

**MINUTES**  
**CITY OF ALVIN, TEXAS**  
**216 W. SEALY STREET**  
**REGULAR CITY COUNCIL MEETING**  
**THURSDAY APRIL 21, 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:** 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**

Pastor Gary Coffman with Alvin Church of Christ gave the invocation. Cub Scout Pack #405 led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

**PRESENTATION**

Crime Victims' Rights Week Proclamation – April 24-30, 2022, presented by Mayor Horn.

**PUBLIC COMMENT**

Eugene Bauer, resident of Alvin, addressed City Council about Police Officers and Defensive Driving training.

**CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION**

Consider approval of the April 7, 2022, City Council meeting minutes.

Acknowledge receipt of the quarterly Fiscal Year 2022 Capital Improvement Projects Report.

Consider an award of bid (B-22-05), Manicured Mowing Services Contract, to LTS Lawncare, for 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 agreement upon legal review.

*This is the second of two manicured mowing agreements, which continues to provide a cost-effective solution by supplementing lawn maintenance efforts of Parks Department staff.*

*Staff recommends awarding a Manicured Mowing Agreement from the results of public Bid # B-22-05 to LTS Lawncare in the amount of \$54,614.22 to provide manicured mowing services for the following locations: Hike and Bike Trail (Adoue Street to South Street), Hugh Adams Park, Marina Park, Morgan Park, Pearson Park, and Talmadge Park; two lots located at 3404 Hummingbird and 1409 Talmadge; and four corner areas of the Gordon Street Bridge.*

*Manicured Mowing Bid# B-22-05 opened on April 12, 2022, and advertised on March 27, 2022, and April 3, 2022.*

*This agreement is for FY 22-23 which will begin on October 1, 2022, and end on September 30, 2023.*

**Consider an award of Bid (B-22-04) Janitorial Services Provider Contract, to American Janitorial Services LTD, for janitorial services of City owned buildings and park restrooms, in an amount not to exceed \$140,976.00; and authorize the City Manager to sign the agreement upon legal review.**

*Consider awarding a service contract from the results of public bid B-22-04 to American Janitorial Services in the amount of \$140,976.00 to provide janitorial services beginning October 1, 2022 and ending September 30, 2023 for the following locations: City Hall, Public Services Facility, Library, Senior Citizen Facility, Museum, Convention & Visitors Bureau (Train Depot), National Oak Park Restrooms, Police Department, Alvin Animal Adoption Center, Public Services Facility #2, Recreation Station (Former 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. Janitorial Services Contract Bid # B-22-04 opened on April 12, 2022, and advertised on March 27, 2022, and April 3, 2022.*

*Other bidders included:*

1 Stone Solutions	\$155,372.76
M&R’s Elite Janitorial Solutions	\$244,380.00
Chano & Sons Inc.	\$243,468.00
KLEEN-TECH	\$264,864.00
Ambassador Services	\$170,346.60

*Staff recommends awarding a Janitorial Services agreement to American Janitorial as they continue to provide the best value service to the City of Alvin.*

**Consider Addendum No. 3 for a one (1) year renewal agreement with CTA HVAC, LLC (Clear the Air) as the City’s HVAC preventative maintenance and repair services provider for City owned buildings, in an annual amount not to exceed \$46,567.00; and authorize the City Manager to sign the renewal agreement upon legal review.**

*The HVAC preventative maintenance and repair agreement is designed to provide routine maintenance by a certified technician for all HVAC equipment to prolong the efficient life of the equipment. This agreement also allows for faster response time and fixed pricing for HVAC related repairs and equipment replacement.*

*The agreement was originally approved in the amount of \$40,717.00 with CTA HVAC, LLC (Clear the Air) by City Council on June 20, 2019, utilizing the public bid process, in Bid #B-19-09. The first renewal addendum was approved by City Council on April 16, 2020. The second renewal addendum was approved by City Council on May 6, 2021, which included an amendment to the original contract adding HVAC related equipment at the newly constructed Fire/EMS Station #1 for an additional cost of \$5,850.00.*

<b>Service Year</b>	<b>Proposal</b>
FY20 (Initial Award)	\$40,717.00
FY21 (1 <sup>st</sup> one year renewal option – Addendum 1)	\$40,717.00
FY22 (2 <sup>nd</sup> one year renewal option – Addendum 2)	\$46,567.00
FY23 (3 <sup>rd</sup> one year renewal option – Addendum 3)	\$46,567.00

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

*This addendum is the third and final of three, one-year renewals allowed per the agreement, having an effective date October 1, 2022, thru September 30, 2023.*

*Staff recommends approval of addendum #3 allowed in the preventative maintenance and repair agreement in the amount of \$46,567.00 with TCA HVAC, LLC (Clear the Air) 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 City owned and State Right of Way property including parkland, lift stations, water wells, and various building grounds, in an amount not to exceed \$118,956.64; and authorize the City Manager to sign the agreement upon legal review.**

*The agreement was originally approved in the amount of \$114,355.59 with LTS Lawncare by City Council on May 6, 2021, utilizing the public bid process, Bid# B-21-11. The first year of service began October 1, 2021, and will end September 30, 2022. Addendum #1 is the first of up to three one (1) year renewal option, which would begin October 1, 2022, and end September 30, 2023.*

Service Year	Proposal
FY22 (Initial Award)	\$114,355.59
FY23 (1 <sup>st</sup> one year renewal option – Addendum 1)	\$118,956.64

*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, Library, Senior Center, Museum, Public Service Facility, Animal Adoption Center, APD, Bob 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 and 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 first of up to three, one-year renewals allowed per the agreement, having an effective date October 1, 2022, thru September 30, 2023. Staff recommends approval of addendum #1 allowed in the manicured mowing agreement in the amount of \$118,956.64 with LTS Lawncare as their performance continues to provide a good value to the City of Alvin.*

This item was removed from the Consent Agenda by Council member Garivey.

**Accept resignation from Planning Commission Board member, Randall Reed.**

*The City Secretary’s office received verbal intent/confirmation from Mr. Reed to resign from the Planning Commission for his term ending on December 31, 2022. This agenda item is the formal acceptance of his resignation. Mr. Reed stated he has enjoyed serving as a member of the Commission and working with Staff, Council and Mayors, and extended his thanks to all for allowing him to serve for so many years. An appointment to fill this vacancy on the Commission will be brought to City Council for consideration at a later date.*

**Consider authorizing the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2022**

*This is an annual request for authorization from the Brazoria County Mosquito Control District for the continuance of aerial spraying over the City of Alvin. The spraying is performed during massive outbreaks of mosquitoes (typically in summer and fall months) by the contracted aerial sprayer. The County will put out notifications through their respective social media accounts and other means available. The flying schedule depends heavily upon the landing rate counts, weather and wind conditions. As a result of the variables listed, the County is unable to give notice of the specific flying time in advance.*

*Aerial spraying has proven to be an effective measure for mosquito control in Brazoria County. More information can be obtained by calling the Brazoria County Mosquito Control Office at 979-864-1532 or by visiting: <https://www.brazoriacountytx.gov/departments/mosquito-control/spray-request>. Residents can also submit spray requests by calling their office, or by visiting the website listed above. Staff recommends approval.*

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

### **OTHER BUSINESS**

Consider Addendum No. 1 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 \$118,956.64; and authorize the City Manager to sign the agreement upon legal review.

This item was removed from the Consent Agenda by Council member Garivey. He expressed concerns had with the quality of the mowing that is being done at Lions Park. Dan Kelinske, Director of Parks and Recreation spoke to the concerns mentioned. Brief discussion was had.

Council member Garivey moved to approve Addendum No. 1 for manicured mowing services of select City owned and State Right of Way property including lift stations, water wells, park land and various building grounds in an amount not to exceed \$118,956.64; and authorize the City Manager to sign the agreement upon legal review. Seconded by Council member Vela; motion to approve carried with all members present voting Aye.

Consider the letter application by Marwell Petroleum Limited Partnership for a permit to continue operating the Burns #1 Well located off FM2403.

*Marwell Petroleum purchased the Burns #1 Well in 2020. The previous owner of the well had a permit and all the required requisites. The initial permit could not be transferred from one owner to the other. Therefore, Marwell Petroleum is submitting this letter application with the required documents to obtain a permit to continue operating Burns #1 Well. This is an existing well and there are no plans to conduct expansive drilling, drill new bore holes, or drill any additional wells on the property. This well is located off FM2403. Chapter 16 of the Alvin Code of Ordinances states that the application must be approved the City Council. Staff recommends approval.*

Suzanne Hanneman, City Attorney presented this item before Council with explanation.

Council member Adame moved to approve the letter application by Marwell Petroleum Limited Partnership for a permit to continue operating the Burns #1 Well. Seconded by Council member Castro; motion carried with all members present voting Aye.

### **Presentation of the Flock Safety Camera system.**

*At the last City Council meeting Council member's Garivey and Starkey asked that more information be presented to City Council regarding the Flock Safety Camera System. This is a high-tech camera system that takes pictures of vehicles and license plates. The plates are checked in real time through a database and the police department is alerted, usually in less than 22-seconds, if stolen vehicles, amber (or other similar) alert vehicles, suspect vehicles etc. are noted. Investigators can search records for specific vehicles by color, make, body type, partial license plate number etc. Overall, this system will allow the police department to obtain more evidence and solve more cases faster and with greater ease. As a user of the system, we also can have access to any other cities camera information to expand our abilities. Currently system is in use by over 1,500 cities in 42 states across the US and locally more than 30 agencies already have them in service, are awaiting post purchase installation or have final agreements pending. Those cities include Dickenson, Friendswood, Webster, Missouri City, Rosenberg, League City, Pearland, and Lake Jackson to name a few. League City is ordering 30-40, Lake Jackson is adding 20 more and Pearland is phasing in 61 units. The system costs \$2,500 per camera per year with an added installation cost of approximately \$250 per camera. I am proposing the purchase of 30 of cameras in the FY23 Budget for the police department. <https://www.flocksafety.com/solutions/lawenforcement>*

Chief Robert Lee presented this item before City Council with a brief presentation and explanation of the Flock camera system. He stated that he is proposing the purchase of thirty (30) cameras in the FY 22-23 budget.

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.

There were no requests made.

#### **REPORTS FROM CITY MANAGER**

Items of Community Interest and review preliminary list of items for next Council meeting. Mr. Roberts announced items of community interest; and reviewed the preliminary list for the May 5, 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 Vela mentioned that he had visited our some of our city parks this week and he wanted to extend thanks to the Parks Department for the good job mowing and planting trees.

#### **ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:37 p.m.

PASSED and APPROVED the 5<sup>th</sup> day of May 2022.

\_\_\_\_\_  
Paul A. Horn, Mayor

ATTEST: \_\_\_\_\_  
Dixie Roberts, City Secretary