contract.

Councilmember Bryant motioned to approve Resolution No. R2026-0017 Authorizing Alvarado to participate in the Texas

Community Block Grant Program and Resolution No. R2026-0018 authorizing the Award of a Professional Service Provider Contract for the 2025-2026 Texas Community Development Block Grant Fund Program to Westwood Engineering

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

5. Consideration and action related to a Development Agreement between Alvarado 228 Development LLC, Avalon Development Group, LLC, and the City of Alvarado for the Chambers Creek Development. (DeBuff, French)

The City Manager, Paul DeBuff, introduced Mr. Ted Murphy, representing the development, and Mr. J.D. Wood. Mr. Wood presented the Sportsplex proposal to the Council, which is proposed to be located within the upcoming Chambers Creek Development, if approved. The Council held discussions with representatives from the Chambers Creek Development regarding the proposal.

No action was taken at this time.

EXECUTIVE SESSION

Mayor Wheat adjourned into Executive Session at 7:07 p.m.

6. § 551.071. Consultation with Attorney. The City Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the City Council REGULAR City Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

- Any item on the agenda.

7. §551.087. Deliberation Regarding Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- Chambers Creek Development

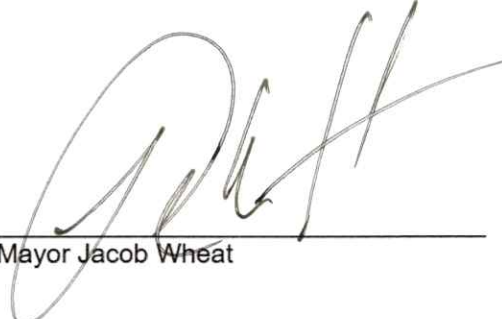
RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

Mayor Wheat reconvened into Open Session at 7:26 p.m.

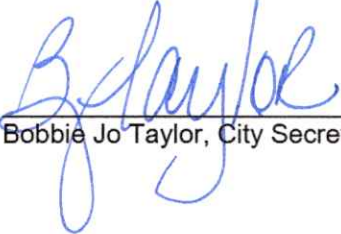
No action was taken as a result of the Executive Session.

ADJOURNMENT

Mayor Wheat adjourned the Executive Session at 7:26 p.m.



Mayor Jacob Wheat



Bobbie Jo Taylor, City Secretary

