



CITY OF ALVARADO
County of Johnson
State of Texas
06/30/2025
City Council Minutes

The City Council of the City of Alvarado met in a Special Called Session on Monday, June 30, 2025, at 6:30 p.m. The following were present for roll call:

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

Others Present:

Paul DeBuff	City Manager
Bobbie Jo Taylor	City Secretary
Beth Walls	Director Human Resources
Elizabeth Yelverton	City Attorney
Donielle Suber	Director of Administrative Services
Justin French	Community Dev. Director
John Rodgers	Fire Chief
Anthony Tucker	Park Superintendent
Teddy May	Police Chief
Michael Dwiggins	Public Works Director
Gus Chavarria	City Engineer

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

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS- Jameye Jones- Upcoming Events

INTRODUCTION OF NEW EMPLOYEES- Trevor Mason was introduced by Chief Rodgers as a City of Alvarado Firefighter. Beth Walls introduced a new City Secretary, Bobbie Jo Taylor.

CITY COUNCIL COMMENTS- Councilmember Moon reminded the public of the upcoming Farmers Market to be held on July 12th.

NEW BUSINESS –

Mayor Wheat moved Item #1 and Item #2 to take place after the Executive Session.

- 3. Presentation, consideration and possible action related to Resolution R2025-0026, a resolution authorizing the Advanced Funding Agreement between the City of Alvarado and the State of Texas for the Cummings Drive Project from US 67 to CR 604.**

City Engineer Gus Chavarria presented Resolution R2025-0026 to the City Council, explaining that the Council had previously approved an Advanced Funding Agreement with TxDOT for the first half of North Cummings Drive from Highway 67 to CR 508. Mr. Chavarria explained that the scope of the project had been broadened and now includes additional lanes, which require an update to the agreement with TxDOT and an increased local contribution.

Councilmember Moon moved to approve Resolution R2025-0026, a resolution authorizing the Advanced Funding Agreement between the City of Alvarado and the State of Texas for the Cummings Drive Project from US 67 to CR 604.

Councilmember Thomas seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 4. Presentation, consideration and possible action related to information provided by Birkhoff, Hendricks & Carter, L.L.P. for the Water, Wastewater and Stormwater Master Plan update.**

City Engineer Gus Chavarria advised the Council that the updates to the Wastewater and Stormwater Master Plans had been presented to the Council at the City Council Meeting held in May. Mr. Chavarria gave a brief summary of the plans, which included the need to update them due to significant population growth. Mr. Chavarria noted that it is advisable for the plans to be updated every five (5) years.

Councilmember Moon moved to allow City Manager Paul DeBuff to enter into an agreement to update the Water, Wastewater, and Stormwater Master Plans in an amount not to exceed \$130,000.00.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

- 5. Consideration and action related to awarding a contract for the Cummings Drive Overlay Project.**

City Engineer Gus Chavarria presented the Council with bids that were received for the North Cummings Drive Rehabilitation Project from Highway 67 to the city limits. The recommendation was to award a contract to Rocksolid in the amount of \$504,254.00, to include a two-inch overlay and a one-inch level-up.

Councilmember Thomas moved to authorize City Manager Paul DeBuff to execute a contract with Rocksolid in the amount of \$504,254.00 for the construction of the Cummings Drive Overlay Project.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

Mayor Wheat adjourned into Executive Session at 7:23 p.m.

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.
- History Maker Homes Development Agreement
- Sunflower Lane Easement Agreement
- Millis Transfer Agreement

Mayor Wheat adjourned from Executive Session at 7:58 p.m.

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

1. **Consideration and action related to an amendment to the Development Agreement with History Maker Homes.**

Councilmember Moon motioned to amend the Development Agreement with History Maker Homes as discussed in Executive Session.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

2. **Consideration and action related to an Easement Agreement for constructing a new grade crossing to be located at Sunflower Lane. Department of Transportation (DOT) No. 021853T ("Easement Agreement")**

Councilmember Moon motioned to authorize City Manager, Paul DeBuff, to execute an Easement Agreement for constructing a new grade crossing to be located at Sunflower Lane. Department of Transportation (DOT) No. 021853T.

Councilmember Keeton seconded the motion.

No opposition, No abstentions

Vote: Motion passed unanimously

ADJOURNMENT

There being no further business, Mayor Wheat adjourned the meeting at 7:59 p.m.

Approved:



Mayor Jacob Wheat



Bobbie Jo Taylor, City Secretary

