

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
REGULAR CITY COUNCIL MEETING  
THURSDAY JULY 7, 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, Glenn Starkey, and Richard Garivey.

**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 Captain Todd Arendell, Alvin Police Department.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Loretta Smith with First 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.

**PUBLIC COMMENT**

John Burkey presented comments regarding upcoming Senior Events at the Alvin Senior Center including Bingo and the 2<sup>nd</sup> Seniors Citizen Police Academy.

Eugene Bauer presented comments regarding his concerns with potential safety issues with City contractors in the College View Subdivision.

**CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION**

Consider approval of the June 16, 2022, City Council meeting minutes.

Consider approval of the June 22, 2022, City Council Workshop meeting minutes.

Consider a final plat of Watermark Section 2B (located along the east side of Bypass 35 between House Street and South Street), a subdivision of 32.558 acres of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract 159 and the I. & G.N.R.R. Co. Survey, Abstract 400, City of Alvin, Brazoria County, Texas.

*On May 23, 2022, the Engineering Department received the final plat of Watermark Section 2B for review. The property is located along the east side of Bypass 35 between House Street and South Street. This final plat consists of 40 single-family residential lots, 9 reserves, and 3 block, and complies with the City of Alvin's Subdivision Ordinance.*

*The City Planning Commission unanimously approved the plat at their meeting on June 21, 2022.*

*The master preliminary plat of Watermark was approved by City Council on October 21, 2021.*

*Staff recommends approval of the plat.*

Consider a master preliminary plat of Bayou Point Patio Home Subdivision (located along the west side of Bypass 35, between House Street and South Street), a subdivision of 31.852 acres located in B.B.B. & C. Railroad Company Survey, A-159, Brazoria County, Texas.

*On April 25, 2022, the Engineering Department received the master preliminary plat of Bayou Point Patio Home Subdivision for review. The property is located along the west side of Bypass 35 between House Street and South Street. This master preliminary plat consists of 122 single-family patio home lots, 12 reserves, and 6 blocks, and complies with the City of Alvin's Patio Home Ordinance (prior to the 3/17/2022 ordinance amendments).*

*The City Planning Commission unanimously approved the plat at their meeting on June 21, 2022.*

*Staff recommends approval of the plat.*

Consider authorizing the expenditure of American Rescue Plan Act (ARPA) funds for the purchase of fifty (50) Self-Contained Breathing Apparatus (SCBA) air packs and accessories from Casco Industries, Inc. through the sole-source purchasing method in an amount not to exceed \$540,972.

*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.*

*Several public meetings were held to discuss and consider various projects that could be funded using the funds allocated to the City of Alvin. The purchase of SCBA air packs and accessories were identified as a viable project and funds were appropriated by City Council on March 17, 2022 (per Ordinance 22-V). Upon approval of Ordinance 22-V, staff indicated that before funds were expended, final authorization would come before City Council for approval.*

*The Fire Department is requesting to purchase fifty (50) Self Contained Breathing Apparatus (SCBA) air packs using American Rescue Plan Act (ARPA) funds and procure the equipment and services from the provider through the sole-source purchasing method.*

*The Fire Department solicited vendors to submit specifications and price quotes and provided service information to a committee of Alvin Volunteer Fire Department firefighters. The committee recommended the MSA air packs and accessories manufactured by MSA Safety Incorporated and distributed by Casco Industries, Inc. As the sole authorized distributor for MSA self-contained breathing apparatus and accessories for the municipal fire service in the State of Texas, Casco Industries, Inc. provides sales, training, and services for MSA products. Estimated delivery time of the air packs is 45 – 60 days from issuance of purchase order.*

Consider authorizing the expenditure of American Rescue Plan Act (ARPA) funds for the purchase of an Agenda Management Software (CivicClerk) from CivicPlus in an amount not to exceed \$15,403.

*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.*

*Several public meetings were held to discuss and consider various projects that could be funded using the funds allocated to the City of Alvin. The purchase of an agenda management software was identified as a viable project and funds were appropriated by City Council on March 17, 2022 (per Ordinance 22-V). Upon approval of Ordinance 22-V, staff indicated that before funds were expended, final authorization would come before City Council for approval.*

*This software is used to streamline the agenda management process. There is a great deal of behind the scenes work that goes into the preparation and production of an agenda/package. This will help improve staff efficiency by providing*

*an approval workflow system with the ability to publish agendas/packets directly to the city website and disperse automatically to a created distribution list.*

*Quotes were received from two other vendors as required.*

*Staff recommends approval of this expenditure.*

Consider Resolution 22-R-17, accepting the donation of a freight train caboose for the intended placement on BNSF Property currently leased by the City of Alvin, otherwise known as “The Ugly Corner” (property location is in the downtown area, adjacent to 222 West Willis).

*Chapter 2, Administration, of the Alvin Code of Ordinances requires that a gift or donation of property or money with value of five thousand dollars (\$5,000) or greater given to the City shall be accepted by Resolution.*

*Megan Maloney, President of Iso-Tex Diagnostics, Inc., is donating an older freight train caboose to the City of Alvin. The intent is to restore the caboose and then have it placed on BNSF Property leased by the City, otherwise known as the “Ugly Corner.”*

*At the City Council workshop held on June 22, 2022, an in-depth discussion was held on various proposals in beautifying the “Ugly Corner”, one of which was the restoration and placement of said caboose.*

*Based upon a conversation with an individual who has a business purchasing and selling old railcars and cabooses, the approximate auction value of this is \$7,500.*

*Staff recommends approval of Resolution 22-R-17.*

Consider a Memorandum of Understanding with Alvin Independent School District (Purchasing Department) for the temporary use of the old EMS Building (ambulance bays) located at 709 East House Street; and authorize the Mayor to sign

*At the June 22, 2022, City Council workshop, the purchasing director for Alvin Independent School District approached City Council about the possibility of using the ambulance bays of the old EMS building on House Street for approximately three (3) months, from July 2022 through September 2022. The Department will be auctioning off old equipment and are in desperate need of a large enough space to sort, stage, photograph, view, and pickup of the items.*

*Council discussion indicated that they were unopposed to Alvin ISD using the EMS facility for said purposes at no charge.*

*Staff recommends approval of this Memorandum of Understanding.*

Consider Ordinance 22-LL, amending Chapter 28, Comprehensive Fee Ordinance, of the Code of Ordinances, City of Alvin, Texas, for the purpose of amending Parks and Recreation rental fees for the use of the Alvin Senior Center and Athletic Facilities; providing for an effective date; and setting forth other provisions related thereto.

*This Ordinance formally adopts the fees into Chapter 28, Comprehensive Fee Ordinance of the Alvin Code of Ordinances relating to the use of Athletic Facilities and rentals at the Alvin Senior Center. All fees charged by the City must be included within Chapter 28. At the City Council meeting held on June 16, 2022, City Council unanimously approved Resolution 22-R-14 updating the Alvin Senior Center Rules and Regulations, and Resolution 22-R-15 updating the Athletic Facilities Use Policy. The fee amendments as presented and adopted in said Resolutions have been included in Ordinance 22-LL as outlined below.*

*Athletic Facilities Policy*

- *Requiring advanced schedule for field usage and prepayment of athletic field light usage*  
*-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*

*Senior Center:*

- *Eliminate free 30 minutes before & after each rental*
- *Establish three (3) hour minimum rental time Eliminate 501(c)(3) non-profit designation*
- *Increase rental rates by \$10 per hour*

*Staff recommends approval of Ordinance 22-LL.*

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

**OTHER BUSINESS**

**Consider Ordinance 22-MM, authorizing the issuance of \$25,570,000 City of Alvin, Texas, Water and Sewer System Revenue Bonds, Series 2022; approving related agreements; approving the preparation and distribution of an Official Statement; enacting other provisions relating thereto; and providing for the effective date thereof.**

*In February 2014, the City engaged the services of Freese and Nichols to draft a Utility Master Plan. The adopted Utility Master Plan was completed in April 2016 and identified approximately \$92 million in utility projects to be completed over the next twenty (20) years. These improvements are necessary to provide for future growth, replace aging infrastructure, improve efficiency, and keep the City in compliance with TCEQ regulations. The projects to be funded with the bond issuance are identified in the Utility Master Plan and the City's 5-year Capital Improvement Program (CIP) that was presented to City Council at the March 1, 2022, CIP workshop. Projects to be funded from the proceeds of the 2022 Water & Sewer System Revenue Bonds are listed below:*

| Project Name  | Previous Bond Allocations | Current Bond Allocations | Description of project  |
|---|---------------------------|--------------------------|---|
| <b><i>Waterline Improvements Phase 4</i></b><br>Total Projected project cost: \$2,782,273 | \$287,778                 | \$2,329,400              | New 12-inch, 10-inch, 8-inch and 6-inch water lines to connect and replace existing small diameter water lines in the area bounded by Blum Street, Johnson Street, South Street, and Callaway Drive. The replacement of the existing water lines will increase available fire flow capacity, improve water quality, and increase water system connectivity between the City's water plants. |
| <b><i>Waterline Improvements Phase 7</i></b><br>Total Projected project cost: \$3,114,800 | \$0                       | \$407,400                | New 8-inch water lines to connect and replace existing small diameter water lines in the area bounded by Wheeler Drive, State Highway 35 Bypass, Dickinson Road, and North Gordon Street. The replacement of the existing water lines will increase available fire flow capacity, improve water quality, and increase water system connectivity between the City's water plants.            |

|   |             |                     |   |
|---|-------------|---------------------|---|
| <i>Lift Station 23 Expansion</i><br>Total Projected project cost: \$21,641,000        | \$7,778,627 | \$13,862,373        | The expansion of Lift Station 23 from a firm pumping capacity of 2.02 Million Gallons per Day (MGD) to a firm pumping capacity of 9 MGD and elimination of lift stations 15 and 16. This project also includes the replacement of sanitary gravity mains along Steele Road, North Gordon, Rice Street, and Ave. E 1/2, with approximately 14,720 linear feet of new gravity mains, ranging in size from 15-inch to 30-inch, and replacing approximately 7,000 linear feet of 16-inch and 12-inch sanitary force main along Highway 35 Bypass with 24-inch force main. |
| <i>Lift Station 33 Expansion</i><br>Total Projected project cost: \$1,397,800         | \$0         | \$1,397,800         | The expansion of Lift Station 22 from a firm pumping capacity of 0.63 Million Gallons per Day (MGD) to a firm pumping capacity of 1.1 MGD, and the expansion of Lift Station 33 from a firm pumping capacity of 1.26 MGD to a firm pumping capacity of 2.4 MGD. The proposed lift station expansions are sized to convey projected 2035 peak wastewater flows from the Northeast Basin.   |
| <i>Lift Station #3 Rehab and Expansion</i><br>Total Projected project cost: \$569,800 | \$0         | \$569,800           | Lift Station 3 Rehab to .85 MGD.  |
| <i>WWTP Expansion</i><br>Total Projected project cost: \$70,200,000                   | \$0         | \$7,000,000         | The design of a 2.5 MGD expansion of the City's WWTP to increase the permitted annual average daily flow from 5.0 MGD to 7.5 MGD.   |
| <b>Total:</b>   |             | <b>\$25,566,773</b> |   |

*City staff participated in ratings call with Standard & Poor's on June 1, 2022. On June 24, 2022, Standard & Poor's affirmed the City's Revenue Bond rating of "A+/Stable" on the Series 2022 Water & Sewer System Revenue Bonds. A copy of that letter is included.*

*The Series 2022 Water and Sewer System Revenue Bonds are scheduled to be competitively bid at 10:00 a.m. on July 7, 2022. Thereafter, staff will know the exact dollar amount of bonds that will need to be issued to cover the project costs as well as other bond issuance costs. The City's Financial Advisors will be at the City Council meeting to present the results of the sale and ask City Council to approve Ordinance 22-MM, authorizing the bond sale. Should City Council authorize the issuance of the Series 2022 Water & Sewer System Revenue Bonds, the bonds are expected to close, with funds deposited into the City's accounts on July 28, 2022.*

Michael Higgins, Chief Financial Officer, presented this item before City Council with explanation. James Gilley, Bond Attorney for the City of Alvin and Jonathan Frails Bond Counsel

provided further information on the Bond results for the competitive bid for the bond sale. R.W. Baird & Co. was the winning bidder.

Council member Garivey moved to approve Ordinance 22-MM, authorizing the issuance of \$25,570,000 City of Alvin, Texas, Water and Sewer System Revenue Bonds, Series 2022; approving related agreements; approving the preparation and distribution of an Official Statement; enacting other provisions relating thereto; and providing for the effective date thereof. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider Resolution 22-R-18, authorizing the power of eminent domain to acquire an easement interest in certain property for a sanitary sewer easement; being a 0.8706-acre tract (whole property) for a 0.039-acre proposed permanent easement, for the construction and maintenance of a permanent sanitary sewer easement on certain real property described herein; authorizing the City Attorney, or her designee, and other city officials to take such actions as are necessary to acquire said property, located within the city, by donation, purchase, or by the exercise of the power of eminent domain; and for other matters related thereto.

*In February 2022, the City began acquiring easements for the Lift Station 23 expansion project, with the assistance of LJA Engineering. On or about June 1, 2022, LJA informed the City that the owner of the parcel herein described, PCDF Properties, Inc., had been unresponsive to LJA's requests to purchase the easement. Based upon the appraisal, the property owner was offered \$5,894 for the required property rights. A final offer letter was sent to the property owner, via certified mail, as required by law, on May 16, 2022. In that letter, the property owner was advised that if they failed to accept within 14 days of receipt, the offer would be deemed as rejected, and that the City would initiate eminent domain proceedings. The "green card" showing proof of delivery was signed for on May 20, 2022, and no response was received. Therefore, the offer was deemed rejected.*

*In order to obtain the required easement, the City will now be required to obtain the sanitary sewer easement through condemnation/eminent domain proceedings. The City has contracted with Bobby Debelak, of McDowell Hetherington, LLP, to handle the condemnation proceedings. The first step is this Resolution authorizing these procedures. Staff recommends approval of Resolution 22-R-18.*

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. Michelle Segovia, City Engineer, also answered questions regarding the timeline to bid this project.

Council member Moore moved to approve Resolution 22-R-18, authorizing the power of eminent domain to acquire an easement interest in certain property for a sanitary sewer easement; being a 0.8706-acre tract (whole property) for a 0.039-acre proposed permanent easement, for the construction and maintenance of a permanent sanitary sewer easement on certain real property described herein; authorizing the City Attorney, or her designee, and other city officials to take such actions as are necessary to acquire said property, located within the city, by donation, purchase, or by the exercise of the power of eminent domain; and for other matters related thereto. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Receive and acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2022-2023 (FY23), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY23 Annual Budget for the regular City Council meeting scheduled for Thursday, August 18, 2022, at 7:00 p.m.

*Per the City Charter, the City Manager, between sixty (60) and ninety (90) days prior to the beginning of each fiscal year, shall submit to the City Council a proposed budget, which shall provide a complete financial plan for the fiscal*

*year. The Charter also states that at the meeting of the City Council at which the budget is submitted, the City Council shall fix the time and place of a public hearing on the budget.*

Junru Roland, City Manager, presented the FY 23 Budget to City Council along with a brief overview of the document. Mr. Roland stated that budget workshops are scheduled for August 4<sup>th</sup> and August 9<sup>th</sup>.

Council member Adame moved to acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2022-2023 (FY23), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY23 Annual Budget for the regular City Council meeting scheduled for Thursday, August 18, 2022, at 7:00 p.m. Seconded by Council member Starkey; motion carried with all members present voting Aye.

**Discuss and consider logo and rebranding designs submitted.**

*As part of the Strategic Plan adopted by the City Council in 2021, under Vision Element # 2, Community Appeal, staff was tasked with establishing a “brand” for the city that involved community input. Also, under Vision Element #2, staff was tasked with improving the visibility, content, and user friendliness of the city’s website. In preparation for the website redesign project, staff met with several vendors who are part of the cooperative purchasing network. CivicPlus is a well-known vendor within local governments because of their specific knowledge in creating websites that are organized and structured in a way that helps to better inform and empower users. In our discussions with CivicPlus, rebranding and how this component could fit within the scope of work were discussed. They took an interest in the possibility of expanding their services by also spearheading the rebranding efforts, in addition to the redesign of the website. They asked that they be allowed to use Alvin’s rebranding endeavors as a selling point to other cities. Also included as part of the package presented by CivicPlus was the use of Civil Space, an online engagement tool to help gather much-needed and desired input from our community. The total price of the website redesign, logo/rebranding, and community engagement tool came in below the bidding threshold of \$50,000 (a great value) and paid for by funds received and allocated through the American Rescue Plan Act (ARPA). Staff began brainstorming sessions with the design team on the culture and history of the Alvin community. The team focused on the historic train depot, the current logo design/branding used by the Alvin CVB, and the possibility of creating a complementary concept to tie these together. The team also discussed the agricultural component of the community as well as the oak tree used in the current logo. The CivicPlus graphic designer drafted several black and white designs, consulted with staff, and then modified the designs from the feedback given. Staff then presented the logo designs to the community through the online engagement tool (Civil Space) in the form of several community surveys.*

*Survey Results:*

*Round 1 Survey – train concept*

*Round 2 Survey – agricultural concept*

*Round 3 Survey – seals and letter “A” involved design*

*Round 4 Survey – top votes received from Rounds 1-3*

*Round 5 Survey – submitted by local graphic artist(s)*

*The Round #5 Survey was not initially planned but was initiated after staff unexpectedly received designs from two independent local graphic artists.*

*Included in your packet are the comments received from each survey. Many of the comments relate to keeping the city’s current logo in place. This logo was included in Round #4 Survey and ranked number four (4) out of the five (5) presented in that survey.*

*If City Council decides to go with one of the logo/rebranding designs submitted, the design team will then be tasked with adding a color pallet to the design selected. It has been suggested that we go with a maroon/black/white color pallet to match the colors found at the Historic Train Depot, in the CVB logo, and in the AISD and ACC logos/branding. Once colors are added in, a final design will be brought to City Council for final approval. After which, the redesign of the city’s website can begin.*

*If a new logo is selected, there will be some minimal costs associated with the replacement of logos on fleet vehicles and the like. These can be replaced over time while following the current replacement schedule.*

*Considerations:*

- Is there interest in moving forward with the selection of a new logo/rebranding design, or is the collective preference to keep the logo design currently in place?*
- If City Council is inclined to move forward with the selection of a new logo/rebranding design, a discussion and decision on the design of choice are needed.*

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with explanation. In the explanation presented, Ms. Roberts reviewed the feedback received from the survey in that many felt that the logo shouldn't be changed and that they didn't want taxpayer funds to be used for this project. Ms. Roberts explained that American rescue Plan Act (ARPA) funds were used for this project. Council member Adame inquired why this change was being proposed, and Ms. Roberts stated this was specifically tasked as part of the Strategic Plan adopted by City Council in 2021. Ms. Roberts addressed how the use of a new logo will require that some things be updated with a new logo if one is selected such as and not limited to: uniforms, vehicles, signs on city buildings, police badges, etc. The updating from one logo to another will be a phased in transition and will not take place at one time. She also noted that not all items using the current logo "have" to be changed and reiterated that there will be minimal costs associated with replacing the old logo used across the City, of which cannot be funded by ARPA funds. Council members expressed interest in moving forward with changing the logo. Discussion continued on the designs presented.

Council member Garivey made motion to change the City's logo [picture below – designed by local graphic artist Caiden Anderson]. Seconded by Council member Moore; motion carried with all Council members present voting Aye, and Council member's Adame and Starkey voting Nay.



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 by any Council members.

### **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 July 21, 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 Adame commented that the 4<sup>th</sup> of July fireworks were awesome, they did a great job.

Mayor Horn mentioned Brazoria County passed a burn ban last Tuesday (6/28/22).

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:55 p.m.

PASSED and APPROVED the 21<sup>st</sup> day of July 2022.

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

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