

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY MARCH 17, 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, Keko Moore, Joel Castro, Glenn Starkey, Richard Garivey, and Chris Vaughn.

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

Loretta Smith with First Christian Church gave the invocation. Council member Castro led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PUBLIC COMMENT

Eugene Bauer presented comments regarding his gratitude for a streetlight being repaired. He also commented on training for police officers.

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider approval of the March 3, 2022, City Council meeting minutes.

Proclaim the month of April 2022 as Fair Housing Month in the City of Alvin.

This proclamation is listed under the Consent Agenda as it will not be formally presented at the City Council meeting. This is required by Brazoria County for Community Development Block Grants. Staff recommends proclaiming the Month of April 2022 as Fair Housing month in the City of Alvin as requested.

Consider Ordinance 22-L, amending Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Article II. License to Manufacture, Sell or Distribute Beer; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 3, Alcoholic Beverages, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- *Section 3-13 – Payment Due Date – amending the payment of permit fees from once a year to every two years, mimicking state law.*
- *Grammar changes throughout*
- *Amending terminology as needed to reflect current practice*

Consider Ordinance 22-M, amending Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 5-2 Appointment, Control and Tenure, Section 5-3 General Duties, Section 5-9 Off-Street Parking and Loading Requirements, Section 5-12 Drainage Provisions, and Section 5-24 International Plumbing Code, 2018 Edition, Adopted; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 5, Buildings, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- *Grammatical changes throughout.*
- *Amending terminology to reflect current practice.*
- *Section 5-9 (1)(a) – amending the requirement for off-street parking and loading requirements – parking space schedule - apartment houses or complexes – from 1 ½ to 2 spaces for each apartment to match the Apartment Ordinance.*
- *Section 5-12 – changing that plans/information is to be reviewed by the city engineer instead of building inspector to reflect current practice.*

This item was requested to be removed from the consent agenda by Council member Vela. Council member Adame moved to modify consent agenda. Seconded by Council member Castro. Motion carried with all members present voting Aye.

Consider Ordinance 22-N, amending Chapter 10, Food and Food Establishments, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Article I. General, Article II. Permit, Article III. Inspections, Article IV. Construction, Remodeling and Conversion, and Article V. Mobile Food Units; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 10, Food and Food Establishments, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- *Grammatical changes throughout*
- *Amending terminology as needed to reflect current practice*
- *Adding Section 10-33, Regulations pertaining to food establishments, which was removed in earlier ordinance revisions*
- *Sec 10-36 (4)(c) Adding mobile food units must be “readily moveable”*
- *Sec 10-36 (4)(d) Adding requirement to securely mount LPG Cylinders*

This item was requested to be removed from the consent agenda by Council member Vela. Council member Adame moved to modify consent agenda. Seconded by Council member Castro. Motion carried with all members present voting Aye.

Consider Ordinance 22-O, amending Chapter 13, Itinerant Merchants and Vendors, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Section 13-1 Definitions; and Section 13-21 Exemptions to Distance and/or Restriction Locations set forth in Sections 13-16 and 13-18 and/or Exceptions to Registration Certificates; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 13, Itinerant Merchants and Vendors, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- Grammatical changes throughout
- Sec 13-1 – Adding “Building Official” to list of definitions

Consider Ordinance 22-P, amending Chapter 16, Oil and Gas Well and Pipelines, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article I. In General, Article II. Permits, and Article IV. Pipelines; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 16, Oil and Gas Wells and Pipelines, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- Grammatical changes throughout
- Amending terminology as needed to reflect current practice

Consider Ordinance 22-Q, amending Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Article I. In General, Article II. Subdivision and Development Process, Article III. Minimum Requirements for Subdivision and/or Resubdivision, Article V. Modular Home Subdivisions, Article VI. Planned Unit Developments, and Article VII. Park Land Dedication and Development Fee; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 21, Subdivision and Property Development, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- Sec 21-2(5) - Updating Boulevards from 24 to 25-foot minimum
- Sec 21-20 - Removing Preliminary Plat Process
- Sec 21-23(b) - Defining “tie-on range” as the range within 1,000 feet from water and sewer services
- Secs 21-18 and 21-27(b) - Requiring Builder or Developer to attend PDM prior to submittal of plats and plans.
- Sec 21-74 - Change Traffic Impact Study required for site that requires 100+ instead of 200 parking spaces
- Sec 21-74 - 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-wide radial lots
- Sec 21-130(c)(2) (2018) 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.

Consider Ordinance 22-R, amending Chapter 23 ½, Townhouses, Condominiums and Patio Homes, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Article I. Townhouse Projects, Article II. Condominium Projects, and, Article III. Patio Home Developments; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 23 ½, Townhomes, Condominiums and Patio Homes, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- Grammatical changes throughout
- Amending terminology as needed to reflect current practice

- *Sec 23½, Sec 23 ½-3 - 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*
- *Sec 23 ½-21 - Condominiums: Changing minimum building setback lines from 15 feet to 25 feet*
- *Sec 23 ½-36 - 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*

Consider Ordinance 22-S, amending Chapter 24 ½, Manufactured Homes and Manufactured Home Parks, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article I. In General, Article II. Movement of Manufactured Homes in the City, Article III. Manufactured Homes located outside of Manufactured Home Parks, Article IV. Manufactured Home Parks, Article IV.I. Manufactured Home Sales Lots, and Article V. Recreational Vehicle Resorts and Parks; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 24 ½, Manufactured Homes and Manufactured Home Parks, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- *Grammatical changes throughout*
- *Amending terminology as needed to reflect current practice*
- *Sec 24 ½ - 34 - Remove outdated wording*

Consider Ordinance 22-T, amending Chapter 31, Apartment Developments, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Sec 31-1 Definitions, Section 31-3 Streets and Alleys, Section 31-4 Lots, Section 31-7 Additional Regulations; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 31, Apartment Developments, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- *Grammatical changes throughout*
- *Amending terminology as needed to reflect current practice*
- *Sec 31-3 - Classifying "access streets" as minor or major collectors and arterial roadways on the City's Thoroughfare Plan*

Consider Ordinance 22-U, amending Chapter 33, Amusement Redemption Machine Centers and Places, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 33.3 Application, Section 33-4 Fee, Section 33-12 Responsibility of Licensee, Permittee or Operator, and Section 33-14 Time Limitation for Compliance within Chapter; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 33, Amusement Redemption Machine Centers and Places, of the City of Alvin Code of Ordinances. The proposed changes were presented to City Council at the January 15, 2022, Council/staff workshop facilitated with Ron Cox. During such time City Council had no objections to the amendment as presented. The changes in summary are:

- *Grammatical changes throughout*
- *Amending terminology as needed to reflect current practice*

- *Sec 33-4 – defining a “year” as a fiscal year instead of calendar year, (Oct 1 – Sept 30)*
- *Sec 33-14 – remove outdated wording*

Council member Vela asked for Ordinance 22-M and Ordinance 22-N be removed from the consent agenda.

Council member Adame moved to approve the consent agenda as presented, excluding Ordinance 22-M and 22-N, said items will be considered under Other Business. Seconded by Council member Castro; motion to approve carried with all members present voting Aye.

OTHER BUSINESS

Consider Ordinance 22-M, amending Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 5-2 Appointment, Control and Tenure, Section 5-3 General Duties, Section 5-9 Off-Street Parking and Loading Requirements, Section 5-12 Drainage Provisions, and Section 5-24 International Plumbing Code, 2018 Edition, Adopted; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This item was requested to be removed from the consent agenda by Council member Vela. His questions were related to the proposed adoption of International Plumbing Code 2018 Edition because a 2021 Edition has been released. Ms. Segovia explained that cities typically adopt the new editions a few years after the release of an updated Code.

Council member Adame moved to approve Ordinance 22-M, amending Chapter 5, Buildings, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Section 5-2 Appointment, Control and Tenure; Section 5-3 General Duties; Section 5-9 Off-Street Parking and Loading Requirements; Section 5-12 Drainage Provisions; and Section 5-24 International Plumbing Code, 2018 Edition, Adopted; providing for penalties; providing for severability; and setting forth other provisions related thereto. Seconded by Council member Starkey; motion to approve carried with all members present voting Aye.

Consider Ordinance 22-N, amending Chapter 10, Food and Food Establishments, of the Code of Ordinances of the City of Alvin, Texas for the purpose of amending Article I. General, Article II. Permit, Article III. Inspections, Article IV. Construction, Remodeling and Conversion, and Article V. Mobile Food Units; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This item was requested to be removed from the consent agenda by Council member Vela. His questions were related to his concerns of the grease trap size noted in this code. Ms. Segovia addressed the concerns.

Council member Vela moved to approve Ordinance 22-N, amending Chapter 10, Food and Food Establishments, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article I. General, Article II. Permit, Article III. Inspections, Article IV. Construction, Remodeling and Conversion, and Article V. Mobile Food Units; providing for penalties; providing for severability; and setting forth other provisions related thereto. Seconded by Council member Starkey; motion to approve carried with all members present voting Aye.

Consider Ordinance 22-V, amending the City of Alvin 2021-22 Fiscal Year-End budget (FY22) by increasing (decreasing) certain expenditures and increasing (decreasing) certain revenues to the budget accounts related to the American Rescue Plan Act of 2021 (ARPA) funds set forth in the attached Exhibit A.

The ARPA is a \$1.9 trillion economic stimulus bill passed by the 117th United States Congress and signed into law on March 11, 2021. Of the \$1.9 trillion the City of Alvin was allocated approximately \$6.6 million.

The ARPA funds can be used for the following statutory categories:

- *To respond to Public Health Emergency*
- *Address Negative Economic Impacts*
- *Replace Lost Public Sector Revenue*
- *Premium pay for Eligible Workers*
- *Water, Sewer and Broadband Infrastructure*

Proposed Expenditures	ARPA Allocation
Citywide landline phone upgrades	\$200,000
Self-Contained Breathing Apparatus	\$540,000
Technology Infrastructure Upgrades	\$221,840
Video Broadcast Upgrade	\$50,075
Upgrade to City Website & Rebranding	\$50,000
Replacement of Computer Aided Dispatch/Record Management System	\$514,094
Emergency Management Communication Upgrade	\$170,000
Emergency Management – Utility Terrain Vehicle	\$20,000
Ambulance	\$210,000
3 Cardiac Monitors/Defibrillators	\$105,000
Ground Storage Tank Replacement	\$3,800,000
Agenda Management Software Upgrade	\$50,000
Emergency Operation Center Upgrades	\$50,000
Dispatch Upgrades	\$140,000
Dispatch Console Replacement	\$276,775
Consultant Services	\$223,800
Total	\$6,621,584

Michael Higgins, the Chief Financial Officer, presented this item before Council with explanation.

Council member Castro moved to approve Ordinance 22-V, amending the City of Alvin 2021-22 Fiscal Year-End budget (FY22) by increasing (decreasing) certain expenditures and increasing (decreasing) certain revenues to the budget accounts related to the American Rescue Plan Act of 2021 (ARPA) funds set forth in the attached Exhibit A. Seconded by Council member Garivey; 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.

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 April 7, 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 Starkey extended congratulations to James Knape from Alvin on achieving Mutton Busting Champion at The Houston Rodeo.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:40 p.m.

PASSED and **APPROVED** the 7th day of April 2022.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary