

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY FEBRUARY 4, 2016
7:00 P.M.**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular Session at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn, Mayor Pro-tem Adam Arendell, Councilmembers: Gabe Adame, Terry Droege, Brad Richards, Scott Reed, Roger Stuksa, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Bobbi Kacz, City Attorney; Dixie Roberts, City Clerk; Robert Lee, Police Chief; Michelle Segovia, City Engineer and Larry Buehler, Economic Development Coordinator.

INVOCATION AND PLEDGE OF ALLEGIANCE

Judy Zavala, Police Department Chaplain gave the invocation.

Council member Adame led the Pledge of Allegiance to the American Flag.

Council member Reed led the Pledge to the Texas Flag.

PUBLIC COMMENT

There were no public comments

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Approve minutes of the January 21, 2016 City Council and Planning Commission joint workshop.

Approve minutes of the January 21, 2016 City Council regular meeting.

Council member Droege moved to approve the consent agenda as presented. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

OTHER BUSINESS:

Consider a final plat of Airgas USA, being a 1.11 acre (710 E. Highway 6) replat of lots 6, 7, 8, 9, 10, and 11, Block 2 of A. E. Bates Live Oak Addition, volume 4, page 181, Brazoria County Map Records, City of Alvin, Brazoria County, Texas.

On January 6, 2016 the Engineering Department received the Final Plat of Airgas USA for review. The property is located at 710 E. Highway 6 and is being platted in order to consolidate the six lots owned by Airgas into one lot in order to facilitate a future expansion of the existing building. The City Planning Commission unanimously approved the plat at their meeting on January 19, 2016.

Council member Stuksa moved to approve a final plat of Airgas USA, being a 1.11 acre (710 E. Highway 6) replat of lots 6, 7, 8, 9, 10, and 11, Block 2 of A. E. Bates Live Oak Addition, volume 4, page 181, Brazoria County Map Records, City of Alvin, Brazoria County, Texas. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Consider a final plat of Meza Manor, being a subdivision of 2.4897 acres (south of the CR 160 and CR 266 intersection) located in the L. C. Dunbaugh Survey, abstract 585, in Brazoria County, Texas.

On January 4, 2016 the Engineering Department received the Final Plat of Meza Manor for review. The property is located on the south side of the intersection of County Road 160 and County Road 266 in the City of Alvin Extraterritorial Jurisdiction (ETJ) and is being platted in order for the owners to build a home on lot 1 and a shop for personal use on lot 2. The City Planning Commission unanimously the plat at their meeting on January 19, 2016.

Council member Reed moved to approve a final plat of Meza Manor, being a subdivision of 2.4897 acres (south of the CR 160 and CR 266 intersection) located in the L. C. Dunbaugh Survey, abstract 585, in Brazoria County, Texas. Seconded by Council member Droege; motion carried on a vote of 7 Ayes.

Consider the Amended Chapter 380 Agreement with Moore & Moore Investments, LLC to allow for additional commercial buildings; and authorize the City Manager to sign.

Moore's Space, a locally owned business, is requesting to amend their existing Chapter 380 Agreement with the City of Alvin for the purpose of expanding their business. The agreement was signed February 28, 2014 with a seven (7) year term. They have met the obligations of the original agreement early and have an opportunity to expand and bring new taxable value to the City of Alvin.

Moore & Moore Investments desires to add three additional structures for lease space. They are requesting to utilize the same building setback along Shane Street as provided by the original agreement for one building and be able to build a structure five feet inside their new fence along the front of the property on Callaway Drive. The proposed new construction cost is valued at \$121,000. Pictures and the layout of the proposed improvements are attached. If approved, the Amended 380 Agreement will start a new seven (7) year obligation timeframe upon all signatures being completed.

When they purchased the former Brazoria County Pct. 3 office building, the stated value was \$200,000. After their remodeling improvements, the stated value is \$355,000. They recently sold it to the Stephan F Austin Community Health Network for administrative offices which provides more room for the health clinic operations on Adoue Street to expand their services.

Council member Stuksa moved to approve Amended Chapter 380 Agreement with Moore & Moore Investments, LLC to allow for additional commercial buildings; and authorize the City Manager to sign. Seconded by Council member Richards; motion carried with 5 members present voting Aye and Council member's Thompson and Droege voting No.

Consider Ordinance 16-A; granting consent to the addition of approximately 103 acres to Brazoria County Municipal Utility District No. 24; containing various provisions related to the foregoing subject; and making certain findings related thereto.

Lesco Enterprises, Inc. (LEI) is requesting the 103 acre residential portion of Martha's Vineyard be annexed to Brazoria County Municipal Utility District No. 24 (MUD #24) for the purpose of funding the necessary infrastructure for the residential development.

MUD #24 is a 500-acre tract of land on the north side of the city. There is no development at this time on the 500-acre tract. This will allow bonds from MUD #24 to be sold only for the purpose of purchasing and constructing the necessary infrastructure to include waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities and roads, or parts of such systems, facilities or roads, to make any and all necessary purchases, construction, improvements, extensions, additions and repairs thereto, and to purchase or acquire all necessary land, right-of-way easements, sites, equipment, buildings, plants, structures and facilities.

Council member Adame moved to approve Ordinance 16-A; granting consent to the addition of approximately 103 acres to Brazoria County Municipal Utility District No. 24; containing various

provisions related to the foregoing subject; and making certain findings related thereto. Seconded by Council member Droege; motion carried on a vote of 7 Ayes.

Consider Resolution 16-R-02; confirming and ratifying the Utility Services Contract with Lesco Enterprises, Inc. for the development of Martha's Vineyard, a 300 home residential tract on approximately 103 acres and a 20-acre commercial tract; and authorize the City Manager to sign the Utility Services Contract as presented.

Lesco Enterprises, Inc. (LEI) is requesting a Utility Services Contract (USC) that will allow the City of Alvin to provide water/waste water services to the Martha's Vineyard development. Martha's Vineyard is a residential and commercial development fronting the north side of West State Highway 6 within the extraterritorial jurisdiction (ETJ) of the City of Alvin. This development plans to have 300 residential homes and a separate 20-acre commercial tract along State Highway 6. The minimum price for the homes will be \$200,000. There are planned amenities to include green space and trails connecting the detention areas. LEI will be requesting City Council to allow the land to be annexed into Municipal Utility District # 24 to assist in the costs of the necessary infrastructure for the project. A Strategic Partnership Agreement (SPA) will be created within 30 days of the execution of this agreement that will allow the City of Alvin to collect the sales tax on any commercial development constructed within the development. The USC will also include the request for annexation of the commercial tract into the City of Alvin, should the City wish to incorporate it at a later date. The City will not receive property tax and/or sales tax from the properties.

All permitting will be conducted through the City of Alvin to ensure the value of all residential development meets agreed minimum values. A Capital Recovery Fee per residential lot will also be paid by the developer in the same manner Impact Fees are paid by residential development constructed inside the city limits of Alvin.

Council member Thompson moved to approve Resolution 16-R-02; confirming and ratifying the Utility Services Contract with Lesco Enterprises, Inc. for the development of Martha's Vineyard, a 300 home residential tract on approximately 103 acres and a 20-acre commercial tract; and authorize the City Manager to sign the Utility Services Contract. Seconded by Council member Adame; motion carried on a vote of 7 Ayes.

Consider Resolution 16-R-03; establishing the procedure for the May 7, 2016 General Election in Alvin Texas and providing for related matters thereto.

This is the resolution calling the Municipal General Election for May 7, 2016; and providing for the joint election. This is for the purpose of electing a member from Council District A, Council District D, and At Large Position 2; for a term of three (3) years.

The City of Alvin contracts with the Brazoria County Elections Office to conduct our election. Brazoria County purchased the voting machines required to conduct elections. The City Clerk's Office handles the filings and all the required paper work and postings. The price of the election depends on how many other governing bodies hold an election. The total cost is split between those entities holding an election, which typically ranges anywhere from 25-30. Last year there were only 18 entities holding an election; Alvin's portion was \$ 9,500. An election contract with Brazoria County will be brought to you for approval at the next meeting.

Council member Adame moved to approve Resolution 16-R-03; establishing the procedure for the May 7, 2016 General Election in Alvin, Texas and providing for related matters thereto. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

REPORTS FROM CITY MANAGER

Review preliminary list of items for next Council meeting.

Ms. Breland reviewed the preliminary list for the February 18, 2016 City Council meeting.

Items of Community Interest.

Mrs. Roberts reviewed items of community interest.

REPORTS FROM COUNCIL MEMBERS

Pursuant to S.B. No. 1182, City Council Members may make a report or an announcement about items of community interest during a meeting of the governing body. No action will be taken or discussed.

Announcements and requests from Council members.

Council member Thompson thanked Klotz and Associates for the informative presentation given during the workshop regarding the Utility Master Plan.

Council member Reed stated he appreciated the information presented during the workshop.

Council member Richards stated he also appreciated the information presented during the workshop.

Council member Stuksa stated he is glad to see council holding more workshops.

Mayor Horn thanked all those involved in the Martha's Vineyard project. He encouraged City Council to begin thinking about items to discuss during the FY 17 budget goal-setting workshop scheduled for next Thursday.

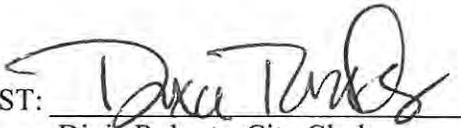
ADJOURNMENT

Council member Stuksa moved to adjourn the meeting at 7:35 p.m. Seconded by Council member Arendell; motion to adjourn carried on a vote of 7 Ayes.

PASSED and APPROVED this 18 day of February, 2016.



Paul A. Horn, Mayor

ATTEST: 
Dixie Roberts, City Clerk