

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY JUNE 16, 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 Gabe Adame; Councilmembers: Martin Vela, 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; 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

Eric Garcia with Grace Christian Church 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

Retirement of Mike Farmer, Alvin Police Department, 42 years of Service presented by Robert E. Lee, Chief of Police.

Chief Lee presented Mike Farmer with a plaque in honor of his 42 years of Service to the City of Alvin and announced that a reception will be held in his honor on July 6th at the Alvin Senior Center from 12:00 p.m. – 2:00 p.m.

Proclamation – July 2022 as Parks and Recreation Month.

Mayor Horn proclaimed the month of July 2022 as Parks and Recreation Month and presented the proclamation to members of the Parks and Recreation Department team.

PUBLIC COMMENT

Eugene Bauer presented comments regarding the oversight of construction contractors by the City of Alvin

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider approval of the May 25, 2022, City Council Workshop meeting minutes.

Consider approval of the June 2, 2022, City Council meeting minutes.

Consider resignation from Senior Citizens Board member, Dorci Hill.

The City Secretary's office received email confirmation from Dorci Hill to resign from the Senior Board for her term ending on December 31, 2022. This agenda item is the formal acceptance of her resignation. Ms. Hill is moving

to Kemah, Texas, and will be outside of the Alvin area. City Council can appoint a new member at a future meeting to fill this vacancy.

Consider Resolution 22-R-13, supporting Texas Transportation Commission action toward the expedited construction of “Segment B” of SH 99 (Grand Parkway) through the City of Alvin in Brazoria County; and setting forth other related matters thereto.

The Texas Department of Transportation (TxDOT), under direction of the Texas Transportation Commission (TCC), continues to design and construct segments of State Highway 99 (Grand Parkway). The City of Alvin, along with County Commissioner Stacy Adams, County Judge Matt Sebesta, and with the additional leadership of State Representative Ed Thompson House District 29, have been meeting with TxDOT Officials for approximately seven years. Segment B is better described as running from Interstate 45 toward SH 35 and on to SH 288 near Rosharon through Galveston and Brazoria Counties. The purpose is to help advance the final design and construction of Segment B that will go through Brazoria and Galveston Counties. With the Texas Legislature starting their 87th Legislative Session in 2023, we are hopeful that a renewed push will be launched to gain legislative support to help expedite Segment B through the counties. Mayor Paul Horn plans to appear before the Texas Transportation Commission as done during the last legislative session to discuss this important matter and deliver a request on behalf of the City of Alvin. Mayor Horn has also reached out to surrounding jurisdictions requesting letters and/or resolutions to the (TCC) in support of expediting this project. Staff recommends approval of Resolution 22-R-13.

Consider the appointment of Belt Harris Pechacek, LLP as the City’s auditors for the Fiscal Year ending September 30, 2022; and authorize the City Manager to sign the Auditor’s Engagement Letter.

Chapter 103 of the Texas Local Government Code requires cities to have its records and accounts audited, and an annual financial statement prepared based on the audit. Belt Harris Pechacek, LLP (BHP) has served as the City’s independent auditors since FY09. BHP is proposing a base estimated fee of \$52,550 for the City’s FY22 financial statement audit; with an additional single audit one program base fee of \$9,335.*

Staff is requesting that City Council approve the engagement of BHP to provide auditing services for FY22. By engaging BHP for FY21, the City retains an audit firm that is extremely knowledgeable of the City’s accounting and internal controls.

BHP’s Prior Fiscal Year Engagement Fees

Base audit fee: \$44,850 + \$8,725 for single audit one program.

FY22 Base Audit Fees for Comparative Cities

Lake Jackson: \$54,500

Webster: \$48,875

Friendswood: \$43,866

La Porte: \$62,500

Deer Park: \$47,990

** A “single audit” is additional auditing procedures that are required if the City expends over \$750,000 of federal (grant) funds in a fiscal year. The City has met this threshold for FY22 so this single audit fee will be included.*

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

OTHER BUSINESS

Consider Resolution 22-R-14, adopting the 2022 Alvin Senior Center Rules and Regulations; establishing an effective date; and setting forth other matters related thereto.

The Alvin Senior Center Rules and Regulations is a document which identifies the mission, participant eligibility, management, reservations, and overall operational guidelines related to the Alvin Senior Center. At the regular

meeting of the Senior Citizen Board on January 10, 2022, and May 16, 2022, the Board reviewed and unanimously recommended the revisions to the current Senior Center Rules and Regulations, originally adopted by Resolution 19-R-42 on November 21, 2019.

<i>Proposed Changes</i>	<i>Reason</i>
<i>Eliminate free 30 minutes before & after each rental</i>	<i>Consistent with other venue locations</i>
<i>Establish three (3) hour minimum rental time</i>	<i>Consistent with existing usage</i>
<i>Eliminate 501c3 non-profit designation</i>	<i>Allow for all variations of non-profit</i>
<i>Remove Alvin Garden Club, Are you OK, Bible Study, U.S. Coast Guard Auxiliary & Woodmen of the World from Section 5.B.</i>	<i>These groups no longer hold meetings at the Senior Center</i>
<i>Increase rental rates by \$10 per hour</i>	<i>Rental fees were last changed in 2016. The proposed new rate remains good value compared to other venues.</i>

Staff recommends approval of Resolution 22-R-14.

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

Council member Castro moved to approve Resolution 22-R- 14, adopting the 2022 Alvin Senior Center Rules and Regulations; establishing an effective date; and setting forth other matters related thereto. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider Resolution 22-R-15, revising the Athletic Facilities Policy for use of parks and recreational facilities; establishing an effective date; and setting forth other matters related thereto.

The Athletic Facilities Policy is designed to ensure all City facilities are utilized in a safe and efficient manner. The policy provides priority use of athletic facilities for those associations requiring perpetual use and provide recreational service(s) or to meet a community need. Recommended changes to this policy occur as necessary and are the result of collaborative efforts between the Alvin Sport Associations (ASA), the Parks and Recreation Board, and Parks Department staff. Changes to this policy were previously approved by City Council on September 20, 2018, by Resolution 18-R-34.

On June 6, 2022, a joint meeting was held between the Alvin Sport Associations, the Parks and Recreation Advisory Board, and Parks Department staff, to review and discuss proposed changes to the Athletic Facilities Policy. Parks and Recreation Board then unanimously approved changes to the Athletic Facilities Policy.

The proposed changes to the current Athletic Facilities Policy upon adoption of Resolution 22-R-15 include:

- More consistent and concise language throughout the policy*
- Requiring advanced schedule for field usage and prepayment of athletic field light usage*
 - o Prepayment of light usage is reconciled monthly with overpayment being carried to next month in lieu of a refund, if requested.*
- Replace \$50 clean-up/damage fee with language allowing for equal to the cost of restoration*
- Remove Alvin Yellowjackets as an Alvin Sport Association member due to voluntary resignation*

Staff Recommends approval of Resolution 22-R-15.

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

Council member Castro moved to approve Resolution 22-R-15, revising the Athletic Facilities Policy for use of parks and recreational facilities; establishing an effective date; and setting forth other matters related thereto. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Discuss construction waste on residential property developments, collection services contract, inspections, and enforcement. (Vela/Starkey).

This is a discussion item placed on the agenda at the request of City Council member Vela, seconded by City Council member Starkey at the May 19, 2022, meeting. This item was on the June 2, 2022, City Council agenda for discussion, but was postponed to this meeting due to Council member Vela's absence.

Council member Vela presented this item and explained the common complaints have been trash left at the construction site, which has been buried in grass or sand. Michelle Segovia, City Engineer, stated this is an ongoing issue, currently being addressed during inspections. She explained there is a balance between enforcement and productivity. They can be more stringent, for example, refuse to perform an inspection until things are cleaned up or deny permits, however it creates a delay in finishing work at each site. Discussion was had regarding allowing inspections department to determine what should be done on a case-by-case basis, how they document such things and how progress will be affected. Brandon Moody, Director of Public Services and Suzanne Hanneman, City Attorney, explained in more detail how due process works for citing a contractor or builder for not following The City's ordinances. Council member Vela suggested adding an administrative fee that helps recoup the cost of Code Enforcement having to monitor an on-going problem. Ms. Segovia explained in her experience she gets more compliance when she allows contractors to continue working but refusing to complete the inspection, which gives them an opportunity to comply without slowing down progress. She suggested she can direct her staff to be more stringent on these issues now that they are fully staffed. She did explain that it would help in the future to have a dedicated inspector for Residential Plan Reviews which are currently being performed by her staff. Discussion was had on possibly adding additional criteria to the MyGov software they use for inspections to include these specific issues.

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.

No items were requested.

REPORTS FROM CITY MANAGER

Items of Community Interest and review preliminary list of items for next Council meeting. Ms. Dixie Roberts announced items of community interest; and he reviewed the preliminary list for the July 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.

No announcements were made.

EXECUTIVE SESSION

City Council will meet in Executive Session pursuant to:

Section 551.072 of the Local Government Code: Deliberation regarding the purchase, exchange, lease, or value of real properties near 113 E. Sealy St.

Section 551.071(1)(A): Consultation with City Attorney regarding pending or contemplated litigation or settlement for condemnation proceedings associated with a utility project or with Lift Station 23 Expansion project.

Mayor Horn adjourned to Executive Session at 7:52 p.m.

RECONVENE TO OPEN SESSION

Mayor Horn reconvened the meeting to Open Session at 8:26 p.m. There was no action taken.

ADJOURNMENT

Mayor Horn adjourned the meeting at 8:26 p.m.

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

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary