

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, JUNE 1, 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 Gabe Adame; Mayor Pro-Tem Chris Vaughn; Councilmembers: Martin Vela, Keko Moore, Joel Castro, and Richard Garivey.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Michael Higgins, Director of Administrative Services; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Adame gave the invocation. Council member Moore led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PUBLIC HEARING

Public hearing to receive comment on establishing the Alvin Property Assessed Clean Energy Program ("City of Alvin PACE Program").

This is a public hearing to receive comments on establishing the City of Alvin Property Assessed Clean Energy ("PACE") Program. On May 4, 2023, City Council adopted Resolution 23-R-11, with the intent of establishing the City of Alvin PACE Program and calling a public hearing for June 1, 2023, at 7:00 p.m. A notice of public hearing was advertised in the Alvin Sun and placed on the City's website as required by state law. Included in the online posting is a link to the Program Report.

Mayor Adame opened the public hearing at 7:01 p.m. There were no comments made. Mayor Adame closed the public hearing at 7:02 p.m.

PUBLIC COMMENT

Larry Crenshaw presented comments regarding lowering the speed limit in the Kendall Lakes Subdivision from 30 MPH to 20 MPH.

John Burkey presented comments regarding upcoming Senior Center Activities.

Jennifer Hill presented comments regarding the details of this year's Library Summer Reading Challenge.

Tom Stansel presented comments stating that the Karples Manuscript Museum would closing its doors.

CONSENT AGENDA

Consider approval of the May 18, 2023, City Council meeting minutes.

Consider the resignation of Randall Race from the Alvin Senior Citizens Board.

On May 18, 2023, Randall Race submitted his resignation from the Alvin Senior Citizens Board for his term ending December 31, 2023. This agenda item is the formal acceptance of his resignation.

With the resignation of Mr. Race, there will be six (6) members on the Board. Chapter 2, Administration, Article I, In General, Section 20.3 Senior Citizens Board, states that the Board shall consist of not less than seven (7) members.

Current members are John Burkey, Ron Shepherd, Katherine Ansley, Jancy Altus, Keith Thompson, and Thomas Hockin.

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

OTHER BUSINESS

Consider Resolution 23-R-17, establishing the City of Alvin Property Assessed Clean Energy Act Program, in accordance with the requirements of the Property Assessed Clean Energy Act (The "PACE Act"), as set forth in the Texas Local Government Code Chapter 399; and providing for other related matters thereto.

Resolution 23-R-17 formally establishes the PACE Program in the City of Alvin. A public hearing will be held on the evening of June 1, 2023, prior to the adoption of said Resolution. PACE is an innovative way to finance energy efficiency, water efficiency, and renewable energy upgrades for commercial, industrial, and large multifamily (five or more dwelling units) real property. Property owners who participate in the program repay the financings through a voluntary contractual assessment collected together with their property taxes. 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 align the costs of energy and water efficiency improvements with the utility savings provided by the improvements. PACE financings are 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.

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 The proposed Resolution authorizes Lone Star PACE to accept applications from owners of property within the City's territory for financing of qualified improvements. It also authorizes Lone Star PACE to conduct assessment proceedings to levy assessments against the property of participating owners within the territory of the City. Staff recommends approval of Resolution 23-R-17.

Junru Roland, City Manager, introduced Lee McCormick, with Lone Star PACE LLC, who presented this item before City Council with explanation.

Council member Garivey moved to approve Resolution 23-R-17, establishing the City of Alvin Property Assessed Clean Energy Act Program, in accordance with the requirements of the Property Assessed Clean Energy Act (The "PACE Act"), as set forth in the Texas Local Government Code Chapter 399; and providing for other related matters thereto. Seconded by Council member Moore; motion carried with all other members present voting Aye and Council member Castro voting No.

Consider a Professional Services Agreement with Lone Star PACE LLC ("Lone Star PACE Program") to administer the Texas Property Assessed Clean Energy program for the City of Alvin pursuant to the Property Assessed Clean Energy Act, Texas Local Government Code Chapter 399; and authorize the City Manager to sign the Agreement upon legal review.

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 participation in the PACE Program.

Junru Roland, City Manager, presented this item before City Council with explanation.

Council member Garivey moved to approve a Professional Services Agreement with Lone Star PACE LLC ("Lone Star PACE Program") to administer the Texas Property Assessed Clean Energy program for the City of Alvin pursuant to the Property Assessed Clean Energy Act, Texas Local Government Code Chapter 399; and authorize the City Manager to sign the Agreement upon legal review. Seconded by Council member Vaughn; motion carried with all members present voting Aye and Council member Castro voting No.

Consider Ordinance 23-K, of the City of Alvin, Texas, closing, vacating and abandoning the Hardie Street right-of-way (near the north side of Willis St. between Patco and N. Hardie St.); authorizing conveyance of the portion of the abandoned roadway by Special Warranty Deed; accepting a tract of land immediately adjacent to the east of the Hardie Street right-of-way; authorizing the Mayor to sign related documents; and providing for other matters related thereto.

Jack Pizzitola, the owner of Patco Hardware & Lumber, owns property abutting both sides of the Hardie Street right-of-way owned by the City of Alvin. Mr. Pizzitola has proposed a property swap where Mr. Pizzitola would acquire the Hardie Street right-of-way property and in exchange, the City of Alvin would acquire the property to the east of the Hardie Street right-of-way. The property exchange would allow for Patco Hardware & Lumber to construct a new parking lot on the Hardie Street right-of-way property and allow for the expansion of their business operations to create a new main entrance that would face Gordon Street. The property exchange would also allow for

the City of Alvin to create easier access to the proposed railroad park to be installed on BNSF owned property, and to expand the park in the future. This proposed land swap was previously discussed during a City Council workshop on June 22, 2022. Staff recommends approval of Ord 23-K.

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with explanation.

Council member Moore moved to approve Ordinance 23-K, to close, vacate and abandon the Hardie Street right of way and authorize the conveyance of the portion of the abandoned roadway by specialty warranty deed to abutting property owner, Jack Pizzitola, and to accept the conveyance from Jack Pizzitola of the abutting property. Seconded by Council member Castro; motion carried with all members present voting Aye.

Consider a request by the Alvin Museum Society for the placement of a 1940's-1950's era oil pump jack at the Alvin Historical Museum, located at 302 West Sealy St.

Mr. Tom Stansel, Chief Operations Officer of the Alvin Museum Society (AMS) is requesting authorization to place a pump jack at the Alvin Historical Museum. He will be in attendance at the City Council meeting to provide the details of AMS's proposal concerning the placement of the pump jack.

Tom Stansel, representing the Alvin Museum Society, presented an item to the City Council requesting permission to install an oil pump on the east side of the museum. City Council engaged in a discussion and were not opposed to the placement of the oil pump jack outside of the museum. However, they emphasized the need for the museum to verify that the equipment's placement would not disrupt any underground utilities or impede easements. Council asked that this item be brought back for consideration upon final clearance of said utilities and easements.

Consider Ordinance 23-J, amending Ordinance 22-SS, passed and approved on September 1, 2022, same being an ordinance approving and adopting the City of Alvin's budget for Fiscal Year 2022-2023 by approving a budget amendment to the original 2022-23 budget; providing for supplemental appropriation and/or transfer of funds for the purpose of amending the Police Department budget by \$162,500 to fund the acquisition and replacement of rifles for police officers; providing for severability; and providing for other matters related thereto set forth in the attached "Exhibit A."

At the May 18, 2023 City Council meeting, Council member Garivey asked that a Fiscal Year 2022-23 budget amendment be added to the agenda to authorize the purchase of rifles for the Alvin Police Department. Ordinance 22-J is to amend the FY 2022-23 annual budget in the amount of \$162,500 to purchase the rifles.

At a future City Council meeting, staff will present a Rifle Purchase Program for council's consideration. In essence, this program will be voluntary for officers to participate in and would ultimately allow each participating officer to reimburse the City via payroll deductions for the purchase of the rifle; upon which, ownership of the rifle would be transferred from the city to the officer.

Junru Roland, City Manager Chief Robert E. Lee presented this item before City Council with explanation.

Council member Castro moved to approve Ordinance 23-J, amending Ordinance 22-SS, passed and approved on September 1, 2022, same being an ordinance approving and adopting the City of Alvin's budget for Fiscal Year 2022-2023 by approving a budget amendment to the original Fiscal Year 2022-23 budget; providing for supplemental appropriation and/or transfer of funds for the purpose of amending the Police Department budget by \$162,500 to fund the acquisition and replacement of rifles for police officers; providing for severability; and providing for other matters related thereto set forth in the attached "Exhibit A." Seconded by Council member Vela; motion carried with all members present voting Aye.

Consider appointments to the Charter Review Commission.

The Alvin City Charter states that the city council shall appoint a Charter Review Commission consisting of seven (7) citizens of the city every four (4) years, but not earlier than two (2) years. The last Commission met in 2020.

This commission is tasked with reviewing the City's Charter document and will tentatively meet from July 2023 through the end of the year, or until the task is completed.

The City Secretary's Office advertised for volunteers in the Alvin Sun Newspaper on April 9, April 23 and May 7, 2023, and also on Social Media and the City of Alvin Website.

Current applicants are as follows: Adam Arendell, Justin Gatlin, Bob Dillman and Caiden Anderson. A detailed spreadsheet on the applicants who have applied for this commission included in your packet.

Council member Castro moved to appoint the following individuals: Jason Jones, Stephen Garcia, Bob Dillman, Jennifer Ahlbaum, Adam Arendell, Ashley Davis, and Caiden Anderson to serve on the Charter Review Commission. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider an appointment to fill one (1) unexpired term on the Alvin Senior Citizens Board through December 31, 2023.

Randall Race submitted his resignation from the Senior Citizens Board for his term ending December 31, 2023. With the resignation of Mr. Race, there will be six (6) members on the Board. The Code of Ordinances states that the Senior Citizens Board shall consist of not less than seven (7) members. Current members on the Board are John Burkey, Ron Shepherd, Katherine Ansley, Jancy Altus, Keith Thompson, and Thomas Hockin. The following individuals have applied to serve on this board for the remainder of the term ending in December 2023: Michael Green, and Deborah Williams. A detailed spreadsheet of applicant information is included in the council packet.

Mr. Green and Ms. Williams were both present. Discussion was had on said appointment.

Council member Vaughn moved to appoint Michael Green to fill an unexpired term on the Alvin Senior Citizens Board through December 31, 2023. Seconded by Council member Castro; motion carried with all members present voting Aye.

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.

Council member Vela asked to add an item to the next Council meeting to address the speed limit in Kendall Lakes Subdivision being lowered from 30 MPH to 20 MPH. Council member Moore requested a workshop to discuss creating a special district or zoning measures to preserve the downtown area and historical buildings.

REPORTS FROM THE CITY MANAGER

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

Mr. Junru Roland announced items of community interest; and he reviewed the preliminary list for the June 15, 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.

No items were presented by any Council members.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:53 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.

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 8:06 p.m.

Consider Resolution 23-R-18, authorizing the City Manager to execute a non-binding Letter of Intent and subsequent Purchase Agreement with the officials from the Young Men's Christian Association (YMCA) of the Greater Houston Area, concerning the City's possible acquisition of the Thelma Ley Anderson YMCA Building, located at 3201 South Highway 35, Alvin, Texas; and providing for other related matters thereto.

Council member Garivey moved to approve Resolution 23-R-18, authorizing the City Manager to execute a non-binding Letter of Intent and subsequent purchase agreement with the officials from the Young Men's Christian association (YMCA) of the Greater Houston Area, concerning the City's possible acquisition of the Thelma Ley Anderson YMCA Building located at 2301 South Highway 35, Alvin, Texas; and providing for other related matters thereto. Seconded by Council member Vela; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 8:08 p.m.

PASSED and APPROVED the 15th day of June, 2023.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary