

**REGULAR MEETING OF THE CITY OF ALVARADO CITY COUNCIL**  
**104 W. COLLEGE**  
**JUNE 16, 2025**  
**6:30 PM**

**MINUTES**

**CALL TO ORDER**

- Roll Call

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**CITIZEN PARTICIPATION AND PUBLIC INPUT:**

This is an opportunity for citizens to address the convened City Council of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened City Council to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the City Secretary or the City Marshal prior to the start of the meeting.

**COUNCIL COMMENTS:**

Pursuant to LGC Section 551.0415, City Council Members may make a report about items of Community interest during a meeting of the governing body without having given notice of the report. Items of community interest may include, but not necessarily limited to any of the following:

- 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.

**EMPLOYEE RECOGNITION:**

Jake Brownlow and Brad Hargrove

**INTRODUCTION OF NEW EMPLOYEES:**

**CONSENT AGENDA:**

1. Consideration and action to approve the minutes of the May 19, 2025 Regular City Council Meeting. (Walls)
2. Consideration and action to authorize the City Manager to execute an Interlocal Agreement for participation in the Alliance for Innovation (AFI) Purchasing Cooperative. (Suber)

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3. Consideration and action to approve Resolution No. R2025-0021 and to authorize the City Manager to execute an Interlocal Agreement regarding participation in the Texas Share Cooperative Purchasing Program. (Suber)
4. Consideration and action to authorize the City Manager to execute an Interlocal Agreement with OMNIA Partners for participation in the OMNIA Partners Cooperative Purchasing Program. (Suber)
5. Consideration and action to authorize the City Manager to execute an Interlocal Agreement with Region 8 Education Service Center for participation in the Texas Interlocal Purchasing System (TIPS) Cooperative Purchasing Program. (Suber)
6. Consideration and action to authorize the City Manager to execute a five-year rental agreement with UBEQ Enterprise Printing Solutions for multifunctional printing equipment and managed print services. (Suber)

### **NEW BUSINESS:**

7. Presentation by Heath Haigood representing HUB International regarding recommendations for 2025-26 benefit plans. (Walls)
8. Consideration and action to approve authorizing the City Manager to enter into an agreement with HUB International for 2025-26 benefit plans. (Walls)
9. Presentation by Birkhoff, Hendricks & Carter, L.L.P. for the Water, Wastewater and Stormwater Master Plan update. (Chavarria)
10. Consideration and action to award the bid for 2024 Street and Waterline Improvements Project (Chris Ct., Janis St., Helen St., and Lorie St.) for construction and authorize the City Manager to negotiate and execute a contract. (Chavarria)
11. Consideration and possible action on a resolution of the City of Alvarado, accepting the petition for annexation of a portion of a tract of land out of the McKinney & Williams Survey, approximately addressed at 6565 CR 604, being 60.575 acres, more or less, located in the extraterritorial jurisdiction of the City of Alvarado in Johnson County, Texas, and setting an annexation schedule and public hearing. (French) (Millis Transfer)

### **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.
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for 100 N. Parkway to serve existing and new development in the City and for other public purposes permitted by law; and
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for 210 S. Parkway to serve existing and new development in the City and for other public purposes permitted by law; and
- Negotiations and potential eminent domain action for the acquisition of real property for the construction and maintenance of public roadway and utility improvements for 580 S. Parkway to serve existing and new development in the City and for other public purposes permitted by law; and
- Project Green-E-2

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- Project Green-S-1

2. § 551.072. Deliberation regarding real property. The City Council may convene in Executive Session to discuss or 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.

- deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of public roadway and utility improvements for the 100 N. Parkway Project to serve existing and new development in the City.
- deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of public roadway and utility improvements for the 210 S. Parkway Project to serve existing and new development in the City.
- deliberation regarding the purchase, exchange, lease, or value of real property to be acquired for the construction and maintenance of public roadway and utility improvements for the 580 S. Parkway Project to serve existing and new development in the City.
- Project Red-C-05
- Project Orange-S-04

## **RECONVENE TO REGULAR SESSION:**

12. Consideration and any action necessary as a result of items legally discussed in Executive Session.
13. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0023, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for 100 N. Parkway to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)
14. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0024, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for 210 S. Parkway to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)
15. Consider the use of eminent domain to condemn property and consider Resolution No. R2025-0025, authorizing the filing of eminent domain proceedings for the purpose of obtaining the necessary real property interests for 580 N. Parkway to serve existing and new development in the City and for other public purposes permitted by law. (DeBuff)
16. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Red-C-05 based on terms discussed in Executive Session. (Cromer)
17. Consideration and action to authorize the Economic Development Director and the City Manager to negotiate and execute the purchase of Project Orange-C-04 based on terms discussed in Executive Session. (Cromer)