

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, MAY 4, 2023
7:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular Session and Executive Session at 7:00 PM in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Gabe Adame; Councilmembers: Keko Moore, Joel Castro, Richard Garivey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Sara Cruz, Deputy City Secretary; Dan Kelinske, Parks and Recreation Director; Brandon Moody, Director of Public Services and Todd Arendell, Police Captain.

INVOCATION AND PLEDGE OF ALLEGIANCE

Zac Coffman with Light Christian Center gave the invocation. Council member Adame led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATION

Police Week Proclamation - May 14-20, 2023

Mayor Horn proclaimed the week of May 14-20, 2023 as Police Week and formally issued the proclamation to recipients in attendance.

Motorcycle Safety Awareness Month

Mayor Horn proclaimed the Month of May 2023 as Motorcycle Safety Awareness Month and formally issued the proclamation to recipients in attendance.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the April 20, 2023, City Council meeting minutes.

Consider Addendum No. 1 to the Agreement with The Brandt Companies, LLC, for a one (1) year renewal of the HVAC Preventative Maintenance services of City-owned buildings, in an amount not to exceed \$84,667.00; and authorize the City Manager to sign the addendum upon legal review.

The HVAC maintenance agreement is designed to provide routine maintenance by a certified technician for all Heating Ventilation Air Conditioning (HVAC) equipment to prolong efficient life. The City Council approved the agreement at the regular meeting on August 4, 2022 for the remaining months of fiscal year 2022 (August 4, 2022 thru September 30, 2022) for an amount of \$10,437.00 and the first full year of service, fiscal year 2023, for an amount of \$84,667.00 beginning October 1, 2022 and ending September 30, 2023. Addendum No. 1 is the first of up to three one (1) year renewal options, which would begin October 1, 2023 and end September 30, 2024.

Service Year	Proposal
FY22 (Initial Award, 2 months of service)	\$10,437.00
FY23 (1st full year of service)	\$84,667.00
FY24 (1st one year renewal option - Addendum 1	\$84,667.00

The Brandt Companies, LLC provides a comprehensive range of HVAC and other services, having factory-trained technicians for all major manufacturers. They have installed building automation at APD, City Hall, Senior Center and Public Service Facility, installed the 100-ton chiller at APD and continue to provide HVAC preventative maintenance, repair and equipment replacement for the City of Alvin.

The following locations would continue under the maintenance agreement: Animal Adoption Center, City Hall, Public Services Facility #1, Public Services Facility #2 (Dyche Lane), Library, Senior Citizens Center, Museum, Train Depot, Wastewater Treatment Plant, Fire/EMS Station #1, Fire Stations 2 & 3, and the Police Station.

HVAC equipment repair and replacement services provided by The Brandt Companies, LLC are utilized on an "as needed" basis with all costs pre-priced with "not to exceed" pricing already established by the Choice Partners cooperative purchasing network.

Advantages of using Choice Partners Cooperative Purchasing Network:

- 1.) Fast Track procurement process
- 2.) Lower procurement and administrative costs
- 3.) Fewer change orders and claims
- 4.) Competitively bid local pricing in lump sum proposal
- 5.) Ability to accomplish a substantial number of individual projects with a competitively bid contract
- 6.) Oversight thru Choice Partners which audits the accuracy of all job order contract proposals

Staff recommends approval of Addendum No. 1 renewing the HVAC Preventative Maintenance Agreement with The Brandt Companies, LLC for an amount of \$84,667.00 as their performance continues to provide a good value to the City of Alvin.

Consider Addendum No. 1 for a one (1) year renewal agreement with LTS Lawncare for manicured mowing services of select parkland and other City-owned property and State Right of Way, in an amount not to exceed \$54,614.22; and authorize the City Manager to sign the Addendum upon legal review.

This is the second of two manicured mowing agreements, originally approved in the amount of \$54,614.22 with LTS Lawncare by City Council on April 21, 2022, utilizing the public bid process, Bid# B-22-05. The first year of service began October 1, 2022 and will end September 30, 2023. Addendum No. 1 is the first of up to three one (1) year renewal options, which would begin October 1, 2023 and end September 30, 2024.

Service Year	Proposal
FY23 (Initial Award)	\$54,614.22
(1st one-year renewal option - Addendum 1)	\$54,614.22

The following locations would continue under the agreement: Hike and Bike Trail (Adoue Street to South Street), Hugh Adams Park, Marina Park, Morgan Park, Pearson Park, and Talmadge Park, two lots at 3404 Hummingbird and 1409 Talmadge, and four corner areas of the Gordon Street Bridge. Staff recommends approval of Addendum No. 1 allowed in the manicured mowing agreement in the amount of \$54,614.22 with LTS Lawncare as their performance continues to provide good value to the City of Alvin.

Consider Addendum No. 2 for a one (1) year renewal agreement with LTS Lawncare for manicured mowing services of select City-owned and State Right of Way property including parkland, lift stations, water wells, and various building grounds, in an amount not to exceed \$123,714.91; and authorize the City Manager to sign the addendum upon legal review.

This Agreement with LTS Lawncare was originally approved in the amount of \$114,355.59 by City Council on May 6, 2021, utilizing the public bid process, Bid# B-21-11. Addendum No. 1 began October 1, 2022 and will end September 30, 2023. Addendum No.2 is the second of up to three one (1) year renewal options, which would begin October 1, 2023 and end September 30, 2024.

Service Year	Proposal
FY22 (Initial Award)	\$114,355.59
FY23 (1st one year renewal option - Addendum 1)	\$118,956.64
FY24 (2nd one year renewal option - Addendum 2)	\$123,714.91

The following locations would continue under the agreement: Lift Stations 8, 14, 23B, 26, 28, 29, 30, 31, 33, 34, 43; Water Wells 3, 4, 6, 7, 8; Water Towers 1, 2, 3; City Property - City Hall, Lot near Chamber, Library, Senior Center, Museum, Public Service Facility, Animal Adoption Center, APD, Bo Owen Pool, Girl Scout House Lot, American Legion Lot, Recreation Station (former Fire Station #1) + overflow lot, Fire/EMS Station #1, Fire Station #2 & 3, former EMS Station, downtown parking lot, APD shooting range, Durant Detention Pond, Kost Detention Pond, Waste Water Treatment Plant; City Entrances - North & South areas on Bypass 35, Welcome to Alvin Sign areas (2); Parks - Ruben Adame, Newman, Citizens, Sealy, Prairie Dog, National Oak, Lions and Oak Park Cemetery. This addendum is the second of up to three, one-year renewals allowed per the agreement, having an effective date October 1, 2023 to September 30, 2024. Staff requested to increase the frequency of cleaning at the Senior Center, from five (5) days per week to six (6) days per week. Staff requested to increase the frequency of cleaning at the Senior Center, from five (5) days per week to six (6) days per week. This change supplements staff efforts to ensure the entire building remains cleaned and restrooms stocked for weekend reservations. The additional cost is \$180.00 per month, \$2,160.00 annually. American Janitorial Services, LTD did not increase their base bid price. Staff also requested to add janitorial service "upon request only" to the newly completed restroom/storage building at Pearson Park. The cost per request is \$85, the same as the base bid cost for the existing restroom building.

Consider Addendum No. 1 for a one (1) year renewal with American Janitorial Services LTD, for janitorial services of City-owned buildings and park restrooms, in an amount of \$143,136.00; and authorize the City Manager to sign the addendum upon legal review.

This Agreement was originally approved in the amount of \$143,1976.00 with American Janitorial Services, LTD by City Council on April 21, 2022, utilizing the public bid process, Bid # B-22-04. The first year of service began October 1, 2022 and will end September 30, 2023. Addendum No. 1 is the first of three one (1) year renewal options, which would begin October 1, 2023 and end September 30, 2024. Staff requested to increase the frequency of cleaning at the Senior Center, from five (5) days per week to six (6) days per week. This change supplements staff efforts to ensure the entire building remains cleaned and restrooms stocked for weekend reservations. The additional cost is \$180.00 per month, \$2,160.00 annually. American Janitorial Services, LTD did not increase their base bid price. Staff also requested to add janitorial service "upon request only" to the newly completed restroom/storage building at Pearson Park. The cost per request is \$85, the same as the base bid cost for the existing restroom building.

Service Year	Proposal
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FY23 (Initial Award)	\$140,976
FY23 (1st one year renewal option - Addendum 1)	\$143,136

The following locations would continue under the agreement: City Hall, Public Services Facility, Public Services Facility #2 (Dyche Lane), Library, Senior Citizen Center, Museum, Train Depot, National Oak Park Restroom, APD, Animal Adoption Center, Recreation Station (formerly Fire Station #1), Fire/EMS Station #1, Fire Station 2 & 3. Facilities per request include; Portable Restroom, Briscoe, Lions, Pearson, Morgan, Bob Owen Pool Restrooms and Alvin Girl Scout House.

Consider Ordinance 23-H, amending Chapter 28, Comprehensive Fees, of the Code of Ordinances, City of Alvin, Texas, for the purpose of adding an annual permit/application and inspection fee for temporary A-Frame signs; providing for an effective date; and setting forth other provisions related thereto.

At the April 20, 2023 City Council meeting, City Council adopted Ordinance 23-H, amending Chapter 17.5 Signs relating to temporary A-frame signs. Staff presented a \$50 annual permit/inspection fee to accompany this item, which was discussed with City Council at that meeting. This ordinance formally adopts the fee into Chapter 28 of the City's Code of Ordinances. Staff recommends approval of Ordinance 23-H.

Consider a Professional Services Payment Agreement with WB W Alvin Land LLC for the reimbursement of certain costs incurred by the City of Alvin relative to a Tax Increment Reinvestment Zone, Project Plan and other professional and administrative services for the development of a 2,900 acre master planned community known as Preservation Creek, adjacent to State Highway 288, between FM 1462 and County Road 51; and authorize the Mayor to sign upon legal review.

WB W Alvin Land LLC is submitting a Professional Service Payment Agreement to reimburse city expenses relative to the Tax Increment Reinvestment Zone (TIRZ) and the preparation of a project and financing plan for the TIRZ, and a development reimbursement agreement, and other relevant documents, including, but not limited to: professional services, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, financial advisory fees, City staff time dedicated to Reinvestment Zone matters, other consultant fees.

Basic terms of the contract include a deposit of \$25,000 from the developer for payment of city expenses related to the development. Also, in the event the deposit falls below \$7,500, upon request from the City, the Developer shall advance to the City an additional amount necessary to cause the amount on deposit with the City to equal no less than \$25,000. Also, per the agreement, the Developer's obligation to pay the City is not contingent on the City executing a development agreement or approving the Developer's project plan.

Consider Addendum No. 1 for a one (1) year renewal agreement with Stronghold Vegetation Management for Bypass 35 Mowing Services for an amount not to exceed \$97,680.00; and authorize the City Manager to sign the addendum upon legal review.

An initiative in the City's Strategic Plan is to establish a comprehensive program to beautify the City. As a part of that plan, staff included funding in the FY23 budget to contract out mowing services to improve beautification along the TXDOT Bypass 35 thoroughfare traveled by Alvin's residents and visitors. The bid to mow the Bypass 35 includes 139.5 acres of the median, eastside right-of-way, and westside right-of-way from the YMCA/Kroger on the south end of town, to Fox Meadows on the north end. This includes mowing to a uniform height of 4-6 inches, weed eating, or trimming around objects that cannot be mowed around, such as signs, utility poles, guidewires, drainage structures, ditches, etc., on a monthly basis or a 30-day cycle. The contractor shall be responsible for obtaining any permits necessary and provide traffic control when necessary, such as posting the appropriate caution signs.

*The Council awarded the bid for the Bypass 35 mowing services to Stronghold Vegetation Management on May 19, 2022. Stronghold has been very reliable, dependable, and has performed their services timely to date. The current contract has an option to extend for two (2) additional one (1) year terms at the same terms and conditions, as long as both parties are in agreement to doing so. Stronghold is in agreement to extend the contract for the Bypass 35 mowing services for an additional one (1) year at the same terms and conditions. Staff recommends extending the contract for the Bypass 35 mowing services with Stronghold Vegetation Management. ***this is separate and unrelated to the Manicured Mowing contract services***

Acknowledge receipt of the City of Alvin 2023-2027 Capital Improvement Program.

The City of Alvin 2023-2027 Capital Improvement Program (CIP) includes anticipated drainage, street, water, wastewater, parks, and facilities projects planned for the next five years. The Planning Commission and Parks Board have reviewed the CIP plan and staff has reviewed/adjusted the CIP as necessary. As required by City Charter, City Council is being presented with the CIP prior to the start of the budget process for the upcoming fiscal year. Once the CIP is reviewed and received by City Council, then the City Council and staff will work to fund the projects through the budget process for the upcoming fiscal year. The 2023-2027 CIP was presented to the City Council in a workshop meeting on March 7, 2023.

Council member Adame moved to approve the consent agenda as presented. Seconded by Council member Garivey; motion carried with all members present voting Aye.

OTHER BUSINESS

Consider Resolution 23-R-10, accepting the donation of \$15,000 from INEOS for the purchase of audio/visual equipment, replacement of a lectern, and for the purchase and installation of automatic door controls at the Senior Center.

INEOS donated \$15,000 to the City of Alvin to purchase a replacement lectern as well hire a contractor to purchase and install automatic door controls on four (4) restroom doors within the Senior Center. The City's donation policy requires donations to the City - valued at a sum of \$5,000 or greater - be accepted by Resolution of the City Council.

Dan Kelinske, Director of Parks and Recreation, presented this item before City Council with explanation. Thanks were extended to representatives from INEOS in attendance.

Council member Castro moved to approve Resolution 23-R-10, accepting the donation of \$15,000 from INEOS for the purchase of audio/visual equipment, replacement of a lectern, and for the purchase and installation of automatic door controls at the Senior Center. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider Resolution 23-R-11, with the intent to Establish the City of Alvin Property Assessed Clean Energy ("PACE") Program and calling for a public hearing to be held to receive public comment on this Program for Thursday, June 1, 2023, 7:00 p.m. in the City Council Chambers of Alvin City Hall; and setting forth other provisions related thereto.

PACE is an innovative way to finance energy efficiency, water efficiency, and renewable energy upgrades for commercial, industrial, and large multifamily (five or more units) real property. Property owners who participate in the program repay the financings through a voluntary contractual assessment placed on their property. One of the most notable characteristics of PACE programs is that the financing is attached to the property rather than belonging to an individual. Therefore, when the owner sells the property, the financing may be paid off during the sale, or stay with the property and be transferred to the new owner, who also benefits from the upgrades that were completed.

PACE financing enables businesses to avoid the upfront costs of energy and water efficiency improvements. PACE financings can be paid over a long period of time while energy costs are simultaneously lower, which typically provides the property owner with immediate net savings. PACE overcomes challenges that have hindered adoption of energy and water efficiency for many property owners. The debts, liabilities and obligations incurred as part of the PACE Program do not constitute debts, liabilities or obligations of City of Alvin.

ANALYSIS OF THE PACE PROGRAM:

Participation in this program is voluntary and offers property owners a cost-effective means of making energy and water efficiency improvements to their property. Property owners repay the financing over a period of years, reflecting the useful life of the improvements.

The benefits to the property owner include:

*Helps Lower Electric, Gas and Water Utility Bills
100% Financing on Hard and Soft Costs
Typically, Results in Savings from Day One
Increases Property Value
Results in More Comfortable Buildings and Improved Indoor Air Quality
Lowers Carbon Footprint and Improves the Environment
Provides Long-Term Funding and Results in Immediate Benefit to Cash Flow
Offers a Range of Accounting Treatments
The benefits to the City include:*

*Supports Commercial Businesses with No Cost, Liability, or Administration to the City
Upgrades the Efficiency and Competitiveness of Existing Building Stock
Helps Attain Energy and Water Efficiency Goals
Increases Commercial Property Values and Improves Tax Base
Creates Jobs for Local Contractors, Manufacturers and Engineering Firms*

ANALYSIS OF THE PROFESSIONAL SERVICES AGREEMENT AND REPORT:

In order for Lone Star PACE to have the authority to provide PACE financing in the City, it is necessary for the City to execute the Professional Services Agreement. The Professional Services Agreement provides that Lone Star PACE is an authorized representative and program administrator, separate and apart from the City executing such agreement. There are no costs to the City associated with the City of Alvin PACE Program.

Texas Local Government Code Section 399.009 requires a report to be prepared detailing the requirements for every PACE program established. The attached Program Report provides the required information to establish a PACE program within the City. This report will be published on the City website and made available at the City office for inspection by the public.

FISCAL IMPACT:

There is no negative fiscal impact to the City's general fund incurred by consenting to the inclusion of properties within the City limits in the PACE Program.

Resolution 23-R-11 states that the City of Alvin intends to establish this program for use within the City of Alvin. A public hearing through the adoption of this Resolution is called for Thursday, June 1, 2023 at 7:00 p.m.

Lee McCormick, with Lonestar PACE, presented this item before the City Council with explanation. The goal of Lonestar PACE is to meet Texas's energy needs through efficiency with structures being 5-10% above code requirements. Junru Roland, City Manager, clarified that there is no cost to the City of Alvin or residents by

participating in this program.

Council member Garivey moved to approve Resolution 23-R-11, with the intent to Establish the City of Alvin Property Assessed Clean Energy ("PACE") Program and calling for a public hearing to be held to receive public comment on this Program for Thursday, June 1, 2023, 7:00 p.m. in the City Council Chambers of Alvin City Hall; and setting forth other provisions related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye, and Council member Castro voting No.

Consider, if any, requests from individual council members for an item or items to be placed on the upcoming agenda for the next regularly scheduled meeting.

No items were requested by any Council members to be placed on the upcoming agenda.

REPORTS FROM THE CITY MANAGER

Items of Community Interest and review preliminary list of items for next Council meeting.

Mr. Roland announced items of community interest; and he reviewed the preliminary list for the May 18, 2023, City Council Meeting.

ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Mayor, Council members, and City staff, for which no action will be discussed or taken.

Council member Garivey extended thanks and kudos to Brandon Moody, Director of Public Services, and his team for doing such an amazing job on a drainage project on Circle Way Drive.

Council member Castro announced a fundraiser crawfish boil is being hosted by the local VFW, May 6th from noon to 2:00 p.m.

EXECUTIVE SESSION

Mayor Horn called for executive session at 7:28 p.m. in accordance with the following:

Section 551.072 of the Local Government Code provides as follows: Deliberation regarding the purchase, exchange, lease, or value of real properties.

Section 551.074 of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

RECONVENE TO OPEN SESSION

Mayor Horn reconvened the meeting to open session at 8:48 p.m.

ADJOURNMENT

Mayor Horn adjourned the meeting at 8:48 p.m.

PASSED and APPROVED the 18th of May, 2023.

ATTEST:

Paul A. Horn, Mayor

Dixie Roberts, City Secretary