

MINUTES
CITY OF ALVIN, TEXAS
CITY COUNCIL WORKSHOP MEETING
ALVIN FIRE & EMS STATION TRAINING ROOM
801 E. SOUTH STREET
SATURRDAY, JANUARY 15, 2022
10:00 A.M.

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in a Workshop Session at 10:00 A.M. with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Martin Vela, Councilmembers: Joel Castro, Richard Garivey, Keko Moore, Glenn Starkey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Michael Higgins, Director of Administrative Services Brandon Moody, Director of Public Services; Ron Schmitz, EMS Director/Director of Emergency Management; Michelle Segovia, City Engineer; Lisa Sullivan, Code Enforcement Supervisor, and Robert E. Lee, Police Chief.

WORKSHOP ITEMS:

City Council / Staff review of proposed amendments to the Alvin Code of Ordinances facilitated by Ron Cox

Staff and members of City Council gathered to review suggested changes by staff to the Code of Ordinances. Most of the recommended changes are not substantive, but merely clean up the language to reflect current practice.

Staff presented the following to gather feedback as to whether City Council would be in agreement with the changes presented. Ordinances to amend the Code will be brought back before City Council for consideration at a later date. Items presented during this workshop are for discussion purposes.

Ms. Roberts presented the following proposed changes to Chapter 2, Administration and to Chapter 7, Municipal Court:

- Require amendments to the Personnel Policy to be done by Resolution instead of Ordinance to reflect current practice. (Chapter 2, Sec 2-14) (2017).
- Establish residency requirement for the Senior Citizens Board to reflect current practice of Parks Board and Planning Commission. (Chapter 2, Sec 2-20.3 (2017)

Mr. Moody along with Lisa Sullivan presented the following proposed changes to Chapter 12 Health and Sanitation and Chapter 17 ½ Signs:

- Expand the provision of accumulation to include items that may be carried by wind or rainwater from property (Chapter 12, Sec 12-3) (2013)
- Grass and weeds that exceed 9 inches as a code violation (Chapter 12, Sec 12-4) (2013)
Action item: staff to review the policies and enforcement procedures in place for grass & weeds

- Exempt agricultural lots or premises - verify Ag Exemption with Brazoria County
- Clarify responsibilities of owners of agriculturally exempt tracts & owners of uncleared vacant lots (Chapter 12, Sec 12-4) (2013)
- Authorize city personnel or city contractor to mow contiguous ditch in ROW (with findings/exceptions) (Chapter 12, Sec 12-4) (2013) **City Council felt that this remains the responsibility of the property owner, but a provision should be provided to allow for discretionary use to have city personnel or contractor mow. Utility providers maintenance of right of way**
- Growing/cultivating hay 50 feet from public roadway (*changed from 20ft*) (Chapter 12, Sec 12-10) (2003)
- Adding/amending definitions (Chapter 17½, Sec 17½ - 2)
- Adding following terms to the list of Sign Classifications: Civic Sign, Handheld Sign, Kiosk Sign, Permanent Sign, and Vehicular Signs (Chapter 17½, Sec 17½ - 3 (2016))
- One temp. on-premise banner: increase max display from 21 days to 28 days not to exceed four times a year (Chapter 17½, Sec 17½ - 5(18d)) (2016)
- Allow same temporary signage (advertisement) opportunity for auto dealerships and motorized vehicle commercial establishments selling used vehicles. (Chapter 17½, Sec 17½ -5(21)) (2016) **City Council felt that all businesses should be treated equally. Car dealerships should abide by the same rules as all the other businesses. No separate provisions.**
- Inclusion of Sculptures, statues, or works of art (Chapter 17½, Sec 17½ -5 (23)) (2016)
- Handheld Signs on private property (Chapter 17½, Sec 17½ -5 (26)) (2016) **These signs should not interfere with traffic**
- Adding provision for signage in Public Parks about regulations/use of park (Chapter 17½ Sec 17 ½ - 36 (c)) (2004)
- Prohibit off-premise temporary signs (except COA kiosk signs) advertising subdivisions or developments under construction (Chapter 17½, Sec 17½ - 57) (2004)
- Prohibit placement in ROW or Easement (Chapter 17½, Sec 17½ - 59 a(1)) (2016)
- Prohibit placement of banners on benches & shrubs (Chapter 17½, Sec 17½ - 59 a(4)) (2016)

Mr. Moody presented the following proposed changes to Chapter 22, Water & Sewer:

- Added City Manager's designee as an adjuster to a consumer's water usage in cases where the city damages a water line or meter (Chapter 25, Sec 25-12 (2009))
- Defined tie-on range as the range within 1,000 ft from the city's water & sewer system (Chapter 25, Sec 25-25 (1990))
- Developer responsibility to install water and sewer mains for their development (Chapter 25, Sec 25-98 through 25-105 (1990))

Mr. Schmitz presented the following proposed changes to Chapter 8 ½ Emergency Medical Services.

- Amend wording to reflect state law in the operation of ambulances and emergency vehicles when approaching stop signal / stop sign (Chapter 8 ½, Sec 6) (2011). **City Council suggested striking this section since it is codified under State law.**

Ms. Segovia presented the following changes to Chapter 10, Food establishments; Chapter 21, Subdivision & Property Development; Chapter 23 ½, Townhomes, Condominiums, & Patio Homes; Chapter 31 Apartment Developments; and Chapter 28 Fees:

- Adding Section 10-33, Regulations pertaining to food establishments, which was removed in earlier ordinance revisions. (2016)
- Adding mobile food units must be “readily moveable.” (Chapter 10, Section 10-36 4(c)) (2016) **Action Item: review food truck ordinance as to allow or direct to a specific location**
- Adding requirement to securely mount LPG Cylinders (Chapter 10, Section 10-36 4(d)) (2016)
- Updating Boulevards from 24 to 25-foot minimum (Chapter 21, Sec 21-2(5)) (2007)
- Removing Preliminary Plat Process (Chapter 21, Sec 21-20) (2006)
- Defining “tie-on range” as the range within 1,000 feet from water and sewer services (Chapter 21, Sec 21-23(b)) (2006)
- Requiring Builder or Developer to attend PDM prior to submittal of plats and plans. (Chapter 21, Secs 21-18 and 21-27(b)) (2002)
- Change Traffic Impact Study required for site that requires 100+ instead of 200 parking spaces (Chapter 21, Sec 21-27(g)) (2003)
- For Modular Home subdivisions: changing street ROW from 50 to 60, streets from 27 to 28 (curb to curb), 15 instead of 10-foot utility easement, and from 38 to 45-foot radial lots) (Chapter 21, Sec 21-74) (1983)
- For Park Land Dedication: removing ETJ property from consideration for park land dedication (21-126(a)) (2018); removing the option for City to receive cash in lieu of park land dedication in ETJ (Chapter 21 Sec. 21-130(c)(2)) (2018)
- Change Traffic Impact Study required for site that requires 100+ instead of 200 parking spaces (Chapter 21, Sec 21-27(g)) (2003)
- For Modular Home subdivisions: changing street ROW from 50 to 60, streets from 27 to 28 (curb to curb), 15 instead of 10-foot utility easement, and from 38 to 45-foot radial lots) (Chapter 21, Sec 21-74) (1983)
- For Park Land Dedication: removing ETJ property from consideration for park land dedication (21-126(a)) (2018); removing the option for City to receive cash in lieu of park land dedication in ETJ (Chapter 21 Sec. 21-130(c)(2)) (2018)
- Townhomes: Adding reference that streets and alleys must comply with City’s Design Criteria, and classifying “access streets” as minor or major collectors and arterial roadways on the City’s Thoroughfare Plan (Chapter 23½, Sec 23 ½-3) (1973)
- Condominiums: Changing minimum building setback lines from 15 feet to 25 feet (Chapter 23½, Sec 23 ½-21) (1980)
- Patio Homes: changing interior streets minimum right-of-way from 50 to 60 feet, with 28 instead of 27-foot paving section, and classifying “access streets” as minor or major collectors and arterial roadways on the City’s Thoroughfare Plan (Chapter 23½, Sec 23 ½-33) (1978); removing 10-foot setbacks and 50-foot right-of-way (Chapter 23½, Sec 23 ½-36) (1978)
- Classifying “access streets” as minor or major collectors and arterial roadways on the City’s Thoroughfare Plan (Chapter 31, Sec 31-3) (2003)
- Amending Alcohol License fees to match state law (Chapter 28)
- Separate Commercial and Residential Permit & Inspection fees, creating a residential fee table (Chapter 28)

Mr. Higgins presented the following proposed changes to Chapter 22, Taxation.

- Amend taxation section to reflect current practice and state law (chapter 22)

Chief Lee presented the following proposed changes to Chapter 1, General Provisions; Chapter 2, Administration; Chapter 4, Animals & Fowl; Chapter 15, Offenses & Misc. Provisions; Chapter

18, Private Watchmen; chapter 20, Streets & Sidewalks; Chapter 26 Wreckers; Chapter 30 ½ Regulation of Sex Offender Residency; and Chapter 28 Fees:

- Update to meet current practice of the community service program (Chapter 1, Sec 1-6) (2007)
- Delete section in reference to City Workhouse (Chapter 1, Sec 1-7 & 1-8) (1933)
- Firearms on Public Property updated to reflect current law (Chapter 2, Sec 2-20.1) (1995)
- Update/clarify provisions and processes to allow canines, felines, and ferrets in the City limits. (Chapter 4, Sec 4-5)
 - Require microchipping (with the exception of assistance animals)
 - Do away with the issuance of City i.d. tags
- Add violation for falsifying documents when surrendering animals (Chapter 4, Sec 4-17) (2009)
- Updated definition of “non-microchipped” (Chapter 4, Sec 4-30) (2009)
- Adding New Section – Animal Seller Permit (Chapter 4, Sec 44)
 - Procedures/Provisions for the sale of animals in the city limits
 - Require seller permit (rabies vaccination) prior to the sale
 - Exempts kennel/catteries
- Delete Section referring to Houses of Prostitution and other Disorderly Houses; codified under state law (Chapter 15, Sec 15-9)
- Delete Section referring to public drunkenness; codified under state law (Chapter 15, Sec 12) (1895)
- Delete Section referring to Vagrancy (Chapter 15, Sec 15-13) (1895)
- Delete Section referring to Private Watchman, codified under state law; DPS (Chapter 18 Sec 18-1 through 18-17) (1960)
- Delete section that prohibits the riding of bicycles on sidewalks. State law governs operation of bicycles. Chapter 20, Sec 20-2 (2001)
- Amending Definitions – (Chapter 26, Sec 26-1) (1995)
- Adding additional equipment to the equipment requirement list (Chapter 26, Sec 26-6)
- Permit application to be obtained from the City Secretary’s Office; amending information required on the application (Chapter 26, Sec 26-11-12) (1995)
- Amending insurance requirements for wreckers (Chapter 26, Sec 26-11-14) (1995)
- Permits to follow Fiscal Year – (Chapter 26, Sec 26-16, 19) (2000)
- Establish fee schedule for acceptable charges encompassing all police tows (Chapter 26, Sec 26-16, 19) (2000)
- Inspection of wreckers and storage facilities (Chapter 26, Sec 26-49)
- Wrecker Driver Qualifications (Chapter 26, Sec 26-50)
- Prohibit the solicitation of towing business within 200 feet of an accident scene (Chapter 26, Sec 26-51)
- Choice of wrecker service by driver at accident scene (Chapter 26, Sec 26-52)
- Storage of Vehicles (Chapter 26, Sec 26-53-54)
- Authorization to remove illegally parked, abandoned, or disabled vehicles (Chapter 26, Sec 26-55)
- Amend definition of temporary residence (Chapter 30 ½)
- Extend place of residency prohibition for Sex Offenders from 1,000 to 2,000 feet from a child safety zone (*Council member request*) (Chapter 30 ½, Sec 30 ½ - 3) (2012) – *No change*
- Microchip for animals \$25.00 (Chapter 28)
- Impound fee per animal or fowl - amend from \$10 to \$15 each day after the 1st day of impoundment. (Chapter 28)

- Quarantine fee amend from \$100 to \$150 for each ten (10) day of impoundment (Chapter 28)
- Adding Fee for Animal Seller Permit - \$15 for a thirty 30-day permit (Chapter 28)
- *Remove feline and canine mother/litter surrender (resident or nonresident) fee of \$45(Chapter 28)*
- Remove Private Watchmen/Security Guard License fee \$25 (Chapter 28)
- Amending Wrecker Fees (Chapter 28)

Ms. Hanneman discussed possible changes to the RV Resort (Chapter 24 ½) to address recreational vehicles connecting to city services (water & sewer) outside of a licensed RV Park. It was the consensus of City Council not to make any amendments to this section of the Code of Ordinances

ADJOURNMENT

Mayor Horn adjourned the meeting at 2:31 p.m.

PASSED and APPROVED the 3rd day of February 2022.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary