SPECIAL MEETING OF THE
CITY OF ALVARADO CITY COUNCIL
104 W. COLLEGE
SEPTEMBER 9, 2024
6:30 PM
AGENDA

The City Council of the City of Alvarado will meet in a Special Called Session on Monday, September 9, 2024 at 6:30 p.m. in the Council Chambers at City Hall for the following agenda items:

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 members 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.

PROCLAMATION:

Constitution Week Proclamation

CONSENT AGENDA:

1. Consideration and action to approve the minutes of the 08/19/2024 Regular City Council Meeting. (Walls)
2. Consideration and action to approve the minutes of the 08/20/2024 Budget Worksession. (Walls)
3. Consideration and action to approve the Intergovernmental Service Agreement between United States Department of Homeland Security, Immigration and Customs Enforcement, and the City of Alvarado, TX, for the detention and care of detained noncitizens. (Suber)
4. Consideration and action to approve Resolution R2024-0017, amending the authorized representatives of the City of Alvarado who may direct the investment of funds into the Texas Local Government Investment Pool ("TexPool / Texpool Prime"), a public funds investment pool which was created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity and yield consistent with the Public Funds Investment Act. (Cox)
5. Consideration and action to approve Resolution R2024-0018, amending the authorized representatives of the City of Alvarado who may direct the investment of funds Multi-Bank Securities, Inc. within the Government Code Chapter 2256 Public Funds Investment Act parameters. (Cox)
6. Consideration and action to approve Resolution R2024-0019, designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank. (Cox)

NEW BUSINESS:

7. Consideration and action on 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. (French) (Lone Oak Addition, Final Plat)
8. Public hearing on the fiscal year 2025 annual budget beginning October 1, 2024, and ending September 30, 2025. (Cox/DeBuff)
9. Consideration and action to approve Pecan Orchard trimming and removal. (Suber)

EXECUTIVE SESSION:

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:
    - Any item on the agenda.

2.§ 551.087. Deliberation regarding economic development negotiations. The City Council may convene in Executive Session 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.

- Project Ascend

RECONVENE REGULAR SESSION:

10. Consideration and possible action to authorize the Economic Development Director to execute an agreement between the Alvarado EDC and Lambert & Green, LLC based on the terms discussed in Executive Session. (Cromer)

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.

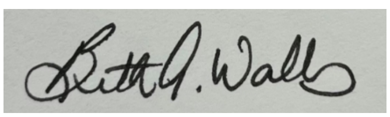
ACCESSIBILITY STATEMENT

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 September 6, 2024 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

CITY OF ALVARADO
County of Johnson
State of Texas
08/19/2024
City Council Minutes

The City Council of the City of Alvarado met in Regular Called Session on Monday, August 19, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	**X**		
Carrie Keeton	Council Ward 1	**X**		
Beverly Short	Council Ward 1	**X**		
Lydia Moon	Mayor Pro-Tem Ward 2	**X**		
Cherry Bryant	Council Ward 2	**X**		
Scott Arthur	Council Ward 3	**X**		
Kevin Thomas	Council Ward 3	**X**		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Jessica Hill	Deputy City Secretary
Laura Cox	Chief Financial Officer
Paula Hardison	Director of Billing/Accounting
Ashley Dierker	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Adam Sharp	Fire Marshal
Teddy May	Police Chief
Mike Dwiggins	Public Works Director
Paul Coker	Building Official

Mayor Jacob Wheat called the meeting to order at 6:35 p.m. and Beth Walls gave the invocation.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS:
Jameye Jones – Events

INTRODUCTION OF NEW EMPLOYEES:
Paul Coker – City of Alvarado Building Official

CONSENT AGENDA:

1. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 07/15/2024 REGULAR CITY COUNCIL MEETING. (WALLS)

2. CONSIDERATION AND ACTION TO APPROVE THE MINUTES OF THE 08/15/2024 SPECIAL CITY COUNCIL MEETING. (WALLS)

Motion was made by Carrie Keeton and seconded by Kevin Thomas to approve the Consent Agenda. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

NEW BUSINESS:

3. CONSIDER, DISCUSS AND TAKE A ROLL CALL VOTE TO PROPOSE AN AD VALOREM TAX RATE $0.810000 PER $100 VALUATION; SET A PUBLIC HEARING FOR MONDAY, SEPTEMBER 16, 2024 TO RECEIVE COMMENTS CONCERNING SAID PROPOSED CITY OF ALVARADO 2024 TAX RATE; AND SET THE TIME, DATE AND PLACE OF THE MEETING AT WHICH THE CITY COUNCIL WILL VOTE ON SAID PROPOSED TAX RATE OF $0.810000 PER $100 VALUATION AS MONDAY, SEPTEMBER 16, 2024 AT 6:30 P.M., IN THE COUNCIL CHAMBERS LOCATED AT 104 W. COLLEGE STREET, ALVARADO, TEXAS, AND FURTHER AUTHORIZING THE REQUIRED PUBLIC NOTICES.

The City’s total adjusted taxable value has been certified at $734,165,110.00, making each penny worth $73,417.

Ad Valorem Tax Rates

Proposed total tax rate: $0.810000/$100

Proposed Maintenance & Operations (M&O) tax rate: $0.663446/$100

Proposed Interest & Sinking (I&S) tax rate (debt): $0.146554/$100

No-New-Revenue tax rate $0.782572/$100

Voter-approval tax rate $0.778998/$100

De minimis rate $0.810309/$100

Name	Title	For	Against	Abstain
Jacob Wheat	Mayor			X
Carrie Keeton	Council Ward 1	X		
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3	X		
Kevin Thomas	Council Ward 3	X		

Motion was made by Lydia Moon and seconded by Kevin Thomas to propose the No-New-Revenue tax rate of $0.782572 per $100 valuation; set a public hearing for Monday, September 16, 2024, to receive comments concerning said proposed City of Alvarado 2024 tax rate; and set the time, date and place of the meeting at which the City Council will vote on said proposed tax rate of $0. 782572 per $100 valuation as Monday, September 16, 2024, at 6:30 p.m., in the Council Chambers located at 104 W. College Street, Alvarado, Texas, and further authorizing the required public notices.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

4. CONSIDERATION AND ACTION TO APPROVE THE ALVARADO STOREFRONT IMPROVEMENT GRANT PROGRAM AND GUIDELINES.

The City of Alvarado has established the Storefront Improvement Grant Program, funded by the Alvarado Economic Development Corporation (AEDC), to provide technical and financial assistance to property owners or business tenants aiming to renovate or restore their existing commercial businesses. Eligible businesses must have been operating within the city for at least the last twelve months.

The program's objectives include:

- Enhancing the exterior appearance and visibility of commercial properties.
- Improving the overall presentation of businesses.
- Supporting the revitalization of properties in need of aesthetic upgrades.

Eligible Improvements:

- Structural or life/fire safety upgrades
- Brick/masonry repair or cleaning
- Indoor/outdoor lighting
- Facade repair/remodel/upgrades
- Painting
- Door/window replacement
- Enhanced exterior signage
- Landscaping enhancements
- Parking improvements
- Monument signage

The grant will provide a 50% matching contribution of up to $25,000 for approved improvements. AEDC staff will assist applicants during the conceptual stage at no cost. Applicants must hire licensed architects and contractors for detailed design and implementation.

Eligibility Criteria:

- Commercial property owners or tenants operating in Alvarado for at least twelve months.
- Written approval from property owners for tenants.
- Removal of nonconforming signage.
- Up-to-date on all municipal taxes and free of city liens or code violations.
- Compliance with all state and local laws and regulations.

Application and Implementation Process:

- Initial project discussions with the Director of Economic Development.
- Design review and approval by staff.
- Obtain necessary permits and begin construction.
- Complete improvements within specified timeframes.
- Reimbursement upon satisfactory completion and verification of improvements.
- The City attorney has reviewed and approved of the program and guidelines.

The AEDC board of directors approved the program and guidelines at their July 22, 2024 board meeting.

Motion was made by Lydia Moon and seconded by Carrie Keeton to approve the Alvarado Storefront Improvement Grant Program and Guidelines. This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

5. CONSIDERATION AND ACTION TO APPROVE ORDINANCE NO. 2024-0013, AN ORDINANCE GRANTING TO ONCOR ELECTRIC DELIVERY COMPANY LLC, ITS SUCCESSORS AND ASSIGNS, AN ELECTRIC POWER FRANCHISE TO USE THE PRESENT AND FUTURE STREETS, ALLEYS, HIGHWAYS, PUBLIC UTILITY EASEMENTS, PUBLIC WAYS AND PUBLIC PROPERTY OF THE CITY OF ALVARADO, TEXAS.
No action taken. Item #5 will be moved to the Regular City Council Meeting scheduled for 09/16/2024.

7. DISCUSSION AND DIRECTION REGARDING POSSIBLE ZONING CHANGE AT 118 E. WEAVER.
The Community Development Director addressed the council, speaking on the City's current zoning ordinance and language. The owner of 118 E. Weaver addressed the council regarding the challenges of being a hardware store because of the current ordinance and asked that changes be made to allow him to display his supplies, goods, and products outside his store without a fence. He also spoke on the store's future plans.

No action taken. Item #7 will be moved to the Regular City Council Meeting scheduled for 09/16/2024.

6. PRESENTATION AND TRAINING FROM CITY ATTORNEY ON OPEN MEETINGS ACT AND PUBLIC INFORMATION ACT ISSUES.
No action taken. Presentation from TOASE.

MAYOR WHEAT DECLARED COUNCIL TO BE IN EXECUTIVE SESSION AT 8:06 P.M. AND RECONVENED TO REGULAR SESSION AT 11:55 P.M.

8. CONSIDERATION AND ANY ACTION NECESSARY AS A RESULT OF ITEMS LEGALLY DISCUSSED IN EXECUTIVE SESSION.
Motion was made by Lydia Moon and seconded by Kevin Thomas to authorize the Mayor to negotiate a contract with City Manager, as discussed in Executive Session.

This motion supported 6 votes in approval and 0 votes opposed. Motion carried.

9. AUTHORIZE THE ECONOMIC DEVELOPMENT DIRECTOR AND CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF ALVARADO AND MILLIS TRANSFER BASED ON THE TERMS DISCUSSED IN EXECUTIVE SESSION.
No action was taken. Item #9 will be moved to the Regular City Council Meeting scheduled for 09/16/2024.

There being no further business, Mayor Wheat adjourned the meeting at 12:05 a.m.

Passed and approved this the 9th day of September, 2024.

____

Mayor Jacob Wheat

Respectfully Submitted,

____

Beth A Walls, City Secretary/HRD

CITY OF ALVARADO
County of Johnson
State of Texas
08/20/2024
City Council Minutes

The City Council of the City of Alvarado met in a Special Called Session on Tuesday, August 20, 2024 at 6:30 p.m. The following were present for roll call:

Name	Title	Present	Absent	Excused
Jacob Wheat	Mayor	X		
Carrie Keeton	Council Ward 1	X		
Beverly Short	Council Ward 1	X		
Lydia Moon	Mayor Pro-Tem Ward 2	X		
Cherry Bryant	Council Ward 2	X		
Scott Arthur	Council Ward 3	X		
Kevin Thomas	Council Ward 3	X		

Others Present:

Paul DeBuff	City Manager
Beth A Walls	City Secretary
Jessica Hill	Deputy City Secretary
Laura Cox	Chief Financial Officer
Paula Hardison	Director of Billing/Accounting
Donielle Suber	Director of Administrative Services
Justin French	Community Development Director
Hillary Cromer	Economic Development Director
John Rodgers	Fire Chief
Teddy May	Police Chief
Ben Moore	Assistant Police Chief
Mike Dwiggins	Public Works Director
Mikaela Hall	Communications Manager
Jules Rosen	Events Manager

Mayor Jacob Wheat called the meeting to order at 6:30 p.m. and gave the invocation.

PLEDGE OF ALLEGIANCE

NEW BUSINESS:

3. FISCAL YEAR 2024-25 BUDGET WORKSESSION.

Revenue and expense proposals for fiscal year 2024-25 were given to Council in preparation for the Public Hearing on September 9, 2024 and consideration for adoption of the budget on September 16, 2024.

No action taken.

There being no further business, Mayor Wheat adjourned the meeting at 8:50 p.m.

Passed and approved this the 9th day of September, 2024.

Mayor Jacob Wheat

Respectfully Submitted,

Beth A Walls, City Secretary/HRD

City Council Meeting Management Report

Meeting Date: September 9, 2024
Contact: Donielle Suber, Administrative Services Director
Phone: 817-790-3351, ext. 116

AGENDA ITEM:
Consideration and action to approve the Intergovernmental Service Agreement between the United States Department of Homeland Security, Immigration and Customs Enforcement (ICE) and the City of Alvarado, Texas, for the detention and care of detained noncitizens.

BACKGROUND & FINDINGS:
In 2015, Emerald Group negotiated the initial five (5) year Intergovernmental Service Agreement contract between the City of Alvarado and the Department of Homeland Security, Immigration and Customs Enforcement (ICE) to construct, staff, house and care for detained noncitizens at 1209 Sunflower Lane (Prairieland Detention Center). Then in 2017, LaSalle took over the operations and maintenance of Prairieland Detention Center and subsequently negotiated another five (5) year Intergovernmental Service Agreement in 2021. With this contract due to expire in February 2025, LaSalle, on behalf of the City, and ICE have negotiated the terms of the proposed Intergovernmental Service Agreement.

Attached is the proposed Intergovernmental Service Agreement between the United States Department of Homeland Security, Immigration and Customs Enforcement (ICE) and the City of Alvarado, Texas.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends City Council approve the Intergovernmental Service Agreement between the United States Department of Homeland Security, Immigration and Customs Enforcement (ICE) and the City of Alvarado, Texas, for the detention and care of detained noncitizens.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

City Council Meeting Management Report

Meeting Date: September 9, 2024

Contact: Laura Cox, CFO

AGENDA ITEM:

Consideration and action to approve Resolution R2024-0017 amending the authorized representatives of the City of Alvarado who may direct the investment of funds into the Texas Local Government Investment Pool ("TexPool / Texpool Prime"), a public funds investment pool which was created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity and yield consistent with the Public Funds Investment Act.

BACKGROUND & FINDINGS:

This resolution will amend the authorized representatives for TexPool. This action will remove Paula Hardison, Billing and Accounting Director, from the authorized/primary representatives list and grant Paul DeBuff, City Manager, the ability to perform transactions.

FINANCIAL IMPACT:

No financial impact.

RECOMMENDATION:

Staff recommends approval of this resolution to approve the authorized City representatives to conduct transactions and make inquiries concerning the City's TexPool accounts due to personnel changes in the Finance Department.

MANAGEMENT REVIEW:

Paul DeBuff, City Manager

ATTACHMENTS:

1. R2024-0017 TexPool Resolution Amending Authorized Representatives

Print Form Clear Form

Resolution Amending Authorized Representatives

TEXPOOL
AN INVESTMENT SERVICE FOR PUBLIC FUNDS

Please complete this form to amend or designate Authorized Representatives. *This document supersedes all prior Authorized Representative forms.*

*** Required Fields**

1. Resolution

WHEREAS,

City of Alvarado
Participant Name*

7 7 8 5 8
Location Number*

("**Participant**") is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the Participant to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("**TexPool / Texpool Prime**"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

NOW THEREFORE, be it resolved as follows:

A. That the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the Participant and are each hereby authorized to transmit funds for investment in TexPool / TexPool Prime and are each further authorized to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

B. That an Authorized Representative of the Participant may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the Participant's TexPool / TexPool Prime account or (2) is no longer employed by the Participant; and

C. That the Participant may by Amending Resolution signed by the Participant add an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the Participant;

List the Authorized Representative(s) of the Participant. Any new individuals will be issued personal identification numbers to transact business with TexPool Participant Services.

1. Laura E. Cox
Name

Chief Financial Officer
Title

8 1 7 7 9 0 3 3 5 1
Phone

8 1 7 7 8 3 7 9 2 5
Fax

coxl@cityofalvarado.org
Email

Signature

2. Paul DeBuff
Name

City Manager
Title

8 1 7 7 9 0 3 3 5 1
Phone

8 1 7 7 8 3 7 9 2 5
Fax

debuffp@cityofalvarado.org
Email

Signature

3.
Name

Title

Phone

Fax

Email

Signature

Form Continues on Next Page

1. Resolution (continued)

4. Name: ______ Title: ______

Phone: ______ Fax: ______ Email: ______

Signature: ______

List the name of the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participation Agreement.

Name: Laura E. Cox

In addition and at the option of the Participant, one additional Authorized Representative can be designated to perform only inquiry of selected information. *This limited representative cannot perform transactions.* If the Participant desires to designate a representative with inquiry rights only, complete the following information.

Name: ______ Title: ______

Phone: ______ Fax: ______ Email: ______

D. That this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant, and until TexPool Participant Services receives a copy of any such amendment or revocation. This Resolution is hereby introduced and adopted by the Participant at its regular/special meeting held on the 0 9 day of September, 2 0 2 4.

Note: Document is to be signed by your Board President, Mayor or County Judge and attested by your Board Secretary, City Secretary or County Clerk.

Name of Participant*: City of Alvarado

SIGNED	**ATTEST**
Signature*:	Signature*:
Printed Name*: Jacob Wheat	Printed Name*: Beth A. Walls
Title*: Mayor	Title*: Human Resources Director/City Secretary

2. Delivery Instructions

Please return this document to **TexPool Participant Services**:

Email: texpool@dstsystems.com

Fax: 866-839-3291

1-866-TEXPOOL (839-7665) • TexPool.com
© 2022 Federated Hermes, Inc.
G45340-17 (3/22)

Managed and Serviced by Federated Hermes

City Council Meeting Management Report
Meeting Date: September 9, 2024
Contact: Laura Cox, CFO

AGENDA ITEM:
Consideration and action to approve Resolution R2024-0018 amending the authorized representatives of the City of Alvarado who may direct the investment of funds Multi-Bank Securities, Inc. within the Government Code Chapter 2256 Public Funds Investment Act parameters.

BACKGROUND & FINDINGS:
This resolution will amend the authorized representatives for Multi-Bank Securities, Inc.. This action will remove Paula Hardison, Billing and Accounting Director, from the authorized representatives list.

FINANCIAL IMPACT:
No financial impact.

RECOMMENDATION:
Staff recommends approval of this Non-Corporate Resolution to approve the authorized City representatives to conduct transactions and make inquiries concerning the City's investment with Multi-Bank Securities, Inc. due to a change in Finance Department personnel.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
1. R2024-0018 Multi-Bank Securities, Inc. Non-Corporate Resolution Form

MULTI-BANK SECURITIES, INC.®

NON-CORPORATE RESOLUTION FORM

I. IDENTIFICATION OF QUALIFIED INTERMEDIARY / WITHHOLDING ENTITY

LEGAL NAME OF ORGANIZATION: City of Alvarado

TYPE OF ORGANIZATION: Local Unit of Government/Municipality

ACCOUNT NUMBER: RMB035346

Be it resolved that each of the following has been duly elected or appointed and is now legally holding the title set opposite his/her name.

(Name of Authorized Person)	(Title)
Paul DeBuff	City Manager
Laura Cox	Chief Financial Officer

II. CERTIFICATION

I, Jacob Wheat, Mayor (Name and Title of Officer or Partner signing this Non-Corporate Resolution) of City of Alvarado, TX (Name of Organization) hereby certify that said organization is duly and legally organized and existing and that a quorum of the Alvarado City Council (Name of Governing Body of Organization) of said Organization attended a meeting duly held on the 9 day of September, 2024 at which the following resolutions were duly adopted, and that such resolutions are in full force and effect on this date and do not conflict with the City of Alvarado, TX Investment Policy (Name of Governing Rules) of said organization.

I further certify that I have the authority to execute this Non-Corporate Resolution on behalf of said Organization, and that the Alvarado City Council (Name of Governing Body of Organization) of the Organization which took the action called for by the resolutions annexed hereto has the power to take such action.

*SIGNATURE: ______________________ DATE: 09/09/2024

TITLE: Mayor

***The signer should be someone other than one of the authorized person(s) named above. However, if signed by an authorized person named above, the Fed Wire Letter of Authorization and/or ACH Authorization Agreement must be signed by an authorized person other than the signer of this document.**

III. RESOLUTIONS

Certified Copy Of Certain Resolutions by the Governing Body of Said Organization Whereby the Establishment and Maintenance of Accounts Have Been Authorized.

RESOLVED –

FIRST: That the named Authorized Persons of this organization or N/A or N/A be and they hereby are, and each of them is, authorized and empowered, for and on behalf of this organization (herein called the "Organization"), to establish and maintain one or more accounts with Multi-Bank Securities, Inc. (herein called the "Brokers") and Pershing LLC, its successors or assigns, and for the purpose of purchasing, investing in, or otherwise acquiring, selling, possessing, transferring, exchanging, pledging, or otherwise disposing of or realizing upon, and generally dealing in and with;

(a) THIS PARAGRAPH PERMITS CASH TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, chooses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise;

(b) THIS PARAGRAPH PERMITS CASH AND MARGIN TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, chooses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise; and margin transactions, including short sales;

The fullest authority at all times with respect to any such commitment or with respect to any transaction deemed by any of the said Authorized Persons and/or agents to be proper in connection therewith is hereby conferred, including authority (without limiting the generality of the foregoing) to give written or oral instructions to the Brokers with respect to said transactions; to bind and obligate the Organization to and for the carrying out of any contract, arrangement, or transaction, which shall be entered into by any such Authorized Persons and/or drafts drawn upon the funds of the Organization such sums as may be necessary in connection with any of the said accounts to deposit funds with the Brokers; to deliver securities and/or contracts to the Brokers; to order the transfer or delivery thereof to any other person whatsoever, and/or to order the transfer record of any securities, or contracts, or titles, to any name selected by any of the said Authorized Persons or agents; to affix the Organization's seal to any documents or agreements, or otherwise; to endorse any securities and/or contracts in order to pass title thereto; to direct the sale or exercise of any rights with respect to any securities; to sign for the Organization all releases, powers of attorney and/or other documents in connection with any such account, and to agree to any terms or conditions to control any such account; to direct the Brokers to surrender any securities to the proper agent or party for the purpose of effecting any exchange or conversion, or for the purpose of deposit with any protective or similar committee, or otherwise; to accept delivery of any securities, to borrow money and securities, if applicable, and to secure repayment thereof with the property of the Organization; to appoint any other person or persons to do any and all things which any and all things which any of the said Authorized Persons and/or agents is hereby empowered to do, and generally to do and take all action necessary in connection with the account, or considered desirable by such Authorized Persons and/or agents with respect thereto.

SECOND: That the Brokers may deal with any and all of the persons directly or indirectly by the foregoing resolution empowered, as though they were dealing with the Organization directly.

THIRD: That the person signing this Non-corporate Resolution on behalf of the Organization be and hereby is authorized, empowered and directed to certify to the Brokers:

(a) a true copy of these resolutions;

(b) specimen signatures of each and every person by these resolutions empowered;

(c) a certificate (which, if required by brokers, shall be supported by an opinion of the general counsel of the Organization, or other counsel satisfactory to the Brokers) that the Organization is duly organized and existing, that its governing rules empower it to transact the business by these resolutions defined, and that no limitation has been imposed upon such powers by the governing rules of the Organization or otherwise.

FOURTH: That the Brokers may rely upon the certified copy of the resolutions, specimen signatures, and certificate, as continuing fully effective unless and until the Brokers shall receive due written notice of change or rescission, and the dispatch or receipt of any other form of notice shall not constitute a waiver of this provision. nor shall the fact that any person hereby empowered ceases to be an Authorized Person of the Organization or becomes an Authorized Person under some title, in any way affect the powers hereby conferred, but the failure to supply any specimen signature shall not invalidate any transaction where the party authorizing the same has been actually empowered thereto by or in conformity with these resolutions.

FIFTH: That in the event of any change in the office of powers of persons hereby empowered, an Authorized Person shall certify such changes to the Brokers in writing in the manner herein above provided, which notification, when received, shall be adequate both to terminate the powers of the persons therefore authorized, and to empower the persons thereby substituted.

SIXTH: That the Authorized Persons of the Organization be, and hereby is, authorized and empowered to countersign items as aforesaid.

SEVENTH: That the foregoing resolutions and the certificates actually furnished to the Brokers by the Authorized Person of pursuant thereto, be and they hereby are made irrevocable until written notice of the revocation thereof shall have been received by the Brokers.

City Council Meeting Management Report
Meeting Date: September 9, 2024
Contact: Laura Cox, CFO

AGENDA ITEM:
Consideration and action to approve Resolution R2024-0019 designating certain positions as authorized signatories for all city accounts maintained by First Financial Bank.

BACKGROUND & FINDINGS:
This resolution will amend the authorized representatives for First Financial Bank. This action will remove Paula Hardison, Billing and Accounting Director, from the authorized representatives list.

FINANCIAL IMPACT:
No financial impact.

RECOMMENDATION:
Staff recommends approval of this resolution to approve the authorized City representatives to conduct transactions and make inquiries concerning the City's First Financial Bank accounts due to personnel changes in the Finance Department.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
1. R2024-0019 Bank Authorization

RESOLUTION NO R2024-0019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS DESIGNATING CERTAIN POSITIONS AS AUTHORIZED SIGNATORIES FOR ALL CITY ACCOUNTS MAINTAINED BY FIRST FINANCIAL BANK OF ALVARADO, AND ESTABLISHING AN EFFECTIVE DATE.

Whereas, the City of Alvarado, Texas ("City") is a home-rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

Whereas, the City Council desires to designate certain positions as authorized signatories for all city accounts by First Financial Bank of Alvarado;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVARADO, TEXAS, THAT:

Section 1. That any two of the following five representatives are authorized to make withdrawals on behalf of the City of Alvarado at the First Financial Bank of Alvarado:

Mayor – Jacob Wheat
City Manager – Paul DeBuff
Chief Financial Officer – Laura Cox
City Secretary/HRD – Beth A Walls
Councilmember – Beverly Short

Pass and approved this the 9th day of September, 2024.

____
Jacob Wheat, Mayor

Attest:

____
Beth A Walls, City Secretary/HRD

City Council Meeting Management Report
Meeting Date: September 9, 2024
Contact: Justin French, Community Development Director

AGENDA ITEM:
Consideration and action on 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.

BACKGROUND & FINDINGS:
The final plat application was submitted and deemed administratively complete on April 22, 2024. Per Section 34-36.c of the Alvarado subdivision ordinance, the City Council shall:

(1) Act within 30 days after the filing of final plat,
(2) Conclude one of the following.
    a. Approve.
    b. Approve with conditions.
    c. Disapprove with reasons.

On May 16, June 13, July 11, 2024, the Planning and Zoning Commission recommended disapproval to City Council, and on May 20, June 17, and July 15, 2024, the City Council disapproved the Lone Oak Addition Phase 1 final plat. The applicant resubmitted the final plat on August 28, 2024, and the City Council must now act on the plat within 15 days of this resubmittal per ǎűǀ·űŜ statutes.

The Future Lane Use (FLU) map within the Alvarado Comprehensive Plan designates the subject site for Low Density Residential. The proposed plat is consistent with the City's FLU map.

FINANCIAL IMPACT:
None.

RECOMMENDATION:
On September 3, 2024, the P&Z Commission by a vote of 5-0 recommended Council approval of the Lone Oak Addition phase 1 final plat.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
Application
Location Map
Final Plat
Subdivision Construction Plans (available upon request)

City of Alvarado Texas

PLAT APPLICATION

Office Use Only

Clerk:__________ Project#:__________

Fee: $__________

Date Pd:__________ Check# or Cash:__________

Receipt#:__________ Received by:__________

Please submit all plat documents and ensure they are in compliance with the City of Alvarado Subdivision Ordinance.

Type of Plat

☐ **Preliminary Plat** ☒ **Final Plat** ☐ **Plat Revision** ☐ **Administrative Plat**

Title of Plat: LONE OAK PHASE 1

Total Lots: 257 SF RESIDENTIAL
5 OPEN SPACE
1 AMENITY CENTER
1 FIRE STATION

Total Acres: 70.219

Current Zoning: PD

Subdivision Name: LONE OAK

Lots: 1,657

Block(s): BLOCKS (A THROUGH TT)

Survey Name(s): JAMES B CONGER SURVEY
DAVID MITCHELL SURVEY
GEORGE S. MCINTOSH SURVEY
JAMES NICHOLSON SURVEY

Abstract No.(s): ABSTRACT NO. 150
ABSTRACT NO. 586
ABSTRACT NO. 625
ABSTRACT NO. 1079

Tract(s):

Address/Location: 1029 CR 607 ALVARADO, TEXAS 76009

Applicant

Company or Name: JBI PARTNERS, INC

Contact Name: CHRIS WALL

Address: 2121 MIDWAY ROAD, SUITE 300 City: CARROLLTON State: TX Zip: 75006

Telephone: 972-738-0212 Email: CWALL@JBIPARTNERS.COM

Owner (If Different)

Company or Name: GRBK EDGEWOOD LLC & CENTURY LAND HOLDINGS OF TEXAS, LLC

Contact Name: BOBBY SAMUEL

Address: 5501 HEADQUARTERS DRIVE, SUITE 300W City: PLANO State: TX Zip: 75024

Telephone: 817-658-2112 Email: BSAMUEL@GREENBRICKPARTNERS.COM

I further understand that this request will be placed on the appropriate Planning & Zoning Commission and City Council agendas and must meet requirements of the Subdivision Regulations. All plats must be accepted in writing. A plat is not considered filed until accepted by the City Council.

Signature of Applicant, Owner, or Authorized Agent	Date: 4/22/2024

Planning Official

Fee: $

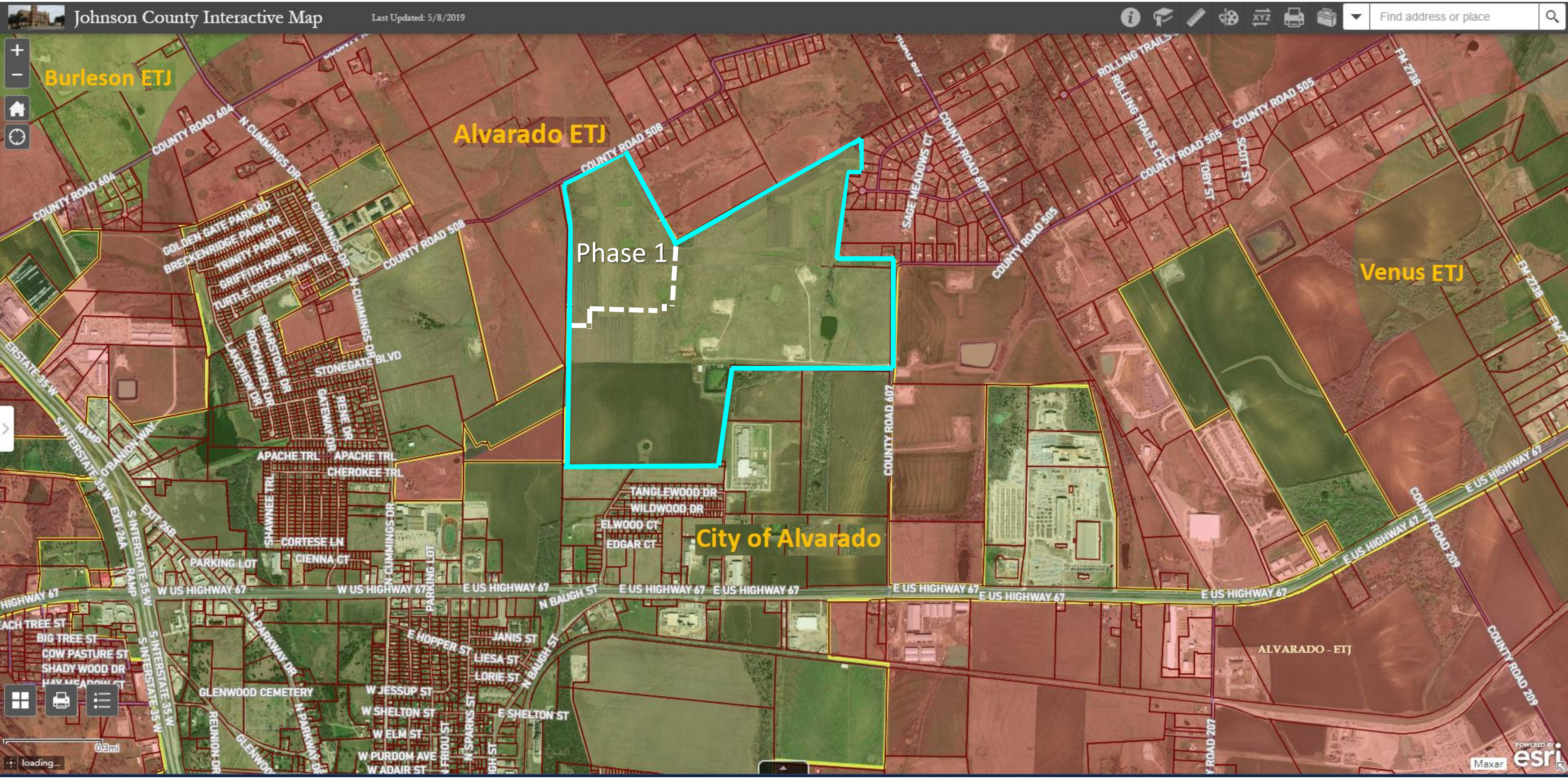
Date of P&Z Meeting

Date of Council Meeting

Signature of Planning Official

FOR OFFICE USE ONLY

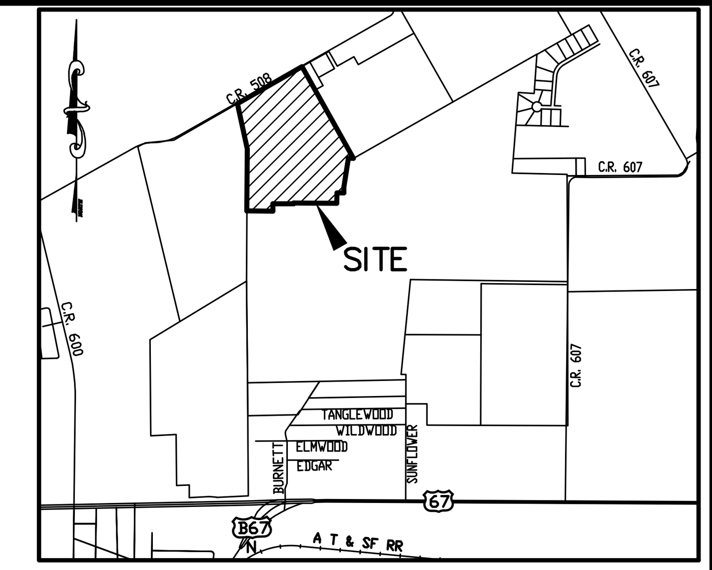
Received By	Date Received	Date Approved


Johnson County Interactive Map
Last Updated: 5/8/2019
Find address or place
Burleson ETJ
Alvarado ETJ
Phase 1
Venus ETJ
City of Alvarado
ALVARADO - ETJ
COUNTY ROAD 604
COUNTY ROAD 508
COUNTY ROAD 505
COUNTY ROAD 607
COUNTY ROAD 209
COUNTY ROAD 207
N CUMMINGS DR
GOLDEN GATE PARK RD
BRECKENRIDGE PARK DR
TRINITY PARK TRL
GRIFFITH PARK TRL
TURTLE CREEK PARK TRL
STONEGATE BLVD
BRIARSTONE DR
ROCKHAVEN DR
LAKEVIEW DR
GATEWAY DR
RENE DR
APACHE TRL
CHEROKEE TRL
SHAWNEE TRL
CORTESE LN
CIENNA CT
PARKING LOT
TANGLEWOOD DR
WILDWOOD DR
ELWOOD CT
EDGAR CT
SAGE MEADOWS CT
ROLLING TRAILS
ROLLING TRAILS CT
TOBY ST
SCOTT ST
FM 2738
W US HIGHWAY 67
E US HIGHWAY 67
N BAUGH ST
S INTERSTATE 35 W
EXIT 26B
EXIT 26A
RAMP
O'BANION WAY
BIG TREE ST
COW PASTURE ST
SHADY WOOD DR
GLENWOOD CEMETERY
N PARKWAY DR
E HOPPER ST
JANIS ST
LIESA ST
LORIE ST
W JESSUP ST
W SHELTON ST
E SHELTON ST
W ELM ST
W PURDOM AVE
W ADAIR ST
N SPARKS ST
REUNION DR
0.3mi
Maxar
esri

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



LOCATION MAP

NTS

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°19'20"W	50.00'
L2	S89°40'40"E	5.99'
L3	S89°41'21"E	15.30'
L4	N29°52'39"W	25.00'
L5	S29°52'39"E	25.00'
L6	S34°53'20"W	51.76'
L7	N00°19'20"E	25.00'
L8	S45°19'20"W	21.21'
L9	N59°46'39"W	17.30'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E	130.25'
C2	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E	130.25'
C3	237.45'	054°25'09"	250.00'	128.54'	N02°09'39"W	228.62'
C4	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C5	181.86'	037°53'24"	275.00'	94.40'	N10°25'31"W	178.56'
C6	136.09'	031°11'22"	250.00'	69.78'	S40°38'36"W	134.42'
C7	86.55'	016°31'44"	300.00'	43.58'	S16°47'03"W	86.25'
C8	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C9	150.83'	034°34'00"	250.00'	77.79'	S17°36'20"W	148.55'
C10	115.06'	026°22'09"	250.00'	58.57'	N21°42'15"E	114.04'
C11	72.12'	016°31'44"	250.00'	36.31'	S16°47'03"W	71.87'

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
◆	STREET NAME CHANGE INDICATOR

NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE AMENITIES, OPEN SPACES, AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
3. REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.
4. ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.
5. ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN.
6. NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 (NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

CITY PROJECT NO. FP __-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC — **OWNER/DEVELOPER**
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

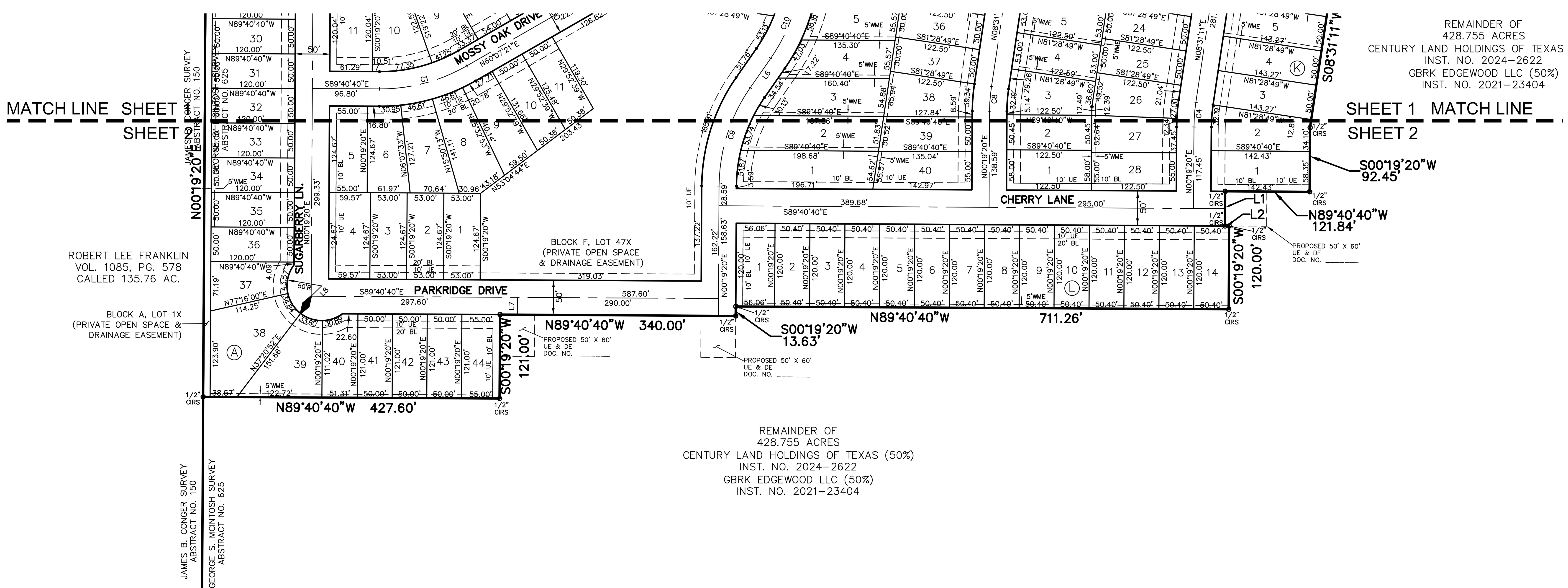
CENTURY LAND HOLDINGS OF TEXAS, LLC — **OWNER/DEVELOPER**
130 East John Carpenter Frwy, #230 (972)999-2001
Irving, Texas 75062
Contact: David Aughinbaugh

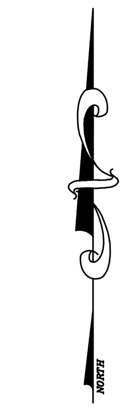
JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JUNE 04, 2024

Sheet 1 of 3

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Surveying\dwg\xBBC010PT-PH-1.dwg Saved By: bjohnson Save Time: 6/28/2024 12:54 PM
Plotted by: bjohnson Plot Date: 6/28/2024 2:03 PM

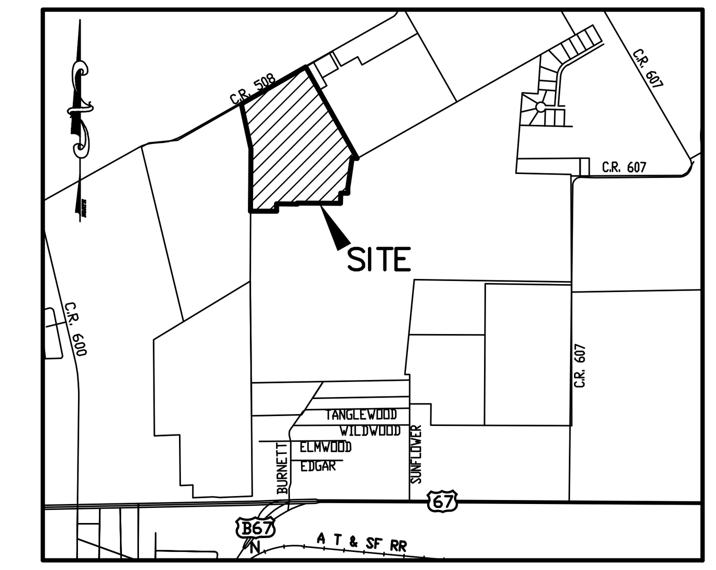




GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



LOCATION MAP
NTS

LEGEND

IRF	IRON ROD FOUND
IRS	IRON ROD SET
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
UE	UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE
CO RD	COUNTY ROAD
FM	FARM-TO-MARKET HIGHWAY
DOC.	DOCUMENT
NO.	NUMBER
O.P.R.J.C.T.	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
D.R.J.C.T.	DEED RECORDS JOHNSON COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
	STREET NAME CHANGE INDICATOR

LOT AREA TABLE

BLOCK-LOT	SQUARE FEET	ACRES
A-1X	34,848	0.800
A-3	7,989	0.183
A-4	8,793	0.202
A-5	9,597	0.220
A-6	7,500	0.172
A-7	9,944	0.228
A-8	7,604	0.175
A-9	9,042	0.208
A-10	8,534	0.196
A-11	7,512	0.172
A-12	6,384	0.147
A-13	6,384	0.147
A-14	7,584	0.174
A-15	6,600	0.152
A-16	6,000	0.138
A-17	6,000	0.138
A-18	6,103	0.140
A-19	10,269	0.236
A-20	6,858	0.157
A-21	6,000	0.138
A-22	6,000	0.138
A-23	6,000	0.138
A-24	6,000	0.138
A-25	6,000	0.138
A-26	6,000	0.138
A-27	6,000	0.138
A-28	6,000	0.138
A-29	6,000	0.138
A-30	6,000	0.138
A-31	6,000	0.138
A-32	6,000	0.138
A-33	6,000	0.138
A-34	6,000	0.138
A-35	6,000	0.138
A-36	6,000	0.138
A-37	6,570	0.151
A-38	12,145	0.279
A-39	9,111	0.209
A-40	6,017	0.138
A-41	6,050	0.139

LOT AREA TABLE

BLOCK-LOT	SQUARE FEET	ACRES
A-42	6,050	0.139
A-43	6,050	0.139
A-44	6,655	0.153
B-1	6,249	0.143
B-2	6,249	0.143
B-3	6,249	0.143
B-4	6,249	0.143
B-5	6,249	0.143
B-6	6,249	0.143
B-7	6,249	0.143
B-8	6,249	0.143
B-9	6,249	0.143
B-10X	7,713	0.177
B-11	108,173	2.483
C-1	8,031	0.184
C-2	7,309	0.168
C-3	7,309	0.168
C-4	8,045	0.185
C-5	6,544	0.150
C-6	6,544	0.150
C-7	6,544	0.150
C-8	6,544	0.150
C-9	6,544	0.150
C-10	6,544	0.150
C-11	6,544	0.150
C-12	6,544	0.150
C-13	6,544	0.150
C-14	6,544	0.150
C-15	7,062	0.162
C-16	7,792	0.179
C-17	8,855	0.203
C-18	11,492	0.264
C-19	7,959	0.183
C-20	7,163	0.164
C-21	7,880	0.181
C-166X	208,181	4.779
D-1	8,281	0.190
D-2	6,050	0.139
D-3	6,050	0.139
D-4	6,050	0.139

LOT AREA TABLE

BLOCK-LOT	SQUARE FEET	ACRES
D-5	6,050	0.139
D-6	6,050	0.139
D-7	6,050	0.139
D-8	6,655	0.153
D-9	7,609	0.175
D-10	6,292	0.144
D-11	6,292	0.144
D-12	6,292	0.144
D-13	6,292	0.144
D-14	6,292	0.144
D-15	6,292	0.144
D-16	7,502	0.172
E-1	6,000	0.138
E-2	6,000	0.138
E-3	6,000	0.138
E-4	6,000	0.138
E-5	6,600	0.152
E-6	6,600	0.152
E-7	6,000	0.138
E-8	6,000	0.138
E-9	6,000	0.138
E-10	6,000	0.138
E-11X	43,652	1.002
F-1	6,607	0.152
F-2	6,607	0.152
F-3	6,607	0.152
F-4	7,427	0.170
F-5	6,857	0.157
F-6	6,865	0.158
F-7	7,706	0.177
F-8	8,565	0.197
F-9	7,264	0.167
F-10	6,429	0.148
F-11	6,120	0.140
F-12	6,075	0.139
F-13	7,864	0.181
F-14	6,000	0.138
F-15	6,000	0.138
F-16	6,075	0.139
F-17	7,864	0.181

LOT AREA TABLE

BLOCK-LOT	SQUARE FEET	ACRES
F-18	6,000	0.138
F-19	6,000	0.138
F-20	6,000	0.138
F-21	6,000	0.138
F-22	6,200	0.142
F-23	6,200	0.142
F-24	6,200	0.142
F-25	6,820	0.157
F-26	6,810	0.156
F-27	6,167	0.142
F-28	6,145	0.141
F-29	6,123	0.141
F-30	6,123	0.141
F-31	6,150	0.141
F-32	6,150	0.141
F-33	6,150	0.141
F-34	6,150	0.141
F-35	6,781	0.156
F-36	7,151	0.164
F-37	6,150	0.141
F-38	6,150	0.141
F-39	6,150	0.141
F-40	6,150	0.141
F-41	6,150	0.141
F-42	6,150	0.141
F-43	6,150	0.141
F-44	6,150	0.141
F-45	6,150	0.141
F-46	6,057	0.139
F-47X	245,617	5.639
G-1	10,414	0.239
G-2	6,344	0.146
G-3	6,344	0.146
G-4	6,344	0.146
G-5	6,344	0.146
G-6	7,019	0.161
G-7	7,601	0.174
G-8	6,724	0.154
G-9	6,889	0.158
G-10	6,889	0.158

LOT AREA TABLE

BLOCK-LOT	SQUARE FEET	ACRES
G-11	6,889	0.158
G-12	6,889	0.158
G-13	8,978	0.206
H-1	8,012	0.184
H-2	7,910	0.182
H-3	7,232	0.166
H-4	6,264	0.144
H-5	7,193	0.165
H-6	7,671	0.176
H-7	6,480	0.149
H-8	6,480	0.149
H-9	7,665	0.176
H-10	8,123	0.186
H-11	7,357	0.169
I-1	10,936	0.251
I-2	9,783	0.225
I-3	9,496	0.218
I-4	8,066	0.185
I-5	7,088	0.163
I-6	6,879	0.158
I-7	6,297	0.145
I-8	6,297	0.145
I-9	6,297	0.145
I-10	6,296	0.145
I-11	6,297	0.145
I-12	6,297	0.145
I-13	6,297	0.145
I-14	6,563	0.151
I-15	7,378	0.169
I-16	6,307	0.145
I-17	6,296	0.145
I-18	6,297	0.145
I-19	6,296	0.145
I-20	8,419	0.193
I-21	12,039	0.276
I-22	10,675	0.245
I-23	7,837	0.180
I-24	6,545	0.150
I-25	6,125	0.141
I-26	7,085	0.163

LOT AREA TABLE

BLOCK-LOT	SQUARE FEET	ACRES
I-27	7,000	0.161
I-28	6,125	0.141
I-29	6,125	0.141
I-30	6,125	0.141
I-31	6,125	0.141
I-32	6,125	0.141
I-33	6,125	0.141
I-34	6,125	0.141
I-35	6,125	0.141
I-36	6,125	0.141
I-37	6,125	0.141
I-38	7,064	0.162
I-39	6,572	0.151
I-40	7,645	0.176
J-1	7,105	0.163
J-2	6,180	0.142
J-3	7,083	0.163
J-4	6,493	0.149
J-5	6,493	0.149
J-6	6,493	0.149
J-7	6,493	0.149
J-8	6,493	0.149
J-9	6,492	0.149
J-10	6,493	0.149
J-11	6,493	0.149
J-12	6,575	0.151
J-13	7,579	0.174
J-14	6,493	0.149
J-15	9,487	0.218
J-16	9,263	0.213
J-17	7,130	0.164
J-18	6,125	0.141
J-19	6,125	0.141
J-20	6,125	0.141
J-21	6,125	0.141
J-22	6,125	0.141
J-23	6,125	0.141
J-24	6,125	0.141
J-25	6,125	0.141
J-26	6,752	0.155

LOT AREA TABLE

BLOCK-LOT	SQUARE FEET	ACRES
J-28	6,738	0.155
K-1	8,311	0.191
K-2	7,997	0.184
K-3	7,163	0.164
K-4	7,163	0.164
K-5	7,163	0.164
K-6	7,163	0.164
K-7	8,037	0.184
L-1	6,727	0.154
L-2	6,048	0.139
L-3	6,048	0.139
L-4	6,048	0.139
L-5	6,048	0.139
L-6	6,048	0.139
L-7	6,048	0.139
L-8	6,048	0.139
L-9	6,048	0.139
L-10	6,048	0.139
L-11	6,048	0.139
L-12	6,048	0.139
L-13	6,048	0.139
L-14	6,048	0.139
UU-1X	1,532	0.035

LINE TABLE

NO.	BEARING	LENGTH
L1	S00°19'20"W	50.00'
L2	S89°40'40"E	5.99'
L3	S89°41'21"E	15.30'
L4	N29°52'39"W	25.00'
L5	S29°52'39"E	25.00'
L6	S34°53'20"W	51.76'
L7	N00°19'20"E	25.00'
L8	S45°19'20"W	21.21'
L9	N59°46'39"W	17.30'

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E	130.25'
C2	131.77'	030°11'59"	250.00'	67.45'	N75°13'21"E	130.25'
C3	237.45'	054°25'09"	250.00'	128.54'	N02°09'39"W	228.62'
C4	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C5	181.86'	037°53'24"	275.00'	94.40'	N10°25'31"W	178.56'
C6	136.09'	031°11'22"	250.00'	69.78'	S40°38'36"W	134.42'
C7	86.55'	016°31'44"	300.00'	43.58'	S16°47'03"W	86.25'
C8	35.77'	008°11'50"	250.00'	17.91'	S04°25'16"W	35.74'
C9	150.83'	034°34'00"	250.00'	77.79'	S17°36'20"W	148.55'
C10	115.06'	026°22'09"	250.00'	58.57'	N21°42'15"E	114.04'
C11	72.12'	016°31'44"	250.00'	36.31'	S16°47'03"W	71.87'

NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO FINES AND/OR WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE AMENITIES, OPEN SPACES, AND COMMON AREAS, INCLUDING BUT NOT LIMITED TO SCREENING WALLS AND FENCES AND THE PARKWAY BETWEEN A SCREENING WALL OR FENCE AND THE STREET; SUBDIVISION LANDSCAPING; MEDIANS; AMENITY CENTERS; AND ENHANCED ENTRYWAY FEATURES INCLUDING ENHANCED SCREENING WALLS, LANDSCAPING MONUMENTS, SIGNAGE AND ANY NON-STANDARD PAVEMENT.
3. REAR AND SIDE DRIVEWAY ACCESS TO MAJOR THOROUGHFARES SHALL BE PROHIBITED.
4. ALL PROPERTY CORNERS ARE ONE-HALF INCH IRON ROD WITH CAP STAMPED "JBI" SET UNLESS NOTED OTHERWISE.
5. ACCORDING TO COMMUNITY PANEL NO. 48251C0215J, DATED DECEMBER 4, 2012 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE (500-YEAR) FLOODPLAIN.
6. NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 (NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

CITY PROJECT NO. FP __-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC — **OWNER/DEVELOPER**
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TEXAS, LLC — **OWNER/DEVELOPER**
130 East John Carpenter Frwy, #230 (972)999-2001
Irving, Texas 75062
Contact: David Aughinbaugh

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JUNE 04, 2024 Sheet 2 of 3

Plotted by: bjohnson Plot Date: 6/28/2024 2:04 PM

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Surveying\dwg\xBBC010P1-PH-1.dwg Saved By: bjohnson Save Time: 6/28/2024 12:54 PM

OWNERS CERTIFICATION

WHEREAS Century Land Holdings of Texas, LLC and GRBK Edgewood, LLC are the owners of a tract of land located in the City of Alvarado, Johnson County, Texas, being a part of the James B. Conger Survey, Abstract No. 150, the George S. Mcintosh Survey, Abstract No. 625, being part of that called 428.755 acre tract of land described in Special Warranty Deed to Century Land Holdings of Texas, LLC recorded as Instrument No. 2024-2622 and in Correction Deed to GRBK Edgewood, LLC (50% interest) recorded as Instrument Number 2023-26644, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an 80d nail with washer stamped "BLUESTAR SURVEYING" found at the most westerly northwest corner of said 428.755 acre tract, said point also being the northeast corner of a called 135.76 acre tract of land described in a deed to Robert Lee Franklin, recorded in Volume 1085, Page 578, Deed Records, Tarrant County, Texas, said point being in the centerline of County Road 508, more or less;

THENCE, North 60 degrees 07 minutes 21 seconds East, along the north line of said 428.755 acre tract, and along the centerline of said County Road 508, more or less, a distance of 1,221.36 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being the common corner of said 428.755 acre tract and a tract of land described in a deed to Simla Investments, LLC, recorded in Document Number 2018-5552, Deed Records, Johnson County, Texas, from which a one-half inch iron rod found bears South 19 degrees 08 minutes 32 seconds West, a distance of 1.15 feet;

THENCE, South 29 degrees 22 minutes 14 seconds East, along the common line of said 428.755 acre tract, and said Simla Investments, LLC tract, passing a one-half inch iron rod found on line at a distance of 23.38 feet, passing a one-half inch iron rod with cap stamped "FORTWORTH SURVEYING" found at the common corner of said Simla Investments, LLC tract, and a tract of land described in a deed to Nava Legacy 49, LLC, recorded in Document Number 2019-34549, Deed Records, Johnson County, Texas at a distance of 441.15 feet, and continuing a total distance of 1,730.13 feet to a 4 inch steel post found for the common corner of said 428.755 acre tract and said Nava Legacy 49, LLC tract;

THENCE, over and across 428.755 acre tract as follows:

North 87 degrees 07 minutes 12 seconds West for a distance of 85.65 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 08 degrees 31 minutes 11 seconds West for a distance of 485.24 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 92.45 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 121.84 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 50.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 89 degrees 40 minutes 40 seconds East for a distance of 5.99 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 120.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 711.26 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 13.63 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 340.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

South 00 degrees 19 minutes 20 seconds West for a distance of 121.00 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 89 degrees 40 minutes 40 seconds West for a distance of 427.60 feet to a one-half inch iron rod with cap stamped "JBI" set for corner, being in the west line of said 428.755 acre tract and the east line of aforementioned 135.76 acre Franklin tract;

THENCE along the east line of said 135.76 acre tract and the west line of said 428.755 acre tract as follows:

North 00 degrees 19 minutes 20 seconds East for a distance of 1,018.18 feet to a one-half inch iron rod with cap stamped "JBI" set for corner;

North 12 degrees 02 minutes 50 seconds West a distance of 761.63 feet to the **POINT OF BEGINNING** and containing 3,058,735 square feet or 70.219 acres of land more or less.

NOW THERFORE KNOW ALL MEN BY THESE PRESENTS:

That, Century Land Holdings of Texas, LLC and GRBK EDGEWOOD LLC are the owners of the herein described parcel, acting by and through the undersigned, its duly authorized agent, does hereby adopt the herein above describe property as LONE OAK, PHASE 1, an addition to Johnson County, Texas and does dedicate to the public use the streets and easements shown thereon.

WITNESS, my hand at Dallas, Texas, this the _____ day of ____________________, 2024.

CENTURY LAND HOLDINGS OF TEXAS, LLC, a limited liability company

STATE OF TEXAS §

COUNTY OF ___________ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared ______________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ___ day of _______________, 2024.

Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of ____________________, 2024.

GRBK EDGEWOOD LLC, a Texas limited liability company

STATE OF TEXAS §

COUNTY OF ___________ §

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared ______________________, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this ___ day of _______________, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, WILLIAM J. JOHNSON, a Registered Professional Land Surveyor of the State of Texas, having platted the above subdivision from an actual survey on the ground, and that all lot corners, and angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Dated this ____ day of __________, 2024.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

WILLIAM J. JOHNSON, R.P.L.S. No. 5426

Approved this _____ day of ____________, 20_____,
by the City Council of the City of Alvarado, Texas.

Mayor

City Secretary

CITY PROJECT NO. FP __-____

FINAL PLAT

LONE OAK PHASE 1

257 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 AMENITY CENTER LOT
1 FIRE STATION LOT

BEING 70.219 ACRES OUT OF
JAMES B. CONGER SURVEY, ABSTRACT NO. 150
GEORGE S. McINTOSH SURVEY, ABSTRACT NO. 625
JOHNSON COUNTY, TEXAS

GRBK EDGEWOOD, LLC — **OWNER/DEVELOPER**
2805 Dallas Parkway, Suite 400 (817)658-2112
Plano, Texas 75093
Contact: Bobby Samuel

CENTURY LAND HOLDINGS OF TEXAS, LLC — **OWNER/DEVELOPER**
130 East John Carpenter Frwy, #230 (972)999-2001
Irving, Texas 75062
Contact: David Aughinbaugh

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Christopher Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

Date: JUNE 04, 2024

Sheet 3 of 3

Drawing: H:\Projects\BBC010-Stonegate\Phase 1\Surveying\dwg\BBC010PT-PH-1.dwg Saved By: bjohnson Save Time: 6/28/2024 12:54 PM Plotted by: bjohnson Plot Date: 6/28/2024 2:04 PM

City Council Meeting Management Report
Meeting Date: September 9, 2024
Contact: Laura Cox, CFO

AGENDA ITEM:
Public hearing on the fiscal year 2025 annual budget beginning October 1, 2024, and ending September 30, 2025.

BACKGROUND & FINDINGS:
The City's budget process began in April with departments submitting base budget and supplemental budget funding requests to the Finance Department. The City Manager met with departments throughout June, July and August to review and discuss projected revenues and expenditures.

In compliance with Local Government Code §102.006, this pubic hearing provides an opportunity to communicate with interested persons regarding the proposed budget before adoption. Notice of this public hearing was announced at the August 19, 2024 City Council meeting. Additionally, it was published in the Cleburne Times-Review on August 27, 2024 and posted on the City's website.

FINANCIAL IMPACT:
State law requires this public hearing prior to the adoption of the fiscal year 2025 City of Alvarado budget.

MANAGEMENT REVIEW:
Paul DeBuff, City Manager

ATTACHMENTS:
Notice of Public Hearing

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF ALVARADO, TEXAS REGARDING THE PROPOSED 2024 - 2025 FISCAL YEAR ANNUAL OPERATING BUDGET

Notice is hereby given that the Alvarado City Council will conduct a public hearing at a Special Meeting on Monday, September 9th, 2024 at 6:30 pm, in the Council Chambers at City Hall, 104 W. College Avenue, Alvarado, TX to receive public input regarding the proposed 2024 – 2025 fiscal year annual operating budget.

This budget will raise more total property taxes than last year's budget by $757,257, which is a 14.6 percent increase from last year's budget, and of that amount, $616,079 is tax revenue to be raised from new property added to the tax roll this year. All interested persons will be given an opportunity to appear and be heard. If you need any further information relating to the meeting, please contact the City Secretary at 104 W. College Avenue, Alvarado, TX 76009, by calling (817) 790-3351 or at wallsb@cityofalvarado.org.

City Council Meeting Management Report
Meeting Date: September 9, 2024
Contact: Donielle Suber, Administrative Services Director
Phone: 817-790-3351, ext. 116

AGENDA ITEM:
Update on Pecan Orchard Tree Trimming and Removal

BACKGROUND & FINDINGS:
On behalf of the Thaddeus “Tad” Adcock’s Estate, David Sutton and Melodye Brooks donated property located at 101 S. Parkway Drive (Pecan Orchard) to the City of Alvarado approximately nine (9) years ago. This property was donated for the purpose of walking trails and outdoor space for community recreation.

To prepare Pecan Orchard for walking trails and recreation, City staff consulted with Texas A&M Forestry Service, and a local arborist (Adam’s Landscaping Service) to understand how to care and maintain existing trees throughout the orchard. At the recommendation of these professionals, all dead limbs must be trimmed and three (3) Pecan trees must be removed (at the southwest corner of the orchard) to prolong the life of the trees.

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
N/A

MANAGEMENT REVIEW:
Paul DeBuff, City Manager