



**ALVARADO CITY COUNCIL AGENDA
REGULAR - JULY 20, 2026 - 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE.
ALVARADO, TEXAS 76009**

CALL TO ORDER

Roll Call

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

PRESENTATIONS

1. Recognition of Jason Horne through the presentation of a Lifesaving Award for exceptional bravery and lifesaving actions. (Rodgers)
2. Introduction of Roscoe, The Fire Therapy Dog. (Rodgers)
3. Presentation and discussion of the City of Alvarado's FY 2026 2nd Quarter Financial Report. (Cox)

MAYOR'S UPDATE

4. Johnson County Coalition. (Wheat)

CONSENT AGENDA

5. Second Reading of Resolution No. R2026-0038; A Resolution of the City of Alvarado, Texas, approving an amended performance agreement between the Alvarado Economic Development Corporation and Lambert & Green, LLC, for property improvements and redevelopment of 105 S. Friou Street in Historic Downtown Alvarado. (Cromer)
6. Accept a Real Estate Purchase and Sale Agreement with the Alvarado Independent School District for the purchase of approximately 18,450 square feet of property located along N. Cummings Drive in the amount of \$35,000 for the City's N. Cummings Drive expansion project. (DeBuff, Ramachandra)
7. Consideration and action related to the awarding of a contract for paving repairs to Rene St. (Harris)
8. Consideration and action related to the approval of a payment in the amount of \$20,000 for the 2026 Johnson County Pioneer & Old Settlers Reunion to be held October 7th through October 10th, 2026. (Suber)
9. June 15, 2026, City Council Minutes. (Taylor)
10. June 22, 2026, City Council Minutes. (Taylor)

NEW BUSINESS

11. Public hearing, consideration, and action on Ordinance No. 2026-0016, An Ordinance of the City of Alvarado, Texas, Rezoning from Agricultural (A) District to General Neighborhood Mixed Use (NMU) District, on land in the I. Glaze Survey, A-313, the J.M. Ross Survey, A-737, and the J.D. Dison Survey, A-214, being approximately 20.8188 acres approximately addressed at 723 N. Cummings Drive, in the City of Alvarado, Johnson County, Texas; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing for publication in the official newspaper; and providing an effective date (Reata Ranch Rezoning) (French)
12. Public hearing, consideration, and action on Ordinance No. 2026-0017, An Ordinance amending the Future Land Use Plan map in the Comprehensive Plan for the City of Alvarado. (Intersection of CR 810 and 67) (French)
13. Consideration and action related to Resolution No. R2026-0044, 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 Lone Oak Improvement Area #2 Public Improvement District and directing the publication and mailing of notice of public hearing. (Lone Oak Cost Determining Resolution) (Suber)
14. Consideration and action related to Ordinance 2026-0018; An Ordinance of the City of Alvarado, Texas, amending Division 5, "Speed Limits," of Article II, "Traffic Regulations," of Chapter 38, "Traffic and Vehicles," of the Code of Ordinances, by amending Section 38-129, "School Zones," by updating the school zones along a portion of FM 1807/Davis Avenue and a portion of Cummings Drive. (School Zone Update) (Suber)
15. Consider and take action on Ordinance No. 2026-0019, amending Chapter 9, "Business Regulations," of the Code of Ordinances by updating Section 9-80, "Adoption of Texas Food Establishment Rules," and adding a new Article V, "Mobile Food Vendor and Food Trucks," to establish local regulations consistent with Chapter 437B, Texas Health and Safety Code, and adopting standards for food trucks, mobile food vendors, and food truck parks within the City of Alvarado. (Hill)
16. First Reading of Resolution No. R2026-000045; A Resolution Approving Funding Participation from the Alvarado Economic Development Corporation (AEDC) for the Parkway Drive Sanitary Sewer Project, Amending the Project Budget as Necessary, and Authorizing

the Economic Development Director and/or City Manager to Execute All Necessary Documents. (Cromer)

17. First Reading of Resolution No. R2026-0046; A Resolution of the City of Alvarado, Texas, authorizing an agreement between the Alvarado Economic Development Corporation and Carrie Keeton for the historic building rehab of 103 South Friou St; establishing that this project is a business retention and downtown revitalization effort; and providing an effective date. (Cromer)
18. First Reading Resolution No. R2026-0047; A Resolution of the City of Alvarado, Texas, authorizing an amendment to the economic development agreement between the Alvarado Economic Development Corporation (AEDC) and Halfie's Rambles, LLC for a restaurant at 110 W. College Street; establishing that this project is a business retention and downtown revitalization effort; and providing an effective date. (Cromer)
19. First Reading of Resolution No. R2026-0048; A Resolution of the City of Alvarado, Texas, approving the acquisition of real property located at 100 S. Spears Street from David's Properties, LP by the Alvarado Economic Development Corporation in furtherance of Project Align; approving a lease agreement for the continued occupancy of the property by David's grocery store owned by Brookshires Brothers through the expiration of its current lease term; approving an amendment to the Alvarado Economic Development Corporation's Fiscal Year 2025-2026 Budget to provide funding for the acquisition; and providing an effective date. (Cromer)
20. Consideration and action related to Resolution No. R2026-0049; A Resolution of the City of Alvarado, Texas, requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith. (Texas Water Development Board Grant) (Harris)
21. Consideration and action related to approval of the Nominating Committee's recommendations of appointments to the Ethics Board of Review (BOR) and authorizing the City Manager to execute any agreements. (Wheat, Short, Thomas)

EXECUTIVE SESSION

22. Pursuant to Section 551.071 Texas Government Code - consultation with the City's attorneys to seek advice on the following matters:

- Any item on the agenda

23. Pursuant to Section 551.072 Texas Government Code - Deliberation Regarding Real Property; A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- Project Orange C-7 (Cromer)

24. Pursuant to Section 551.087 Texas Government Code - 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 Inspire (Cromer)

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

ADJOURNMENT

I, the undersigned authority, do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on July 14th, 2026, by 5:00 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Bobbie Jo Taylor, TRMC, MMC
City Secretary

If, during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive Session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code.

If a Closed or Executive Session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session in order to take action, if necessary, on the items addressed during Executive Session.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are

requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: taylorb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.