



CITY OF ALVARADO
County of Johnson
State of Texas
4/20/2026
City Council Regular Meeting Minutes

CALL TO ORDER

Roll Call

The City Council of the City of Alvarado met in a Regular Called Session on Monday, April 20, 2026, at 6:30 PM. The following were present:

PRESENT: Mayor Jacob Wheat
Councilmember Ward III Scott Arthur
Councilmember Ward II Cherry Bryant
Councilmember Ward II Lydia Moon
Councilmember Ward I Beverly Short
Mayor Pro Tem Ward III Kevin Thomas
Councilmember Ward I Carrie Keeton

ABSENT: None

OTHERS PRESENT: City Manager, Paul DeBuff
City Secretary, Bobbie Jo Taylor
City Attorney, Ashley Dierker
Chief of Police, Teddy May
Fire Marshal, Adam Sharp
Administrative Services Director, Donielle Suber
Human Resources Manager, Sarah Licitra
Chief Financial Officer, Laura Cox
Director of Economic Development, Hillary Cromer
Community Development Director, Justin French
City Engineer, Gus Chavarria
Deputy City Marshal, Thomas Griffith

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

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.

- Jamye Jones - Community Events
- Will Keeton - Thank you to the City for upgrading the boat ramps at the Lake.

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.

- Councilmember Moon offered compliments to both the Police and Fire Departments.

INTRODUCTION OF NEW EMPLOYEES

No new employees were present.

PRESENTATIONS

1. Monarch Waystation Certificate - Martha Dean

Ms. Martha Dean presented the City with a Monarch Waystation Certificate.

2. Texas Health Presentation - Ahrein Bennett

Ms. Ahrein Bennett gave a presentation to the City Council regarding grants and other services provided by Texas Health.

CONSENT AGENDA

3. **Resolution No. 2026-0020; A Resolution of the City of Alvarado, Texas, nominating Sabre Communications Corporation to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for designation as an Enterprise Project under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code; authorizing the City Manager to prepare the required application for designation for Sabre Communications Corporation as an Enterprise Project; and providing an effective date. (Sabre State Sales Tax Program) (Cromer)**
4. **First Reading of Resolution No. 2026-0021; A Resolution of the City of Alvarado, Texas, approving an Economic Development Grant for the Pecan Orchard Improvements Project; authorizing the AEDC President to execute all documents related thereto; and providing an effective date. (Cromer)**
5. **Resolution No. R2026-0027, authorizing the submission of the Motor Vehicle Crime Prevention Authority Senate Bill 224 grant application to the Texas Motor Vehicle Crime Prevention Authority. (Authorize TMVCPA grant application) (Gross)**
6. **March 16, 2026, City Council Meeting Minutes. (Taylor)**
7. **March 23, 2026, City Council Meeting Special Called Meeting Minutes. (Taylor)**

Councilmember Keeton requested Item #3 be pulled from the Consent Agenda.
Councilmember Moon requested Item #4 be pulled from the Consent Agenda.
Councilmember Bryant requested Item #5 be pulled from the Consent Agenda.

Councilmember Moon motioned to approve Items #6 and #7.

Councilmember Arthur seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously.

The following items were discussed and considered individually:

3. **Resolution No. R2026-0020; A Resolution of the City of Alvarado, Texas, nominating Sabre Communications Corporation to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for designation as an Enterprise Project under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code; authorizing the City Manager to prepare the required application for designation for Sabre Communications Corporation as an Enterprise Project; and providing an effective date. (Sabre State Sales Tax Program) (Cromer)**

Economic Development Director Hillary Cromer presented Resolution No. R2026-0020 to the City Council for approval. Ms. Cromer advised that the Texas Enterprise Zone Program is a state-administered incentive that provides qualified businesses with refunds of state sales and use tax based on capital investment and job creation or retention. The program does not require a direct financial contribution from the City but does require formal nomination by the local governing body.

Councilmember Moon motioned to approve Resolution No. R2026-0020; A Resolution of the City of Alvarado, Texas, nominating Sabre Communications Corporation to the Office of the Governor Economic Development and Tourism through the Economic Development Bank for designation as an Enterprise Project under the Texas Enterprise Zone Program under the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code; authorizing the City Manager to prepare the required application for designation for Sabre Communications Corporation as an Enterprise Project; and providing an effective date.

Councilmember Keeton seconded the motion.

No opposition, No abstentions
Vote: Motion passed unanimously.

4. First Reading of Resolution No. R2026-0021; A Resolution of the City of Alvarado, Texas, approving an Economic Development Grant for the Pecan Orchard Improvements Project; authorizing the AEDC President to execute all documents related thereto; and providing an effective date. (Cromer)

Ms. Cromer also presented the Council with Resolution R2026-0021 advising that the City has been awarded funding through the Texas Parks and Wildlife Department Non-Urban Outdoor Recreation Grant Program to make improvements to Pecan Orchard.

Councilmember Moon motioned to approve Resolution No. R2026-0021; A Resolution of the City of Alvarado, Texas, approving an Economic Development Grant for the Pecan Orchard Improvements Project; authorizing the AEDC President to execute all documents related thereto; and providing an effective date.

Councilmember Short seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously.

5. Resolution No. R2026-0027, authorizing the submission of the Motor Vehicle Crime Prevention Authority Senate Bill 224 grant application to the Texas Motor Vehicle Crime Prevention Authority. (Authorize TMVCPA grant application) (Gross)

Police Lieutenant Tom Gross presented the Council with Resolution No. R2026-0027, a Resolution which authorizes the City to apply for a grant through the Texas Motor Vehicle Crime Prevention Authority.

Councilmember Bryant motioned to approve Resolution No. R2026-0027, authorizing the submission of the Motor Vehicle Crime Prevention Authority Senate Bill 224 grant application to the Texas Motor Vehicle Crime Prevention Authority.

Councilmember Arthur seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously.

NEW BUSINESS

Mayor Wheat moved Item #14 to take place prior to Item #8.

14. Public hearing, consideration, and action related to Ordinance No. 2026-0006, an Ordinance replacing Chapter 42, "Zoning" of the Code of Ordinances, City of Alvarado, Texas, in its entirety; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof, providing a savings clause; providing for publications; and providing an effective date. (French)

Mayor Wheat opened the Public Hearing at 7:03 p.m.

Abra Nusser with LJA presented to the City Council, advising of the amendments that have been prepared to update the City of Alvarado's Zoning Ordinance amendments, which have been prepared concurrently with the City of Alvarado Comprehensive Plan and include the City's Future Land Use Plan (FLUP). Ms. Nusser advised that the Comprehensive Plan establishes the long-term vision for land use, growth, development patterns, infrastructure, parks and recreation, Downtown revitalization, and community character within the Alvarado Planning Area.

Mayor Wheat closed the Public Hearing at 7:00 p.m.

Councilmember Moon motioned to to approve Ordinance No. 2026-0006, an Ordinance replacing Chapter 42, "Zoning" of the Code of Ordinances, City of Alvarado, Texas, in its entirety; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof, providing a savings clause; providing for publications; and providing an effective date.

Mayor Pro Tem Thomas seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously.

Mayor Wheat returned to Item #8.

8. Consideration and action related to Resolution No. R2026-0022; A Resolution of the City of Alvarado, determining costs and calling a Public Hearing to consider an ordinance levying assessments on property located within the Alvarado 215 Public Improvement District (Lennar/Valor Cost Determining Resolution), and directing the publication and mailing of notice of such Public Hearing. (Suber)

Danielle Suber presented Resolution No. R2026-0022 to the Council prior to introducing Jeff Gulbus, who serves as Bond Counsel to the City. Mr. Gulbus advised that the proposed Preliminary Service and Assessment Plan (SAP) for the Alvarado 215 (Lennar/Valor Addition) Public Improvement District was prepared in accordance with Chapter 372 of the Texas Local Government Code and provides preliminary estimated costs of authorized public improvements, for the first improvement area and future improvement areas, along with the financing approach for the PID.

Councilmember Moon motioned to approve Resolution No. R2026-0022; A Resolution of the City of Alvarado, determining costs and calling a Public Hearing to consider an ordinance levying assessments on property located within the Alvarado 215 Public Improvement District (Lennar/Valor Cost Determining Resolution), and directing the publication and mailing of notice of such Public Hearing.

Councilmember Keeton seconded the motion.
No opposition, No abstentions
Vote: Motion passed unanimously.

9. Consideration and action on Resolution No. R2026-0023; A Resolution of the City of Alvarado, Texas, accepting the petition for annexation, setting a Public Hearing date for May 18, 2026, and authorizing the issuance of a publicized notice by the City Secretary of Alvarado, Texas regarding the annexation hearing to be held on May 18, 2026, pertaining to a tract of approximately 215 acres, more or less, of land located in the Extraterritorial Jurisdiction of the City of Alvarado, Johnson County, Texas; Situated in the R. Bell Survey, Abstract No. 44, J. Bell Survey, Abstract No. 46, T. Stephens Survey, Abstract No. 778, A. Powers Survey, Abstract No. 686, and A. Kimbell Survey, Abstract 46, commonly known as 1303 S. Parkway Dr. (Chambers Creek Annexation Petition acceptance) (French)

Community Development Director Justin French presented the Resolution to the City Council to accept the annexation petition and set a Public Hearing for the annexation of the Chambers Creek Development.

Councilmember Moon motioned to approve Resolution No. R2026-0023; A Resolution of the City of Alvarado, Texas, accepting the petition for annexation, setting a Public Hearing date for May 18, 2026, and authorizing the issuance of a publicized notice by the City Secretary of Alvarado, Texas regarding the annexation hearing to be held on May 18, 2026, pertaining to a tract of approximately 215 acres, more or less, of land located in the Extraterritorial Jurisdiction of the City of Alvarado, Johnson County, Texas; Situated in the R. Bell Survey, Abstract No. 44, J. Bell Survey, Abstract No. 46, T. Stephens Survey, Abstract No. 778, A. Powers Survey, Abstract No. 686, and A. Kimbell Survey, Abstract 46, commonly known as 1303 S. Parkway Dr.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions
Vote: Motion passed unanimously.

10. Public Hearing, consideration, and action related to Resolution No. R2026-0024; A Resolution of the City of Alvarado, Texas, establishing the Chambers Creek 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. (Establishing Chambers Creek PID) (Suber)

Mayor Wheat opened the Public Hearing at 7:25 p.m.

Danielle Suber presented a Resolution to the Council advising that a petition was submitted requesting the creation of the district to support the financing of approximately \$35,000,000 in public infrastructure improvements within the Authorized Improvement area. Ms. Suber stated that the improvements include infrastructure construction and acquisition, as well as the development of trails and park amenities across 188.62 acres.

Mayor Wheat closed the Public Hearing at 7:31 p.m.

Councilmember Short motioned to approve Resolution No. R2026-0024; A Resolution of the City of Alvarado, Texas, establishing the Chambers Creek 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.

Councilmember Moon seconded the motion.
Councilmember Keeton opposed, No abstentions
Vote: Motion passed.

11. Consideration and action related to an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances for the Chambers Creek Public Improvement District between the City of Alvarado and Avalon Development Group, LLC. (Chambers Creek Reimbursement Agreement) (Suber)

Ms. Suber presented an agreement for the Construction and funding of Authorized Improvements and Reimbursement of Advances for the Chambers Creek Public Improvement District to the City Council. Ms. Suber advised that this agreement is entered into by Avalon Development Group, LLC, 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 the creation, acquisition, or construction of certain Authorized Improvements related to the Chambers Creek Public Improvement District.

Mayor Pro Tem Thomas motioned to approve an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances for the Chambers Creek Public Improvement District between the City of Alvarado and Avalon Development Group, LLC.

Councilmember Moon seconded the motion.
Councilmember Keeton opposed, No abstentions
Vote: Motion passed.

12. Public Hearing, consideration, and action related to Ordinance No. 2026-0005; An Ordinance of the City Council of the City of Alvarado, Texas, designating a Contiguous Geographic Area within the City's Corporate Limits and Extraterritorial Jurisdiction as a Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Four, City of Alvarado, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date

for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. (Setting Chamber Creek TIRZ Boundaries) (Taylor)

Mayor Wheat opened the Public Hearing at 7:37 p.m.

City Secretary Bobbie Jo Taylor gave a brief overview of the Reinvestment Zone before introducing Ms. Jennifer Sloan who updated the Council on the zone. Ms. Sloan advised that Ordinance No. 2026-0005 establishes Reinvestment Zone Number 4, defines its boundaries, creates a seven-member Board of Directors appointed by the City Council with staggered two-year terms, establishes a Tax Increment Fund, and sets a termination date.

Mayor Wheat closed the Public Hearing at 7:50 p.m.

Councilmember Moon motioned to approve Ordinance No. 2026-0005; An Ordinance of the City Council of the City of Alvarado, Texas, designating a Contiguous Geographic Area within the City's Corporate Limits and Extraterritorial Jurisdiction as a Reinvestment Zone Pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Four, City of Alvarado, Texas; describing the boundaries of the zone; creating a Board of Directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

Mayor Pro Tem seconded the motion.

Councilmember Keeton opposed, No abstentions

Vote: Motion passed.

13. Public hearing, consideration and action on the application of MV&A Builders LLC for a zoning change from Single-family Residential (SF-2) District to Garden Home (GH) District on 0.3213 acres known as a portion of Lot 4 and all of Lot 5, Block 6 of the New Town Addition (aka Missouri Pacific Addition), addressed at 905 and 907 Travis Avenue. (French)

Mayor Wheat opened the Public Hearing at 7:51 p.m.

Justin French introduced an application for a zoning change from Single-Family to Garden Home located at 905 and 907 Travis Avenue.

Mayor Wheat closed the Public Hearing at 8:01 p.m.

Councilmember Bryant motioned to approve a zoning change from Single-family Residential (SF-2) District to Garden Home (GH) District on 0.3213 acres known as a portion of Lot 4 and all of Lot 5, Block 6 of the New Town Addition (aka Missouri Pacific Addition), addressed at 905 and 907 Travis Avenue.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

14. Public hearing, consideration, and action related to Ordinance No. 2026-0006, an Ordinance replacing Chapter 42, "Zoning" of the Code of Ordinances, City of Alvarado, Texas, in its entirety; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for a penalty for violations hereof, providing a savings clause; providing for publications; and providing an effective date. (French)

Item #14 was considered by the Council prior to Item #8.

15. Presentation and discussion of the City of Alvarado's FY 2026 First Quarter Financial Report (Cox)

Chief Financial Officer Laura Cox presented the FY 2026 First Quarter Financial Report to the City Council. Ms. Cox advised that Financial reports are prepared each quarter for the General Fund, Water and Sewer Fund, Hotel Occupancy Tax Fund, and Alvarado Economic Development Corporation Fund.

16. Consideration and action related to adding a position to the Engineering Department for a Construction Inspector. (Chavarria)

City Engineer Gus Chavarria addressed the Council to request adding a Construction Inspector to the City Staff. Mr. Chavarria advised that the City has never had a dedicated, full-time infrastructure inspector, resulting in inefficiencies and increased costs.

Councilmember Moon motioned to add a position to the Engineering Department for a Construction Inspector.

Mayor Pro Tem Thomas seconded the motion.

Keeton opposed, No abstentions

Vote: Motion passed.

17. Consideration and action related to adding a position for an Administrative Assistant. (Suber)

Danielle Suber approached the City Council and advised that the administrative staff is requesting the addition of a new Administrative Assistant position to help support daily operations and maintain an efficient workflow across multiple departments within the Administration Building, including Administrative Services, Community Development, Economic Development, and the City Manager's Office.

Councilmember Arthur moved to approve adding a position for an Administrative Assistant.

Councilmember Moon seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

18. First Reading of Resolution No. 2026-0025; A Resolution of the City of Alvarado, Texas, authorizing the Economic Development Corporation's expenditure of funds for a professional services agreement between the City of Alvarado and Innovative Transportation Solutions, Inc. for transportation consulting services; and providing an effective date. (Cromer)

Economic Development Director Hillary Cromer presented a first reading of Resolution No. R2026-0025 to the City Council. Ms. Cromer advised that the Alvarado Economic Development Corporation (AEDC) Board has approved a Professional Services Agreement between the City of Alvarado and Innovative Transportation Solutions, Inc. (ITS) for transportation consulting services and has recommended City Council approval of the associated expenditure.

Ms. Cromer noted that, as a first reading, no action is needed at this time.

19. First Reading of Resolution No. 2026-0026; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation to undertake the Downtown Refresh Initiative as an economic development project; finding that the project promotes economic development and quality of life; and providing an effective date. (Cromer)

Mr. Cromer also introduced Resolution R2026-0026 to the City Council. Ms. Cromer advised that the Alvarado Economic Development Corporation (AEDC) has approved the Downtown Refresh Initiative as an economic development project, designed to enhance the appearance, functionality, and overall experience of Historic

Downtown Alvarado.

No action was required at this time.

EXECUTIVE SESSION

Mayor Wheat adjourned into Executive Session at 8:20 p.m.

20. **§ 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.

21. **§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).

- Project Ascend (Cromer)
- Project Millis (Cromer)
- Project Meatball (Cromer)

22. **§551.074, Texas Government Code - Personnel Matters,** to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

- City Manager Annual Check-in

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

Mayor Wheat reconvened into open session at 9:37 p.m.

Councilmember Moon motioned to approve an amendment to the City Manager's Contract as discussed in Executive Session.

Mayor Pro Tem Thomas seconded the motion.
Councilmember Keeton opposed, No abstentions
Vote: Motion passed.

ADJOURNMENT

Mayor Wheat adjourned the meeting.



Mayor Jacob Wheat



Bobbie Jo Taylor, City Secretary

