

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY JANUARY 6, 2022
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 at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Martin Vela, Councilmembers: Gabe Adame, Glenn Starkey, and Richard Garivey.

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Paul Horn gave the invocation. Council member Vela led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Proclamation – “Floyd Mendoza Day,” Armed Services Mural artist.

Mayor Horn presented a proclamation to Artist Floyd Mendoza recognizing his work as well as community members’ contributions on the recently painted Armed Services Mural honoring all the branches of the military located in the 100 block of North Gordon Street.

PUBLIC HEARING

Public Hearing to receive comment on the proposed petition for annexation of 193.55 acres, more or less, parcel of land in Brazoria County, Texas located along SH288 and FM1462 as described: **TRACT 1** - Being 72.22 acres of land in the H.T. & B. Railroad Company Survey, Section No. 9, Abstract No. 238 and the Charles M. Hayes Survey (H.T.&B. Railroad Company Survey, Section No. 8), Abstract No. 534, Brazoria County, Texas. **TRACT 2** - Being 60.32 acres of land out of Lots 6 and 7 of the Bogart and Taylor subdivision of the west 1/2 of the W.D.C. Hall League, Abstract 69 according to the plat recorded in Volume 1, Page 64 of the Map Records of Brazoria County (B.C.M.R.), Texas. **TRACT 3** - Being 61.01 acres of land out of Lots 8 and 9 of the Bogart and Taylor subdivision of the west 1/2 of the W.D.C. Hall League, Abstract 69 according to the plat recorded in Volume 1, Page 64 of the Map Records of Brazoria County, Texas (B.C.M.R) – 1st of 2 public hearings.

Mayor Horned opened the public hearing at 7:04 p.m., no comments were made. Mayor Horn closed the public hearing at 7:04 p.m.

PUBLIC COMMENT

John Burkey spoke about upcoming Senior Center Events.

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider approval of the December 16, 2021, City Council meeting minutes.

Consider a final plat of Caldwell Ranch Boulevard Phase III Street Dedication, a subdivision of 50.534 acres of land situated in the William Hall League, abstract 31, Fort Bend County, Texas and abstract 713 in Brazoria County, Texas. Also, being a partial replat of lots 1 & 2 of the T.W. & J.W.B. House Subdivision, as recorded in volume 7, page 301 of the Fort Bend County deed records.

On December 1, 2021, the Engineering Department received the Final Plat of Caldwell Ranch Boulevard Phase III Street Dedication for review. This subdivision is in the City of Alvin's Extraterritorial Jurisdiction (ETJ) within Fort Bend County and Brazoria County, located along the east side of FM 521 and north of Juliff-Manvel Road. This final plat consists of a 70' wide road right-of-way dedication for phase III of Caldwell Ranch Boulevard and 3 reserves. This plat complies with all requirements of the City's Subdivision Ordinance.

This right-of-way was included for the major collector roadway on the Master Preliminary Plat of Caldwell Ranch, that was approved by Council May 7, 2020. The City Planning Commission unanimously approved the plat at their meeting on December 21, 2021. Staff recommends approval.

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

OTHER BUSINESS

Consider an award of bid to W. W. Payton Corporation, for the Water Plant No. 6 Ground Storage Tank Replacement Project (Remaining Work) in an amount not to exceed \$415,635; and authorize the City Manager to sign the contract upon legal review.

On November 23, 2021, bids were opened for the Water Plant No. 6 Ground Storage Tank Replacement Project (Remaining Work), and W. W. Payton Corporation was the qualified bidder. LJA Engineering, the City's consultant that designed the project, reviewed the bid that was received and has recommended W. W. Payton Corporation for this project.

Contract Amount:	\$377,850 (Base Bid, Supplementary, and Alternate A.)
10% Contingency:	\$ 37,785
Total Amount:	\$415,635

This project consists of the remaining work that was left from the original Water Plant No. 6 Ground Storage Tank Replacement Project that was awarded to T and C Construction, Ltd. on January 3, 2019. T and C Construction's contract was terminated in November 2020 for failure to complete the project. The remaining work consists of the removal of one existing 0.5-million-gallon bolted steel ground water storage tank and associated piping at water plant number 6 (Heights Road near Brazos Street), site work, and installation of fencing/gates. These improvements were based on recommendations in the 2015 Utility Master Plan by Freese and Nichols, Inc. that was approved by City Council on March 3, 2016. This project will be paid from the 2018 Revenue Bond proceeds that were approved by Council on August 21, 2018.

The project is scheduled to start in January 2022 and has a construction time of 75 calendar days.

Michelle Segovia, City Engineer, presented this item before City Council with explanation.

Council member Vela moved to award a bid to W. W. Payton Corporation, for the Water Plant No. 6 Ground Storage Tank Replacement Project (Remaining Work) in an amount not to exceed \$415,635; and authorize the City Manager to sign the contract upon legal review. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider an Agreement with Integrated Architecture & Design (iAD Architects) to provide professional design services and deliver complete construction documents for renovation of the Recreation Station (former Fire Station #1) located at 302 W. House Street in an amount not to exceed \$108,410.50; and authorize the City Manager to sign the Agreement upon legal review.

At the City Council Workshop on August 6, 2020, City Council discussed the FY2020-21 proposed budget for renovations to former Fire Station #1, now referred to as the "Recreation Station." On September 3, 2020, City Council adopted the FY2020-21 budget which included the requested funds and providing an opportunity to rename and repurpose the building into useable community space. Renovations would include creating a customer friendly entrance with convenient reception and waiting area, conversion of truck bays to host a variety of activities and sports, provide offices for recreation and administrative staff of the Parks and Recreation Department, maintain essential equipment connected with the radio tower, as well as other modifications to maximize useable space.

Over the course of the last fifteen months the building transitioned from Fire Station to Recreation Station as recreation staff moved into the offices and recreation programs occupied all other available space. In preparation for renovation, staff completed an asbestos survey and solicited iAD Architects to provide professional design services. Staff recommends an agreement with iAD Architects to provide professional design services for a fixed fee of \$98,555.00 plus 10% contingency (\$9,855.50) totaling \$108,410.50. Staff recommends approval of this agreement.

Dan Kelinske, Director of Parks and Recreation Department presented this item before City Council with explanation.

Council member Starkey moved to approve agreement with Integrated Architecture & Design (iAD Architects) to provide professional design services and deliver complete construction documents for renovation of the Recreation Station (former Fire Station #1) located at 302 W. House Street in an amount not to exceed \$108,410.50; and authorize the City Manager to sign the agreement upon legal review. Seconded by Council member Garivey; motion carried by all members present voting Aye.

Discuss and consider traffic control alternatives at the intersection of Sealy Street and Hood Street.
On September 27, 2021, a truck traveling through downtown Alvin hit four poles in front of the Alvin Museum which pulled down power lines and consequently shattered the traffic signals at the intersection of Sealy and Hood.

Currently, there are four stop signs in the middle of the lanes (in each direction) approaching the intersection of Sealy and Hood to regulate traffic. Staff believes that the vehicular volume entering the intersection from all approaches does not warrant the need for traffic lights at this time. As of the writing of this Agenda Commentary, there has not been any reported vehicle or pedestrian accidents at the intersection since the four stop-signs have been placed there.

Staff recommends utilizing four-way stop signs to replace the former signaled intersection. If Council approves the four-way stop signs, Staff recommends removing the four stop signs from the middle of the lanes and placing the stop signs at the corners of the intersection.

A few alternatives discussed by Staff were:

- a.) Reinstating the traffic signals*
- b.) Utilizing a 2-way stop*
- c.) Painting "stop" on the street approaching the intersection*

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

Council member Adame moved to approve 4-way stop at the intersection of Sealy and Hood Streets with stop signs and thermoplast lines across the roadway. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider an appointment to the Senior Citizens Board.

Beverly Kimbrough submitted her resignation from the Senior Citizens Board for her term ending on December 31, 2022. With the resignation of Ms. Kimbrough, there are six (6) members on this board. Chapter 2 of the Alvin Code of Ordinances states that the Board shall be comprised of seven (7) members.

Current members on the Board are: Jancy Altus, Randall Race, John Burkey, Dorci Leissner-Hill, Marie E. Hodges, and Roger Stuksa.

The following have applied to serve on this board for the remainder of the term ending in December 2022: Betsy Grubbs, Jason Jones, Carol Phillips, and Ron Shephard and Keith Thompson. (see attached spreadsheet for details).

In full disclosure, Mr. Shephard is a part time assistant at the Alvin Senior Center and Mr. Jones lives outside of the City limits. Alvin's Code of Ordinances does not address either scenario; appointments are made at the discretion of City Council. If the residency requirements and city employment are of concern, Council can amend the ordinance. The Planning Commission and the Parks Board both have residency requirements.

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

Council member Starkey moved to appoint Ron Shephard to the Senior Citizen Board for a term of two years. Seconded by Council member Garivey; motion carried by 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.

REPORTS FROM 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 January 20, 2022, 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 and Adame thanked Mr. Floyd Mendoza for his efforts on the mural in applying his talents to his contribution to the community.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:20 p.m.

PASSED and APPROVED the 20th day of January 2022.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary