

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY NOVEMBER 18, 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; Council members: Gabe Adame, Joel Castro, Glenn Starkey, Richard Garivey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; 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

Associate Pastor, Eric Garcia with Grace Christian Center gave the invocation. Council member Vaughn led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Presentation of the Fall 2021 Alvin Upfront Citizens Academy Course Completion Certificates. Dixie Roberts, Assistant City Manager/City Secretary said a few words about the program and thanked all residents and staff that participated. Dale Jones, a Citizens Academy participant, spoke to Council regarding his experience in the program, complimenting the content and staff that was involved. Mayor then presented each participant with a certificate of completion, recognizing their participation.

Brandon Moody, Public Services Director, and Johnny Arredondo, Utility Superintendent, presented the Public Services Departmental Update before Council.

PUBLIC COMMENT

There were no public comments made at this meeting.

PUBLIC HEARING

Public hearing to receive comments regarding the Petition for the Creation of a Public Improvement District (PID) for the Bayou Point development within the City of Alvin, Texas.
Legal Description of land: being a 31.446-acre tract of land out of the B.B.B & C. Railroad Company Survey, Abstract No. 159, situated in Brazoria County, Texas.

Mayor opened the public hearing at 7:23 p.m. Randy Race made a few comments about the development. Mayor Horn closed Public hearing at 7:25 p.m.

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider approval of the October 19, 2021, City Council Workshop meeting minutes.

Consider approval of the November 4, 2021, City Council Regular meeting minutes.

Acknowledge receipt of the 2020 Tax Increment Reinvestment Zone Number Two Annual Report.

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

OTHER BUSINESS

Discuss and/or take possible action on the lot size provision for the proposed Diamond Oaks Tract along Fm 1462 being developed by Cove Matrix Development.

Randall Hall with Cove Matrix Development was present to discuss this item with City Council. Staff and Council members discussed lot sizes, and the typical process of property development within the City of Alvin. Lengthy discussion was had.

Council member Castro moved to approve 50ft. lots for the proposed Diamond Oaks Tract along Fm 1462 being developed by Cove Matrix Development. Seconded by Council member Garivey; motion failed with Council members Starkey, Adame and Vaughn voting No, and Council members Castro and Garivey voting Aye.

Consider Resolution 21-R-29, approving the issuance of bonds by the Public Finance Authority to finance facilities to be located in Alvin, Texas (Alvin Regional Medical Center).

This Resolution authorizes the issuance of bonds by the Public Finance Authority (PFA) for the future Alvin Regional Hospital. PFA is a unique governmental entity established under Section 66.0304 of the Wisconsin State Statute, created for the purpose of issuing tax-exempt and taxable conduit bonds for public and private entities in all 50 states as well as on a multi-state basis. The legislation creating the PFA provides that it may not issue bonds to finance a capital improvement project in any state or territory of the United States unless a political subdivision within whose boundaries the project is to be located has approved the financing of the project.

A notice of the public hearing for the bond issuance was published in the Alvin Sun on October 31, 2021 (7 days prior to the hearing); and a public hearing by teleconference was held on November 9, 2021 (in accordance with IRS Revenue Procedure 2021-39), and accessible to the residents of the City of Alvin. There were no citizen comments made at said public hearing.

Should City Council approve the issuance of these bonds, the bonds will be obligations of the Public Finance Authority, payable solely from the loan repayments to be made by the Alvin Regional Hospital to the Public Finance Authority. In no event shall the City be liable for such bonds, nor shall the bonds constitute a debt or any other obligation of the City; and none of the City's assets shall be pledged to the payment of the bonds. Staff recommended approval of Resolution 21-R-29.

City Manager Junru Roland presented this item before City Council with explanation.

Council member Adame moved to approve Resolution 21-R-29, authorizing the issuance of bonds by the Public Finance Authority to finance facilities to be located in Alvin, Texas. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Discuss and consider a conceptual drawing of the entrance sign located at Highway 6 & Gordon Street formally known as Business Highway 35; and approve submitting the conceptual drawing to the Texas Department of Transportation for final engineering design.

In 2020, Keep Alvin Beautiful (KAB) was awarded \$210,000 through the Governor's Community Achievement Awards (GCAA) which recognizes achievement in 7 areas:

- *Community Leadership*
- *Public Awareness & Outreach*
- *Environmental Education*
- *Beautification & Community Improvement*
- *Litter Prevention & Cleanup*
- *Solid Waste Management*
- *Litter Law and Illegal Dumping Enforcement*

At the June 29, 2020, meeting, Keep Alvin Beautiful voted unanimously to expend the GCAA funds to provide landscaping at the four corners of Highway 6 and Business 35. This landscaping would include design and construction of a new entrance sign. In September 2021, Keep Alvin Beautiful engaged with iAD Architects to draft several conceptual drawings of the entrance sign. At their November meeting, Keep Alvin Beautiful unanimously approved the current rendering for City Council approval. Approval of this conceptual drawing will be given to TXDOT who will produce engineered design plans at no charge to KAB or the City of Alvin. Staff recommended approval of the conceptual drawing.

Dan Kelinske, Director of Parks and Recreation presented this item before City Council with explanation. Members of City Council expressed their appreciation to the members of Keep Alvin Beautiful for all their efforts in the community.

Council member Castro moved to approve the conceptual drawing of the entrance sign located at Highway 6 & Gordon Street formally known as Business Highway 35; and approve submitting the conceptual drawing to the Texas Department of Transportation for final engineering design. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider an award of bid to Texas Materials Group, Inc., dba Gulf Coast, a CRH Company, for the 2021 Asphalt Pavement Project in an amount not to exceed \$1,651,931 and authorize the City Manager to sign the contract upon legal review.

On October 26, 2021, bids were opened for the 2021 Asphalt Pavement Project (B-21-17), and Texas Materials Group, Inc., dba Gulf Coast, a CRH Company was the qualified low bidder. Texas Materials Group, Inc. has done work for the City in the past under their former name of Angel Brothers Construction and Staff was pleased with the work performed.

Contract Amount: \$1,573,268

5% Contingency: \$ 78,663

Total Amount: \$1,651,931

The 2021 Asphalt Pavement Project consists of the total replacement of the asphalt pavement, and the concrete curb/gutters on Windsor Square, Oxford Road, Hurstgreen Lane, and Coventry Lane. These improvements were warranted based on settlement of the concrete curb/gutter near the storm inlets causing drainage issues and deterioration of the asphalt pavement in several areas. More information on this project can be found in the Capital Improvement Program (CIP) Quarterly Report that was distributed to City Council on October 21, 2021. It is anticipated that construction of this project will start in January and has a construction time of 120 calendar days. Funding for this project is from the Sales Tax Fund. Staff recommended approval.

Michelle Segovia, City Engineer presented this item before City Council with explanation.

Council member Castro moved to award a bid to Texas Materials Group, Inc., dba Gulf Coast, a CRH Company, for the 2021 Asphalt Pavement Project in an amount not to exceed \$1,651,931 and authorize the City Manager to sign the contract upon legal review. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider a Deed without Warranty for the Adame Estate (located at 103 Avenue H), to Adolfo Adame, and authorize the Mayor to sign upon legal review.

On June 3, 2021, Council approved the final plat of Adame Estate. The property is located at 103 Avenue H and was platted to convert a portion of the unimproved right-of-way of Avenue H into a lot for the construction of a new home to replace the existing home that is in poor condition.

This Deed finally conveys the platted property to Mr. Adame. The Deed is being conveyed without warranty due to there being no written documentation regarding the relocation of the home into the City's unimproved Avenue H right of way for the electricity transmission lines back in maybe the early 1960's. The final plat of Adame Estate abandoned the City's unimproved right of way, allowing Mr. Adame to demolish his existing dilapidated home and have a new home constructed through a grant from the Texas General Land Office. Staff recommended approval.

Michelle Segovia, City Engineer presented this item before City Council with explanation.

Council member Garivey moved to approve the Deed Without Warranty for the Adame Estate (located at 103 Avenue H), to Adolfo Adame, and authorize the Mayor to sign upon legal review. Seconded by Council member Castro; motion carried with all members present voting Aye.

Consider Resolution 21-R-30, making findings in connection with the proposed Bayou Point Public Improvement District related to the advisability of the improvements, the nature of the improvements, the estimated cost of the improvements, the boundaries of the proposed District, the method of assessment and the apportionment of cost between the District and the City as a whole; and making other findings related thereto.

On or about September 2, 2021, Binnacle Alvin 31, LLC, the owner of certain property located within the City, petitioned the City for the creation of a public improvement district pursuant to Chapter 372 of the Texas Local Government Code, for the Bayou Point Subdivision, approximately 32 acres for 122 single family residential lots.

A public hearing for the PID was held on November 18, 2021. After the public hearing, Council will be presented with the final Resolution creating the PID. This PID will be known as the Bayou Point PID. This Resolution makes specific findings, as required by Section 372.006, including advisability of the proposed improvement, the estimated cost, the method of assessment, and the apportionment of cost between the proposed district and the City. Staff recommended approval of Resolution 21-R-30.

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

Council member Starkey moved to approve Resolution 21-R-30, making findings in connection with the proposed Bayou Point Public Improvement District related to the advisability of the improvements, the nature of the improvements, the estimated cost of the improvements, the boundaries of the proposed District, the method of assessment and the apportionment of cost between the District and the City as a whole; and making other findings related thereto. Seconded by Council member Adame; motion carried with all members present voting Aye.

Resolution 21-R-31, authorizing the establishment of the Bayou Point Public Improvement District in the City of Alvin, Texas; authorizing publication of this Resolution; providing for the preparation of a service and assessment plan; and making other provisions related thereto.

On or about September 2, 2021, Binnacle Alvin 31, LLC, the owner of certain property located within the City, petitioned the City for the creation of a public improvement district pursuant to Chapter 372 of the Texas Local Government Code, for the Bayou Point Subdivision, approximately 32 acres for 122 single family residential lots.

A public hearing for the PID was held on November 18, 2021. After the findings are made in Resolution 21-R-30, this Resolution formally authorizes the establishment of the Bayou Point Public Improvement District. This Resolution must be published one time. Staff recommended approval.

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

Council member Castro moved to approve Resolution 21-R-31, authorizing the establishment of the Bayou Point Public Improvement District in the City of Alvin, Texas; authorizing publication of this Resolution; providing for the preparation of a service and assessment plan; and making other provisions related thereto. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider Resolution 21-R-32, casting votes for the Board of Directors of the Brazoria County Appraisal District.

This Resolution is to cast votes for candidates to serve on the Board of Directors of the Brazoria County Appraisal District. This board of directors is an authoritative body of individuals that govern our local appraisal district and serves as part of the local property tax system equation of checks and balances.

The directors have no authority to set values or appraisal methods. The chief appraiser is appointed by and serves at the pleasure of the appraisal district board of directors. It is the responsibility of the chief appraiser to carry out the appraisal district's legal duties, hire staff, administer the annual appraisal process, and operate the appraisal office.

Every other year each governing body within Brazoria County is allotted a certain number of votes to cast toward the nominated candidates on the ballot. The City of Alvin is allotted 66 votes. City Council may cast all 66 votes for one candidate or distribute the votes among any number of the nominated candidates. Each governing body must vote by written resolution and submit to the Chief Appraiser before December 15, 2021.

Candidates: Tommy King (Alvin Representative), Bobby Brown, Wil Kennedy, Arnetta Murray, Bobby Jo Newell, Gail Robinson, George Sandars, and Susan Spoor. In 2015, 2017, and 2019 City Council cast all the City's votes for Tommy King.

Council member Starkey moved to approve resolution 21-R-32, casting 66 votes for Tommy King to serve on the Board of Directors of the Brazoria County Appraisal District Board. Seconded by Council member Garivey; motion carried with all members present voting Aye.

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 presented.

REPORTS FROM CITY MANAGER

Items of Community Interest and review preliminary list of items for next Council meeting.

Mr. Roland announced items of community interest; and he reviewed the preliminary list for the December 2, 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 Garivey announced the Houston Livestock Show and Rodeo Alvin-Pearland Committee will be hosting a Tamale Fun Run. All proceeds from this event fund scholarships for local students.

Council member Adame expressed thanks to all citizens that participated in the Alvin Upfront Academy.

ADJOURNMENT

Mayor Horn adjourned the meeting at 8:16 p.m.

PASSED and APPROVED the 2nd day of December 2021.

Paul A. Horn, Mayor

ATTEST:

Dixie Roberts, City Secretary