

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY APRIL 7, 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, Roger Stuksa, and Keith Thompson, Scott Reed and Brad Richards.

Staff members present: Sereniah Breland, City Manager; Junru Roland, Assistant City Manager/CFO; Bobbi Kacz, City Attorney; Dixie Roberts, City Clerk; Larry Buehler, Economic Development Director; Michelle Segovia, City Engineer, Robert E. Lee, Chief of Police.

INVOCATION AND PLEDGE OF ALLEGIANCE

Judy Zavala, Police Department Chaplain gave the invocation.

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

Council member Reed led the Pledge to the Texas Flag.

PUBLIC COMMENT

Mr. Fred Gilmer appeared before City Council stating that he would like to see City Council have their own Twitter and Facebook accounts. He also discussed drainage concerns.

Mr. Dick Tyson thanked City Council for the display in City Hall of past Mayors. He also stated concerns relating to the Thoroughfare Plan as presented.

PRESENTATIONS

Proclamation – Crime Victims’ Rights Week; April 10-16, 2016.

Mayor Horn presented a proclamation for Crime Victim’s Rights Week to Maribel Cooper, Crime Victim’s Assistance Liaison, and representatives of the Brazoria County crime victims support group.

Proclamation – National Service Recognition Day; April 7, 2016.

Mayor Horn presented a proclamation for National Service Recognition Day to Jimmy Johnson.

CONSENT AGENDA

Approve minutes of the March 17, 2016 City Council workshop meeting.

Approve minutes of the March 17, 2016 City Council regular meeting.

Consider resale of trust property located on Dilling Street described as; A0227 H. T. & B. R. R., Tract 48, 0.200 Acres, Alvin; Cause Number 36152 to Deandra Abuto, for the sum of \$3,268.

This property was subject to a sheriff’s sale because of the taxes owed against it. The sheriff’s deed was filed on June 26, 2007. Deandra Abuto is now offering to purchase the parcel for \$3,268. If this offer is approved, the amount received will be distributed to all taxing entities on a pro-rated share of what is owed. All affected governing bodies must approve the offer because it is less than the total amount due.

Land Value: \$15,250
 Total Taxes due: \$14,736.13
 City of Alvin Taxes due: \$3,854.33
 Court Costs: \$949.60

	<i>Net to Distribute</i>	
Braz Co	12.62%	\$292.58
Alvin ISD	50.50%	\$1,170.69
Alvin Comm College	7.36%	\$170.65
Alvin C&R #3	3.50%	\$81.25
City of Alvin	26.02%	\$603.23
		\$2,318.40

Consider authorizing the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2016 season.

This is an annual request for authorization from the Brazoria County Mosquito Control District for the continuance of aerial spraying over the City of Alvin. The spraying is performed during heavy outbreaks of mosquitoes by the aerial contract sprayer. The County will put out notifications through their respective social media accounts and through notices posted at the Courthouse. The flying schedule depends heavily upon the landing rate counts, weather and wind conditions. As a result of the variables listed, the County is unable to give notice of the specific flying time in advance. Aerial spraying has proven to be an effective measure for mosquito control in Brazoria County.

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

OTHER BUSINESS:

Consider final plat of CMH Land, being a subdivision of 5.09 acres (west of the Highway 6 and CR 146 intersection) being out of Lot 1 of the H.T. & B.R.R. Survey, abstract number 230, volume 21, page 186 Brazoria County Deed Records.

On March 1, 2016 the Engineering Department received the final plat of CMH Land for review. The property is located on the south side of the Highway 6, west of the County Road 146 intersection in the City of Alvin Extraterritorial Jurisdiction (ETJ) and is being platted in order for CMH Homes, Inc. to construct a manufactured home sales lot. The City Planning Commission unanimously approved the plat at their meeting on March 15, 2016.

Council member Reed moved to approve the final plat of CMH Land, being a subdivision of 5.09 acres (west of the Highway 6 and CR 146 intersection) being out of Lot 1 of the H.T. & B.R.R. Survey, abstract number 230, volume 21, page 186 Brazoria County Deed Records. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider an award of bid to Landmark Structures I, L.P. for the construction of the 500,000-gallon Dyche Lane Elevated Water Storage Tank; and authorize the City Manager to sign the contract subject to legal review.

On March 8, 2016 bids were opened for the Dyche Lane 0.5 Million Gallon (MG) Elevated Water Storage Tank and Landmark Structures I, L.P. was the qualified low bidder. Freese and Nichols Inc. (FNI), the City's consultant that designed the tank has reviewed all bids received and has recommended Landmark Structures for this project.

Project Budget:	\$1,750,000
Contract Amount:	\$1,774,000
Alternate Bid Item:	\$25,000 (Concrete driveway to serve the water tower site)
5% Contingency:	\$89,950
Total Amount:	\$1,888,950 (Project exceeded budget by \$138,950)

The project consists of the demolition of the existing water tower on Dyche Lane and the construction of a new 500,000 gallon composite tank similar to the Northside Elevated Tank located along the North Bypass at Highway 35. This project will be 100% funded by impact fees.

Council member Stuksa moved to award bid to Landmark Structures I, L.P. for the construction of the 500,000-gallon Dyche Lane Elevated Water Storage Tank; and authorize the City Manager to sign the contract subject to legal review. Seconded by Council member Droege; motion carried on a vote of 7 Ayes.

Acknowledge receipt of the Major Thoroughfare Plan Update Phase I Summary prepared by RPS Klotz Associates.

In August 2015 the City Council approved an Engineering Services Agreement with RPS Klotz Associates to provide engineering design services relating to the first phase of the update to the City's Major Thoroughfare Plan. Phase I was the first of a two-phase project that consisted of data collection, public involvement, and the creation of a GIS based thoroughfare map. RPS Klotz Associates has completed phase I of the update to the Thoroughfare Plan and has summarized the public involvement process in the attached report. The final Thoroughfare Plan Map is included in the Appendix of the report along with roadway classifications and exhibits. Phase II of this project will include the preparation of an Implementation Plan to include cost estimates, Capital Improvements Program, and the development of funding options.

Council member Arendell moved to acknowledge receipt of the Major Thoroughfare Plan Update Phase I Summary prepared by RPS Klotz Associates. Seconded by Council member Stuksa; motion carried on a vote of 7 Ayes.

Consider bid award to AGR Construction, LLC for the 2016 Concrete Repair Program, and approve a one (1) year contract with an option to renew for one (1) year with the same terms and conditions; and authorize the City Manager to sign the contract subject to legal review.

On February 16, 2016 bids were opened for the 2016 Concrete Repair Program and AGR Construction, LLC was the qualified low bidder. This Contractor has never worked on a City of Alvin project. Engineering Staff has verified references for this Contractor and all references were highly satisfied by the work performed. Project Budget: \$150,000 Total Contract Amount: \$79,350.00

The 2016 Concrete Repair Program utilizes the Contractor to perform point repairs on concrete streets, sidewalks, curbs, and ADA ramps at locations throughout the City as directed by the City's Public Services Department. The City has bid Concrete Repair Program projects similar to this one for last six years.

Council member Reed moved to award bid to AGR Construction, LLC for the 2016 Concrete Repair Program, and approve a one (1) year contract with an option to renew for one (1) year with the same terms and conditions; and authorize the City Manager to sign the contract subject to legal review. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Consider an award of bid to LG&G Construction, Inc. for the 2016 Downtown Sidewalk Project; and authorize the City Manager to sign the contract subject to legal review.

On March 8, 2016 bids were opened for the 2016 Downtown Sidewalk Project and LG&G Construction, Inc. was the qualified low bidder. The Engineering Department has worked with this contractor before and was highly satisfied with the work performed.

Contract Amount: \$116,465.50
 10% Contingency: \$11,646.55
 Total Amount: \$128,112.05

The 2016 Downtown Sidewalk Project is the continuation of a multiphase project to provide adequate pedestrian access throughout the historic downtown Alvin area. Brick paver sidewalks will be installed in compliance with the Americans with Disabilities Act (ADA) requirements and match the existing decorative sidewalks in the area. Specific project locations are as follows: the west side of Hood Street between Willis and Sealy Streets, the south side of Willis Street between Hood and Hardie Streets and the south side of Sealy Street between Hood and Hardie Streets. The estimated start date for this project is May 2, 2016 and has a construction time of 60 days. Upon completion of this project, there will be one additional phase to complete the two-block area of downtown bordered by Willis, Gordon, Sealy, and Hood Streets with brick paver sidewalks.

Council member Droege moved to award bid to LG&G Construction, Inc. for the 2016 Downtown Sidewalk Project; and authorize the City Manager to sign the contract subject to legal review. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Consider a second variance request from Palm Harbor Villages, Inc. to the outdoor storage requirement of Chapter 35, Section 34(4) of the Code of Ordinances, for a manufactured home sales lot to be located at 1875 N. State Highway 35 Bypass (1.67 acres formerly used as a manufactured home sales lot).

The Engineering Department received a second variance request letter on March 8, 2016 from Nick Taylor with Palm Harbor Villages, Inc. Mr. Taylor is making a second request to waive the outdoor storage screening requirement of Section 35-34 (4) of the Corridor Land Use Ordinance. A request was made by Palm Harbor in October 2015 and was approved by the Planning Commission and denied by the City Council on November 19, 2015. Mr. Taylor is requesting the variance again to present Palm Harbor's security, visibility, and property aesthetics concerns.

The City Planning Commission approved the request at their meeting on March 15, 2016 by a vote of 4 to 1, with the no vote coming from Commissioner Buckalew. Commissioner Buckalew did not give a reason for his no vote. The Commission approved the request contingent upon Palm Harbor constructing a 10-foot tall black vinyl clad cyclone fence around all sides of the property similar to the fence that was constructed by UV Country, based on their similar variance request.

Mayor Horn adjourned the meeting to executive session at 7:30 p.m. to discuss this item with legal counsel.

Mayor Horn reconvened the meeting to open session at 8:00 p.m.

Council member Adame moved to approve a variance request from Palm Harbor Villages, Inc. to the outdoor storage requirement of Chapter 35, Section 34(4) of the Code of Ordinances, for a manufactured home sales lot to be located at 1875 N. State Highway 35 Bypass (1.67 acres formerly used as a manufactured home sales lot) with the caveat that the entire property will be enclosed with rod iron fencing. Seconded by Council member Stuksa; motion carried on a vote of 7 Ayes.

Consider Ordinance 16-F; amending the City of Alvin 2015-16 Fiscal Year (FY16) budget for the purpose of appropriating \$505,830.91 of prior fiscal year encumbrances into the current fiscal year as set forth for each individual account in the attached Exhibit "A".

An encumbrance is basically the reserving of funds when a purchase order is approved. Accounting practices require that these funds be reserved or encumbered until they are paid. When the books were closed September 30, 2015, there were open (outstanding) purchase orders. As the encumbered items are delivered and paid during the FY16, negative budget variances will be reflected in the departmental accounts unless budget appropriations for the prior year encumbrances are moved from the prior fiscal year (FY15) into the current fiscal year (FY16). Total outstanding encumbrances to be carried over from FY15 is \$505,830.91.

Council member Thompson moved to approve Ordinance 16-F; amending the City of Alvin 2015-16 Fiscal Year (FY16) budget for the purpose of appropriating \$505,830.91 of prior fiscal year encumbrances into the current fiscal year as set forth for each individual account in the attached Exhibit "A". Seconded by Council member Droege; motion carried on a vote of 7 Ayes.

Consider Ordinance 16-G; amending the City of Alvin 2015-16 Fiscal Year (FY16) Mid-Year Budget by increasing (decreasing) certain expenditures and increasing (decreasing) certain revenues to the individual budget accounts in all funds set forth in the attached "Exhibit A".

On March 17, 2016, staff and council met to discuss goals and other financial-related matters of the City. During this meeting, staff informed council that as of the end of fiscal year 2015 (FY15), the City exceeded fund balance requirements/expectations in various funds; and identified certain items/projects that could be funded in the current fiscal year (FY16) utilizing fund balances.

Staff requests that council amend the FY16 budget to fund the following "non-recurring" capital expenditures:

- *City Hall Security Enhancements - \$135,000 [Enhancements include bullet-resistant enclosures and restricted public access.]*
- *Radio Consolettes for Police Department - \$133,000 [The City has 9 Motorola XTL 5000 radio consolettes that need to be replaced. Motorola informed staff that they (Motorola) will no longer manufacture or service the City's brand of consolettes. Even more, the City's current consolettes do not have the capacity to download time-division-multiple-access software; which will be required to allow the City's dispatch center to continue to communicate with our mobile and handheld radios, as well as with other agencies.]*
- *3 Power stretchers and 3 Automated CPR machines for EMS - \$87,000 [A power stretcher is a battery-powered hydraulic system that raises and lowers patients with the touch of the button. The power stretcher will reduce strenuous lifting and the associated risk of back injury. The automated CPR machines will provide standardized chest compressions independent of transport conditions, rescuer fatigue, or variability in the experience level of the caregiver.]*
- *Parks Master Plan - \$50,000 [The Parks Master Plan is recommended to develop a comprehensive vision for specific parkland in context with its location, natural resources, and visions of the community. This will allow the City Parks to qualify for grants, and provide a variety of recreational opportunities in an environmentally sound and sensitive manner.]*
- *Water & Sewer Rate Study - \$40,000 [The water and sewer rate study is recommended to analyze the City's water and sewer fees in lieu of implementing the Utility Master Plan.]*
- *Disc Golf Park - \$35,000 [Disc golf is a flying disc game, as well as a precision and accuracy sport, in which individual players throw a flying disc at a target. Disc Golf is very unique in that it is played and enjoyed by all ability levels. Many disc golf players are members of the Professional Disc Golf Association (PDGA.com), the governing body for the sport, which sanctions competitive events for all skill levels and ages; and provides many player services, such as maintaining a course directory and establishing rules of play. This project is identified in the 2006 Park Master Plan.]*

Council member Adame moved to adopt Ordinance 16-G; amending the City of Alvin 2015-16 Fiscal Year (FY16) Mid-Year Budget by increasing (decreasing) certain expenditures and increasing (decreasing) certain revenues to the individual budget accounts in all funds set forth in the attached "Exhibit A". Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Acknowledge receipt of the Planning Commission's recommendation for a three (3) year Capital Improvements Plan (CIP) for Parks.

On March 15, 2016 the City Planning Commission considered and unanimously approved a recommendation from the Parks Board for a three year Capital Improvements Plan (CIP) for Parks. As required by the City Charter the Planning Commission shall make a recommendation to Council for at least a 3 year CIP for Parks in April of each year. The City Council may then use this information during the budget process for the upcoming fiscal year. Approval of this plan does not guarantee that funds will be available in the respective fiscal years for implementation.

Council member Droege moved to acknowledge receipt of the Planning Commission's recommendation for a three (3) year Capital Improvements Plan (CIP) for Parks. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Acknowledge receipt of the Planning Commission's recommendation for a five (5) year Capital Improvements Plan (CIP) for Public Services.

On March 15, 2016 the City Planning Commission unanimously approved a recommendation by the Public Services Director for a five year Capital Improvements Plan (CIP) for Public Services. As required by the City Charter the Planning Commission shall make a recommendation to the City Council for at least a three year CIP for Public Services in April of each year. The City Council may then use this information during the budget process for the

upcoming fiscal year. Approval of this plan does not guarantee that funds will be available in the respective fiscal years for implementation.

Council member Thompson moved to acknowledge receipt of the Planning Commission's recommendation for a five (5) year Capital Improvements Plan (CIP) for Public Services. Seconded by Council member Adame; 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 April 21, 2016 City Council meeting. Ms. Breland also introduced Ms. Alexandra Aggor as an addition to city staff. Ms. Aggor will be working on various projects under the supervision of Mr. Roland.

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 reported that the Alvin Music Festival was very well attended. He also reported that he has researched disc golf and believes it will be an added benefit to the City's Parks and Recreation program.

Council member Reed welcomed Ms. Aggor to the City. He also thanked city staff for helping make the Alvin Music Festival a success.

Council member Arendell welcomed Ms. Aggor to the City family. He also thanked city staff for helping make the Alvin Music Festival a success. Councilman Arendell recognized City of Alvin Canine Officer Scott Green for his nomination as Officer of the Year by the Brazoria County 100 Club.

Council member Richards welcomed Ms. Aggor to the City. He also reported that the Music Festival was a success.

Council member Droege thanked city for their involvement and support of with the Alvin Music Festival was well attended this past weekend.

Council member Adame stated that he would like to recognize the Stanton Family for being named Brazoria County Philanthropists of the Year, by the Community Foundation of Brazoria County. He also reported that constituents within his district have complained of dirty water after the water meter replacement. Council member Adame also encouraged citizens to research and become educated when voting on May 7th as there are a lot of misconceptions going on out there by those seeking public office.

Council member Stuksa asked everyone to keep Bobbi Kacz's mother in their prayers.

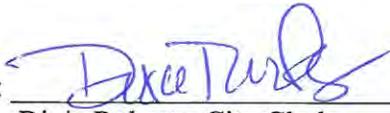
ADJOURNMENT

Council member Adame moved to adjourn the meeting at 8:30 p.m. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

PASSED and APPROVED this 21 day of April, 2016.



Paul A. Horn, Mayor

ATTEST: 

Dixie Roberts, City Clerk