



CITY OF ALVARADO
County of Johnson
State of Texas
4/6/2026
City Council Special Meeting Minutes

CALL TO ORDER

The City Council of the City of Alvarado met in a Special Called Session on Monday, April 6, 2026, at 6:00 PM. The following were present:

PRESENT: Mayor Jacob Wheat
Councilmember Ward III Scott Arthur
Councilmember Ward II Cherry Bryant
Councilmember Ward II Lydia Moon
Mayor Pro Tem Ward III Kevin Thomas

ABSENT: Councilmember Ward I Beverly Short
Councilmember Ward I Carrie Keeton

OTHERS PRESENT: City Manager, Paul DeBuff
City Secretary, Bobbie Jo Taylor
City Attorney, Ashley Dierker
Chief of Police, Teddy May
Fire Chief, John Rodgers
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

Mayor Jacob Wheat called the meeting to order at 6:00 PM and 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

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.
-
- Lydia Moon, Appreciation of City Staff regarding the Irish Fest, and an update regarding the community held Sunrise Services.

NEW BUSINESS

1. 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)

Representatives from Alvarado 228 Development LLC presented a Development Agreement for the City Council's consideration. Proposed in the agreement is a master-planned community located adjacent to Alvarado High School, with access from I-35 frontage roads and Maple Avenue. The proposed development is planned to include approximately 711 single-family homes, neighborhood amenities, a commercial corridor along I-35W, and a sports complex.

Councilmember Moon motioned to approve a Development Agreement between Alvarado 228 Development LLC, Avalon Development Group, LLC, and the City of Alvarado for the Chambers Creek Development. Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions
Vote: Motion passed unanimously.

2. Discuss and consider Resolution No. R2026-0019 of the City Council of the City of Alvarado, Texas, setting a public hearing under section 311.003 of the Texas tax code for the creation of a Tax Increment Reinvestment Zone within the Corporate Limits and the Extraterritorial Jurisdiction of the City of Alvarado, Texas; authorizing the issuance of notice by the City Secretary of Alvarado, Texas regarding the public hearing; directing the City to prepare a Preliminary Reinvestment Zone Financing Plan; and providing an effective date. (DeBuff, French)

Councilmember Moon motioned to approve Resolution No. R2026-0019 of the City Council of the City of Alvarado, Texas, setting a public hearing under section 311.003 of the Texas tax code for the creation of a Tax Increment Reinvestment Zone within the Corporate Limits and the Extraterritorial Jurisdiction of the City of Alvarado, Texas;

authorizing the issuance of notice by the City Secretary of Alvarado, Texas regarding the public hearing; directing the City to prepare a Preliminary Reinvestment Zone Financing Plan; and providing an effective date.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

EXECUTIVE SESSION

3. **§ 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.

4. **§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).

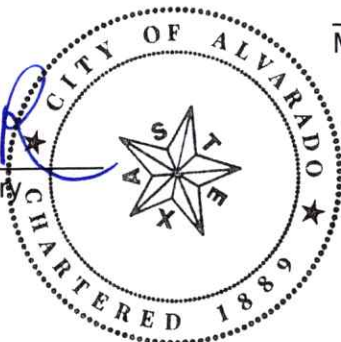
- Chambers Creek Development.

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

ADJOURNMENT

Mayor Wheat adjourned the meeting at 6:25 p.m.


Bobbie Jo Taylor, City Secretary





Mayor Jacob Wheat