

**REGULAR MEETING OF THE
CITY OF ALVARADO
CITY COUNCIL
104 W. COLLEGE
MAY 20, 2024
6:30 PM**

AGENDA

The City Council of the City of Alvarado will meet in a Regular Called Session on Monday, May 20, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items.

CALL TO ORDER - Roll Call - Council determines excused/unexcused absence of members.

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT:

This is an opportunity for citizens to address the convened board 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 Board 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.

INTRODUCTION OF NEW EMPLOYEES

CONSENT AGENDA:

1. Consideration and action to approve the minutes of the 04/15/2024 Regular City Council Meeting.
2. Consideration and action to approve the meeting minutes of the 04/25/2024 meeting between the City of Alvarado City Council, the EDC Board, and the P&Z Commission on Thursday, April 25, 2024.

NEW BUSINESS:

3. Consideration and action to approve Ordinance 2024-0008 canvassing returns and declaring results of the General and Special Election held on May 4, 2024 to elect Council Member Ward 2, Place 2 and Proposition A, reauthorizing Street Maintenance Sale Tax. (Walls)
4. Recognition of service for Council Member Michael Bennett. (Walls)
5. Swearing in of newly elected Council Members. (Walls)
6. Consideration and action to appoint one Councilmember as Mayor Pro Tem who shall hold office for one (1) year as set forth in section 3.08 of the Alvarado City Charter. (Wheat)
7. Employee of the Quarter - 1Q (Walls)
8. Public hearing, consideration and action to approve Resolution No. R2024-0010 authorizing the creation of the Agave Trail Public Improvement District, approximately 117.18 acres of

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- land generally located east of N. Cummings Drive and south of CR 508. (Agave Trail) (French)
9. Consideration and action to approve Lone Oak Reimbursement Agreement, Phase 1. (Lone Oak) (French)
 10. Consideration and action to approve the application of Chris Wall with JBI Partners, Inc. on behalf of GRBK Edgewood LLC & Century Land Holdings of Texas, LLC for approval of the Lone Oak Addition Phase 1 final plat on 70.219 acres known as tracts and portions of tracts out of the James B. Conger Survey, A-150, and the George S. McIntosh Survey, A-625, approximately addressed at 825 and 1029 CR 607. (Lone Oak Addition, Ph. 1) (French)
 11. Consideration and action on the application of Heath Voyles with Westfall Engineering on behalf of Shaw Development Group, LLC for approval of the Parkview at Alvarado Apartments Addition preliminary plat on 29.021 acres known as Tract 161 in the I. Glaze Survey, A-313, Tract 29A in the J. Dixon Survey, A-214, and Tract 1A in the J. M. Ross Survey, A-737, approximately addressed at 600 N. Parkway Drive. (Alvarado Apt. Addition, Preliminary Plat) (French)
 12. Consideration and action to rescind previously awarded bid to Reynolds Asphalt for James St. & S. Baugh. (Dwiggins)
 13. Consideration and action to authorize the Economic Development Director to negotiate and execute a \$5,000.00 grant for Promotional Partnership with Blossoms on the Square, located at 101 S. Friou Street. (Cromer)
 14. Consideration and action to authorize the Director of Economic Development to execute 380 Agreement between the City of Alvarado, AEDC, and Atwood Distributing, L.P. for the development of an Atwoods Ranch & Home retail store. (Cromer)
 15. Consideration and action to approve the Alvarado Economic Development Corporation's amended and restated bylaws. (Cromer)
 16. STEP Grant presentation. (May)
 17. Presentation and discussion regarding painting the concrete tables at Parkway Park. (DeBuff)

EXECUTIVE SESSION:

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- Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the City Council may convene in executive session to deliberate regarding the following matters:
 - 1. § 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 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: A.) Any item listed on the agenda. B.) Police Department Personnel Update
 - 2. § 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above. A.) 205 E. Carver St. B.) 609 N. Parkway Dr.

RECONVENE TO REGULAR SESSION:

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18. Consideration and action to authorize the City Manager to execute the Unimproved Property Contract between Agave Development Group LLC and the City of Alvarado. (Agave Dev.) (DeBuff)

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 may include, but not necessarily limited to any of the following:

- 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.

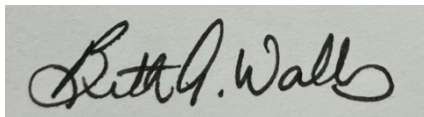
ACCESSIBILITY STATEMENT

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: wallsb@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.

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 Friday, May 17 at 6:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Beth A Walls, TRMC, IPMA-SCP, CPM
City SecretaryHRD