



**CITY OF ALVARADO
County of Johnson
State of Texas
6/15/2026
City Council Regular Meeting Minutes**

The City Council of the City of Alvarado met in a Regular Called Session on Monday, June 15, 2026, at 6:30 PM. The following were present:

PRESENT: Mayor Jacob Wheat
Councilmember Ward II Cherry Bryant
Councilmember Ward II Lydia Moon
Councilmember Ward I Beverly Short
Mayor Pro Tem Ward III Kevin Thomas
Councilmember Ward III Joshua Rendon

ABSENT: 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
Director of Human Resources, Sarah Licitra
Chief Financial Officer, Laura Cox
Director of Economic Development, Hillary Cromer
Community Development Director, Justin French
Director of Public Services, John Harris
Deputy City Marshal, Thomas Griffith

Mayor Jacob Wheat called the meeting to order at 6:30 PM and Fire Chief John Rodgers 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.

- Rosita Jenkins, Juneteenth Event
- Calvin Jenkins, Juneteenth Event
- Robert Brake, Juneteenth Event

- Ava Spinner, Juneteenth Event
- Jean Rider, Appreciations to Bobbie Jo Taylor and Jessica Hill regarding the 2026 City Elections
- Jameye Jones, Community Events, and Alvarado History

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 salutory 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 salutory 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, announcement of new grandchild and acknowledgment of City Manager Paul DeBuff
- Mayor Pro Tem Thomas, mentioned honors of Robert Mitchell and the Juneteenth event

INTRODUCTION OF NEW EMPLOYEES

- Kelli Connelly - Police Administrative Assistant

PRESENTATIONS

1. Vac Truck Presentation (Harris)

Director of Public Services John Harris presented information to the City Council regarding the need to purchase a new vacuum (Vac) truck for the Public Works Department and requested the Council's consensus to move forward with the purchase. Mr. Harris reviewed the condition of the City's sanitary sewer system, highlighting several main sewer lines that have become clogged due to a lack of routine maintenance. He explained that acquiring a new Vac truck would allow the department to implement a comprehensive preventative maintenance program for the City's sewer lines and manholes, helping to improve system reliability and reduce future maintenance issues. Following discussion, the consensus of the City Council was to proceed with the purchase of a new Vac truck.

MAYOR'S UPDATE

2. Alvarado Infrastructure Update

Mayor Jacob Wheat presented an update to the City Council regarding the City's infrastructure and long-term capital

planning efforts. He discussed the use of impact fees associated with new development to help offset the cost of infrastructure improvements, reducing the financial burden on existing taxpayers. Mayor Wheat also reviewed the City's Capital Improvement Plans for the stormwater, wastewater, and water utility systems, highlighting planned projects and the importance of investing in infrastructure to support current needs and future growth.

CONSENT AGENDA

3. Second Reading of Resolution No. R2026-0033; A Resolution of the City of Alvarado, Texas, authorizing the Alvarado Economic Development Corporation to negotiate and execute an Economic Development Agreement with Los Jarritos, Inc (DBA Alvarado Wings and Burgers) for a restaurant located at 200 US-67, Alvarado, Texas 76009; establishing that this project is a storefront improvement initiative; and providing an effective date. (Cromer)
4. Second Reading of Resolution No. R2026-0034; A Resolution of the City of Alvarado, Texas, approving the revised Alvarado Food Truck Incubator Program; and providing an effective date. (Cromer)
5. Resolution No. R2026-0036; A Resolution of the City Council of the City of Alvarado, Texas, authorizing city participation in the Sourcewell Cooperative Purchasing Program, and authorizing the City Manager to Execute the Participation Agreement and all necessary documents; providing an effective date. (Tucker)
6. Resolution No. R2026-0037; A Resolution of the City Council of the City of Alvarado, Texas, authorizing City Participation in the Interlocal Purchasing System (TIPS) Program offered by Region VIII Education Service Center, authorizing the City Manager to execute all necessary documents, and designating a primary contact for the City; providing an effective date. (Tucker)
7. May 12, 2026, Special City Council Meeting Minutes. (Taylor)
8. May 18, 2026, Regular City Council Minutes. (Taylor)

Councilmember Moon requested Item #4 be pulled from the Consent Agenda.

Councilmember Moon motioned to approve all other Consent Agenda Items.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

4. Second Reading of Resolution No. R2026-0034; A Resolution of the City of Alvarado, Texas, approving the revised Alvarado Food Truck Incubator Program; and providing an effective date. (Cromer)

The Director of the Economic Development Corporation, Hillary Cromer, presented Resolution No. R2026-0034 to the City Council. This Resolution makes changes to the Food Truck Incubator Program, such as the amount of the deposit and reducing the monthly program fee to \$300.00.

Councilmember Moon motioned to approve Resolution No. R2026-0034; A Resolution of the City of Alvarado, Texas, approving the revised Alvarado Food Truck Incubator Program; and providing an effective date.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

NEW BUSINESS

9. Public hearing, consideration, and action on Ordinance No. 2026-0012; An Ordinance of the City of Alvarado, Texas, approving an ordinance annexing by voluntary petition 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 Drive, as requested by L. Wayne Powell; providing for the annexation into the City of Alvarado said property for all municipal purposes; extending the boundary limits of the City to include the described property in the City limits; and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; providing for amendment to the official map; directing the City secretary to file copy with county clerk and appraisal district; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date. (Chambers Creek Annexation) (French)

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

Community Development Director, Justin French, presented the ordinance to the Council. Mr. French provided a brief overview of the proposed voluntary annexation of approximately 215 acres located at 1303 S. Parkway Drive. The presentation included a summary of the development agreement, receipt of the annexation petition, and confirmation that all required public notices had been published in accordance with state law prior to the public hearing.

Mayor Wheat closed the Public Hearing at 7:27 p.m.

Mayor Pro Tem Thomas motioned to approve Ordinance No. 2026-0012; An Ordinance of the City Of Alvarado, Texas, approving an ordinance annexing by voluntary petition 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 Drive, as requested by L. Wayne Powell; providing for the annexation into the City of Alvarado said property for all municipal purposes; extending the boundary limits of the City to include the described property in the City limits; and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of the City; providing for amendment to the official map; directing the City secretary to file copy with county clerk and appraisal district; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.

Councilmember Short seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

10. Public hearing, consideration and action on Ordinance No. 2026-0013, An Ordinance of the City of Alvarado, Texas, Rezoning from Agricultural (A) District to Planned Development (Pd) District for Garden Home (GN) District and Single Family Residential (Sf-2) District uses with Deviations and Development Plan approval on approximately 188.62 acres known as land in the R. Bell Survey, A-44, the J. Bell Survey, A-46, the T. Stephens Survey, A-778, and the A. Powers Survey, A-686; Rezoning from Agricultural (A) District to Floodplain & Nature (FN) District on approximately 26.1 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and Rezoning from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use(RMU) District on approximately 13.29 acres known as land in the A. Kimball Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway 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. (Chambers Creek Rezone) (French)

Mayor Wheat opened the Public Hearing at 7:29 p.m.

Community Development Director Justin French presented the ordinance to the City Council. Mr. French advised that The Future Land Use Plan (FLUP) map within the Alvarado Comprehensive Plan designates the subject site for Master Planned Community with exception of a portion designated Floodplain. Mr. French stated that the proposed rezoning is consistent with six out of seven of the design and place principals for the Master Planned Community character.

Jameye Jones asked if Mr. French could identify where the sports complex would be located on the map, in which Mr. French pointed out the location.

Mayor Wheat closed the Public Hearing at 7:45 p.m.

Councilmember Moon motioned to approve Ordinance No. 2026-0013, An Ordinance of the City of Alvarado, Texas, Rezoning from Agricultural (A) District to Planned Development (Pd) District for Garden Home (GN) District and Single Family Residential (Sf-2) District uses with Deviations and Development Plan approval on approximately 188.62 acres known as land in the R. Bell Survey, A-44, the J. Bell Survey, A-46, the T. Stephens Survey, A-778, and the A. Powers Survey, A-686; Rezoning from Agricultural (A) District to Floodplain & Nature (FN) District on approximately 26.1 acres known as land in the A. Kimbell Survey, A-479, and the J. Bell Survey, A-46; and Rezoning from Agricultural (A) District with a portion in the Floodplain (FP) Overlay District to Regional Mixed Use(RMU) District on approximately 13.29 acres known as land in the A. Kimball Survey, A-479, and the J. Bell Survey, A-46, all approximately addressed at 1303 S. Parkway 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.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

11. Consideration and action on the application of C.J. Hitch with Kimley-Horn on behalf of DRB Group represented by Brenden Alves for approval of the Agave Trail Addition Phase 1a final plat on approximately 32.222 acres known as a portion of Tract 6 in the J.M. Ross Survey, A-737, approximately addressed at 1400 N. Cummings Drive. (French)

Community Development Director Justin French presented a final plat for approval to the City Council. Mr. French advised that the Planning and Zoning Commission has recommended approval.

Councilmember Moon motioned to approve the application of C.J. Hitch with Kimley-Horn on behalf of DRB Group represented by Brenden Alves for approval of the Agave Trail Addition Phase 1a final plat on approximately 32.222 acres known as a portion of Tract 6 in the J.M. Ross Survey, A-737, approximately addressed at 1400 N. Cummings Drive.

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

12. Consideration and adoption of the City of Alvarado Hotel Occupancy Tax (HOT) Fund Program Policy to establish guidelines and eligibility requirements for Ad Hoc Community Events. (Suber)

Administrative Services Director Donielle Suber presented the proposed amendments to the Hotel Occupancy Tax

(HOT) Fund Ad Hoc Program Policy. The amendments clarify eligibility requirements and program guidelines to ensure compliance with state law and that HOT funds are used for events that promote tourism, attract visitors, encourage overnight stays, and provide an economic benefit to the community. Additional changes include updated marketing and reporting requirements, preference criteria for funding applicants, and clarification regarding the eligibility of certain City-sponsored events held at City-owned facilities.

Following discussion, the City Council requested additional revisions to the Hotel Occupancy Tax (HOT) Fund Ad Hoc Program Policy, including changes related to funding amounts for specific events. The Council directed staff to revise the policy and return it for further consideration at a future City Council meeting.

13. Discussion regarding the City of Alvarado Parkway Park basketball court project and to receive direction from City Council regarding placement of the court. (Tucker)

Parks Superintendent Anthony Tucker presented a proposal to the City Council to replace the existing skateboarding equipment at Parkway Park with a new basketball court. Mr. Tucker stated that the skate park equipment would be relocated to an unused City-owned property off Bill Jackson Drive. He also noted that the basketball court would be funded using currently allocated budget funds.

No formal action was taken; however, the consensus of the City Council was to move forward with the proposed project.

14. First Reading Resolution 2026-0037; 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)

Economic Development Director Hillary Cromer presented the proposed Amended Performance Agreement between the Alvarado Economic Development Corporation (AEDC) and Lambert & Green, LLC, for the redevelopment of the property located at 105 S. Friou Street. Key changes include replacing references to a specific restaurant concept, revising performance requirements to allow for various restaurant and entertainment-related uses, extending the agreement through 2030, establishing updated project completion deadlines, clarifying ownership and recovery of AEDC-funded equipment, and requiring City Council approval of any future purchaser during the term of the agreement. Ms. Cromer noted that the AEDC Board had approved the amendment and that City Council approval was required for the agreement to become effective.

No action taken as this was the first reading of the resolution.

15. Consider and take possible action on appointments to the following City boards and Commissions, based on recommendations from the Alvarado Boards and Commissions Recommendation Committee: (Wheat, Thomas, Short)
 1. Alvarado Economic Development Corporation
 - o Places 2, 4, and 6
 2. Alvarado Planning and Zoning Commission
 - o Places 2, and 4
 - o Place 6, Alternate
 - o Place 3, unexpired 1-year term
 3. Alvarado Library Advisory Board
 - o Places 2, 4, and 6
 - o Place 3, unexpired 1-year term

Councilmember Moon motioned to appoint the following:

- EDC Place 2, Martin Douglas
- EDC Place 4 Carrie Keeton
- EDC Place 6 Cherry Bryant
- Planning and Zoning Place 2 Barbara Fuller
- Planning and Zoning Place 4 Coleman Reed
- Planning and Zoning Place 6 Betty Neilan - Alternate
- Planning and Zoning Place 3 David Garay - 1-year unexpired term
- Planning and Zoning Place 7 Ryan Bannister
- Alvarado Library Advisory Board Place 2 Dianna Rosenberry
- Alvarado Library Advisory Board Place 4 Ann Remington
- Alvarado Library Advisory Board Place 6 Beth Hill
- Alvarado Library Advisory Board Place 3 Anna Moriera -1-year unexpired term

Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

EXECUTIVE SESSION

Mayor Wheat adjourned into Executive Session at 8:27 p.m.

16. 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
 - Negotiations and potential eminent domain action for the acquisition of real property for construction and maintenance of the North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law.
17. 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)
 - Deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for construction and maintenance of the North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law.
18. 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

Mayor Wheat reconvened into Open Session at 9:10 p.m.

19. Consider the use of eminent domain to condemn property and consider Resolution No. R2026-0040 authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for construction and maintenance of the North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)

Councilmember Moon moved that the City Council of the City of Alvarado authorize the use of the power of eminent domain to acquire the real property interests described in Resolution Number R2026-0040, as presented, specifically: 7.9810 acre (347,655 sq. ft) right-of-way on property described in Instrument Number 2022-36624 in the Official Records, Johnson County, Texas, as more fully described in Exhibit A attached to said Resolution, for the construction and maintenance of the North Baugh Street Extension Project to serve existing and new development in the City and for other public purposes permitted by law, and I further move to adopt Resolution Number R2026-0040, as presented.

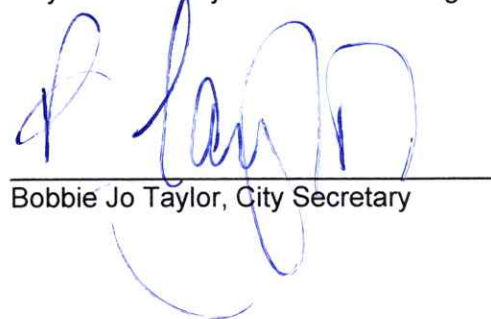
Mayor Pro Tem Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously.

ADJOURNMENT

Mayor Wheat adjourned the meeting at 9:11 p.m.


Bobbie Jo Taylor, City Secretary


Mayor Jacob Wheat

