

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
REGULAR CITY COUNCIL MEETING  
THURSDAY SEPTEMBER 2, 2021  
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; Council members: Gabe Adame, Keko Moore, Joel Castro, Glenn Starkey, Richard Garivey, and Chris Vaughn.

**Staff members present:** Junru Roland, City Manager; Dixie Roberts, City Secretary; Michael Higgins, Director of Administrative Services; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; and Robert E. Lee, Police Chief.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

City Secretary, Dixie Roberts gave the invocation. Council member Starkey led the Pledge of Allegiance to the American Flag and Council member Garivey led the Pledge to the Texas Flag.

**PUBLIC COMMENT**

There were no public comments.

**PUBLIC HEARING**

Public hearing to receive comment on the proposed annexation of 59.780 acres of land, more or less, for the Watermark Development located along East House Street across State Highway 35, in Brazoria County, Texas, from D. R. Horton – Texas, LTD. – first public hearing.

Mayor Horn opened the public hearing at 7:02 p.m. There were no comments made. Mayor Horn closed the public hearing at 7:03 p.m.

**CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION**

Consider approval of the August 19, 2021, City Council Regular meeting minutes.

Consider a final plat of Reed Ranch Estates (located at the northwest corner of the intersection of Davis Bend Road and Mamie Ford Road), being all of a 9.66-acre tract as recorded in document number 2006009709, official records of real property, Brazoria County, Texas, situated in the H.T. & B.R.R. Company Survey, Section 17, Abstract 228, Brazoria County, Texas.

*On July 29, 2021, the Engineering Department received the final plat of Reed Ranch Estates for review. The property is located at the northwest corner of the intersection of Davis Bend Road and Mamie Ford Road. This final plat consists of eleven (11) lots and one (1) block. This plat complies with all requirements of the City's Subdivision Ordinance. The Planning Commission unanimously approved the plat at their meeting on July 17, 2021. Staff recommended approval.*

Consider a final plat of Mustang Crossing Section 7, (located northeast of the intersection of FM 1462 and Mustang Crossing Boulevard), being a Planned Unit Development subdivision containing 21.16 acres of land, located in the Hooper and Wade Survey, Abstract 488, in the City of Alvin, Brazoria County, Texas, also being a partial replat of Reserve "A" of Mustang Crossing Sections One and Two, a PUD subdivision recorded in clerk file no. 2006012906, of the Brazoria County Map Records.

On July 29, 2021, the Engineering Department received the final plat of Mustang Crossing Section 7 for review. The property is located northeast of the intersection of FM 1462 and Mustang Crossing Boulevard. This section consists of one hundred and four (104) single-family lots, four (4) reserves, and five (5) blocks. This plat complies with all requirements of the City's Subdivision Ordinance. The Planning Commission unanimously approved the plat at their meeting on July 17, 2021. Staff recommended approval.

Council member Adame moved to approve the consent agenda as presented. Seconded by Council member Castro; motion carried on a vote of 7 Ayes.

## **OTHER BUSINESS**

Consider Ordinance 21-M, adopting the annual budget for the City of Alvin, Texas, for Fiscal Year 2021-2022; directing the City Secretary to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto.

*On July 15, 2021, the City Manager presented the FY 2021-2022 proposed budget to City Council. Subsequently, two (2) budget workshops were held on August 5, 2021, and August 10, 2021, whereby City Council and staff reviewed the proposed budget. State law and the City's Charter require that the City enact an annual budget. The City Charter requires that an ordinance to establish appropriation must be approved by a favorable vote of a majority of the members of the City Council.*

Council member Castro moved to approve Ordinance 21-M, adopting the budget for the City of Alvin, Texas, for Fiscal Year 2021-2022; directing the City Secretary to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto. Seconded by Council member Vela; motion carried on a vote of 7 Ayes.

Consider Ordinance 21-N, adopting the proposed tax rate of \$0.7680 (per \$100 of taxable assessed value), which is 1.65 percent greater than the No New Revenue tax rate for the City of Alvin.

*A taxing unit may not impose property taxes on any year until the governing body has adopted a tax rate for that year, and the annual tax rate must be set by ordinance, resolution or order, depending on the method prescribed by law for adoption of a law by the governing body. The vote on the ordinance, resolution, or order setting the tax rate must be separate from the vote adopting the budget.*

*For a taxing unit, other than a school district, the vote on the ordinance, resolution, or order setting a tax rate that exceeds the effective tax rate must be a record vote, and at least 60 percent of the members of the governing body must vote in favor of the ordinance, resolution, or order.*

*According to the Texas Tax Code 26.05(b), a motion to adopt an ordinance, resolution, or order setting a tax rate that exceeds the no new revenue tax rate must be made in the following form: "I move that the property tax rate be increased by the adoption of a tax rate of (specify tax rate), which is effectively a (insert percentage by which the proposed tax rate exceeds the effective tax rate) percent increase in the tax rate."*

*For Tax Year 2021, staff is proposing that City Council adopt a tax rate of \$0.7680 per \$100 of taxable assessed value, which is 1.65% above the 2021 No New Revenue tax rate of \$0.755504.*

Tax Year	2014	2015	2016	2017	2018	2019	2020	2021
Tax Rate	\$0.8386	\$0.8386	\$0.7980	\$0.7880	\$0.7880	\$0.7780	\$0.7680	\$0.7680

Council member Vela moved to approve Ordinance 21-N, that the property tax rate be increased by the adoption of a tax rate of \$0.7680 per \$100 of taxable assessed value, which is effectively a 1.65 percent increase in the tax rate, as described in Ordinance 21-N. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

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 items requested for the next agenda.

**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 reviewed the preliminary list for the September 16, 2021, 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 stated he received a complaint that the plants at the new Fire/EMS Station are dead. Mr. Roland stated that the landscaping will be replaced.

Council member Starkey congratulated his wife, Donna Starkey, for being appointed as the Brazoria County District Clerk. He also expressed kudos to Court Administrator Sonya Cates in Municipal Court for being proactive in the active shooter training. He expressed condolences to the Garivey family for their recent loss.

Mayor Horn stated that the ribbon cutting for Fire/EMS station will be at end of September, or sometime in early October.

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:10 p.m.

PASSED and APPROVED the 21st day of October 2021.

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

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