

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
CITY COUNCIL WORKSHOP  
WEDNESDAY JUNE 22, 2022  
6:30 P.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 6:30 p.m. in the City Council Chambers Room at City Hall, with the following members present: Mayor Pro-Tem Gabe Adame; Councilmembers: Martin Vela, Keko Moore, 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; Dan Kelinske, Director of Parks and Recreation; Josh Dearing, Economic Development Coordinator; Ron Schmitz, Emergency Management Coordinator; and Robert E. Lee, Police Chief.

**WORKSHOP BUSINESS**

**DISCUSS THE PROPOSED 141.1 ACRE RESIDENTIAL DEVELOPMENT LOCATED ALONG FM2403 (TO INCLUDE 4511 FM 2403 AND SURROUNDING ACREAGE) BY COVE MATRIX DEVELOPMENT.**

Kevin Cole with Cove Matrix Development presented this item before Council. Mr. Cole explained the reason for their attendance at this meeting was to make the City of Alvin aware they intend to annex their 141.1-acre development into MUD 81, the Watermark Development. They have completed the required studies. There will be an amendment to the Thoroughfare plan because of a utility line that will have to cross FM 2403. Council member Garivey asked if this development is in a flood plain, and Mr. Cole explained that it is in an AO designated area and that he is continuing to work with CNR#3, Conservation and Reclamation District # 3 to get that updated so it will not adversely affect residents' flood insurance policies and premiums. Council member Castro asked what kind of houses they are intending to build. Mr. Cole said they plan on 40-60 ft lots, brick/stone façade quality in the \$325,000 to \$375,000 range. Mayor Horn asked if annexing into MUD 81 will make D.R. Horton a partner in their development, Mr. Cole clarified they will be a lot buyers. Mayor Horn thanked him for all his work and cooperation with the City of Alvin. Mr. Cole gave kudos to staff in their easiness to work with.

**DISCUSS PROPOSALS FOR THE DEVELOPMENT OF THE PROPERTY ADJACENT TO 222 WEST WILLIS STREET OTHERWISE KNOWN AS "THE UGLY CORNER" AND SURROUNDING PROPERTY ALONG WEST WILLIS STREET.**

Dixie Roberts, Assistant City Manager/ City Secretary, opened this discussion item by presenting some general information on history and proposals for the "Ugly Corner." Ms. Roberts also explained the owner of Pat Co, Mr. Pizzitola, who also owns two of the lots in question on the Ugly Corner, plans to relocate his lumber yard to accommodate a restaurant and or parking and hopes to land swap with the City of Alvin. The lots he owns are on either side of the one owned by The City of Alvin and if those are swapped, he can make better use of the space. Keep Alvin Beautiful (KAB) was also represented at this meeting by Ron Mercer, Alice Sloan and Nelva Urick. Keep Alvin Beautiful proposed some landscaping and the construction of a gazebo, and a sign at the corner entering downtown and extending the pavers to that area. Mayor Horn presented a proposal including the donation of a freight train caboose. The Mayor has been in contact with Mr. Bill Boone who is willing to refurbish the caboose so it can be displayed on the Ugly Corner. This donation must be approved by Council at a later date in order for this to move forward. Discussion was had on how these proposals will possibly change the lease that is currently in place

with BNSF Railroad and what increased costs it could incur for the lease amount and required insurance for proposed structures. Brief discussion was also had on how and who would maintain these structures in the future. The possibility of purchasing the land from BNSF was also discussed and the possible financial benefits to the City compared to the cost of any possible changes to the lease with BNSF. During discussions it was expressed by members of City Council that they were not opposed to any of the proposed enhancements to the Ugly Corner presented during the workshop and they look forward to beautifying this area.

### **DISCUSS ECONOMIC DEVELOPMENT PRACTICES**

Josh Dearing, the Economic Development Coordinator, presented this item to Council, tailored to the questions he has been asked by members of Council recently, mainly what the City's capability is to purchase land to motivate businesses to come to Alvin. Mr. Dearing explained the City's restrictions and obligation to purchase or lease land at fair market value. He also mentioned the Sales Tax Allocation and how the City would have to take the Tax Rate to the voters to determine how that money will be reallocated, in hopes of recapturing some part of that sales tax in order to become either type A or B incorporation. Mr. Dearing further explained that because the City of Alvin does not have 'Special Districts,' or Zoning, we cannot limit a business or builder as long as they are meeting all the permitting requirements. He went on to explain how Retail Recruitment, which is based on cell phone data analysis, helps to guide us on which businesses to approach. Those targeted businesses can be enticed to Alvin by showing them how much sales leakage they are losing to other cities. For example, the leakage report can tell Academy Stores how much money is walking out of Alvin. That retail trade area is constantly shifting based on what is being built around us. Council members expressed interest in seeing those reports, which Mr. Dearing will provide to them.

### **DISCUSS PROPOSALS FOR THE USE OF THE OLD EMS STATION (709 E. HOUSE ST.)**

Council member Vaughn explained that he was approached by the VFW, and they are looking for a new building to either lease or purchase and wanted to know if the old EMS building would be available to them. They have sixty (60) plus members and are looking to extend their veteran care services and are in need of more space in order to accommodate said goals. Council member Vela asked if there were still plans for Parks and Recreation to utilize the building. Dan Kelinske, Director of Parks and Recreation provided City Council with details on how the Parks and Recreation Board has discussed tearing the building down, extending Prairie Dog Park and possibly installing a splash pad. Mr. Kelinske introduced Mickie Dietrich, Director of Purchasing for AISD, and she explained how she is in need of a short-term lease to store technology items that will be auctioned off during the summer months and she expressed interest in using the bays of the old EMS building for that purpose. City Council asked questions of Ms. Dietrich and expressed their interest in partnering with AISD to allow them use of the building, which City Council would have to authorize under a Memorandum of Understanding at a future meeting. Mr. Roland, City Manager, invited Ron Schmitz, EMS Director/Emergency Management Coordinator to speak regarding the condition of the building and how that might affect the potential use by any party interested. Mr. Schmitz elaborated on some of the issues had with the building.

### **ADJOURNMENT**

Mayor Horn adjourned the meeting at 8:01 p.m.

PASSED and APPROVED the 7<sup>th</sup> day of July 2022.

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Paul A. Horn, Mayor

ATTEST:

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Dixie Roberts, City Secretary