

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
REGULAR CITY COUNCIL MEETING  
AND EXECUTIVE SESSION  
THURSDAY FEBRUARY 7, 2019  
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 and Executive Session at 7:00 p.m. in the Council Chambers at City Hall, with the following members present: Paul A. Horn, Mayor; Keith Thompson, Mayor Pro-Tem and Councilmembers: Gabe Adame, Adam Arendell, Joel Castro, Brad Richards, Scott Reed and Glen Starkey.

**Staff members present:** Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Florence Chapa, Interim Finance Director; Larry Buehler, Director of Economic Development; Michelle Segovia, City Engineer; Dan Kelinske, Parks Director and Robert E. Lee, Police Chief.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Domingo Flores with Everlasting Life Christian Center gave the invocation.

Council member Adame led the Pledge of Allegiance to the American Flag and Council member Reed led the Pledge to the Texas Flag.

**PUBLIC COMMENT**

Tom Stansel, Alvin Museum Society, gave an update on the construction projects at the Museum and Longnecker Cottage. He introduced Kathy Mathis, President of the Museum Society and Cindy Young, part time assistant. He thanked the Council for their support of the Museum.

**PUBLIC HEARING**

Public hearing to receive comment on the proposed Strategic Partnership Agreement (SPA) for the Martha's Vineyard Development, more formally described as Brazoria County Municipal Utility District Number 24 – second public hearing.

Mayor Horn opened the public hearing at 7:06 p.m. There were no comments made. Mayor Horn closed the public hearing at 7:06 p.m.

**CONSENT AGENDA**

Consider approval of the January 17, 2019 City Council meeting minutes.

Consider approval of the January 28, 2019 Special City Council meeting minutes.

Consider Resolution 19-R-05, calling and establishing the procedures for the May 4, 2019 General Election in Alvin, Texas, and providing for related matters thereto.

*This resolution is calling for a General Election for Saturday, May 4, 2019, to elect members to City Council District A, District D, and At Large Position 2.*

*The City of Alvin will contract with the Brazoria County Elections Office to conduct this election. Brazoria County has the voting equipment required to conduct elections. The City Secretary's Office will handle the filings and all required paperwork and postings as required by state election law.*

*The first day to file for a place on the May 2019 ballot was Wednesday, January 16, 2019, and will continue through Friday, February 15, 2019.*

*Early Voting will begin on Monday, April 22, 2019, and will go through Tuesday, April 30, 2019, and will be held at the Alvin Library. Voters can cast their ballot at any Early Voting location throughout Brazoria County.*

**Early Voting Locations:** Angleton: East Annex, 1524 E. Mulberry, Alvin: Alvin Library, 105 S. Gordon, Brazoria: Brazoria Library, 620 S. Brooks, Freeport: Freeport Library, 410 Brazosport Blvd., Lake Jackson: Lake Jackson Library, 250 Circle Way, Manvel: North Annex, 7313 Corporate Dr., Pearland East: Tom Reid Library, 3522 Liberty Dr., Pearland West: Westside Event Center, 2150 Country Place, Pkwy., Shadow Creek: Pearland Westside Library, 2803 Business Center Dr. #101, Sweeny: Sweeny Community Center, 205 W. Ashley Wilson Rd., West Columbia: New Precinct 4 Building, 121 N. 10<sup>th</sup> Street. **Early voting dates and hours:** April 22-26; 8am-5pm, April 27; 7am-7pm; April 29-30; 7am-7pm. Election Day voting will be held at the Alvin Library. Voters can also cast their ballot at any Voting Center in Brazoria County. An election contract with Brazoria County for the May 4th General Election will be brought before City Council for consideration at a future meeting. Staff recommended approval of Resolution 19-R-05.

Consider a final plat of Zuniga Place, (located at 4566 County Road 181), being a subdivision of 7.9961 acres, in the A.C.H. & B. Survey, Section 26, A-471, Brazoria County, Texas.

*On December 27, 2018, the Engineering Department received the final Plat of Zuniga Place for review. The property is located at 4566 County Road 181 in the City of Alvin's Extraterritorial Jurisdiction (ETJ) and is being platted for conveyance of lot 2. This plat complies with all requirements of the City's Subdivision Ordinance.*

*The City Planning Commission unanimously approved the plat at their meeting on January 15, 2019. Staff recommended approval.*

Consider the Master Preliminary Plat of Mustang Ridge (located along Mustang Road, across from Alvin Community College), being a planned unit development of 35.35 acres of land located in the H.T.& B.R.R. Company Survey, A-225, City of Alvin, Brazoria County, Texas.

*On December 27, 2018, the Engineering Department received the master preliminary plat of Mustang Ridge for review. The property is located along Mustang Road across from Alvin Community College and next to Melbourne Senior Apartments. This master preliminary plat consists of 164 single-family residential lots, 12 reserves, and 3 blocks, and complies with the City of Alvin's Planned Unit Development section of the Subdivision Ordinance.*

*The City Planning Commission considered the plat at their meeting on January 15, 2019. Commission Member Vela recommended approval of the plat which was seconded by Commission Member Buckelew, the plat was approved 8 votes to 2 votes. Commission Members Kelinske and Buckelew voted to deny the plat. In discussion Commission Member Kelinske indicated that the green space provided is primarily small tracts of left-over land that the Developer cannot use and not a true useable amenity for the subdivision. Commission Member Buckelew did not give a reason for his "no" vote.*

*Staff recommended approval of the plat as revised.*

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

## **OTHER BUSINESS**

Consider Ordinance 19-C, annexing 23.004 acres of land, more or less, into the corporate limits of the City, for Forest Heights Section 7; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date.

*On November 1, 2018, Lando Development Ltd., petitioned the City to annex approximately 23.004 acres for the purpose of constructing Forest Heights, Section 7. Council authorized the commencement of annexation procedures on November 15, 2018, in Resolution 18-R-40.*

*Public hearings were held on January 3, 2019 and January 17, 2019. This ordinance, upon passage of the second reading, will finalize the annexation of approximately 23.004 acres of land for Forest Heights, Section 7, located along the proposed FM 528 extension between Business 35 and State Highway 6 in Brazoria County, Texas. The Ordinance includes the Municipal Service Plan. Staff recommended approval of Ordinance 19-C.*

Council member Adame moved to approve Ordinance 19-C, annexing 23.004 acres of land, more or less, into the corporate limits of the City, for Forest Heights Section 7; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

Consider a License Agreement for the Exclusive Use of City Property between the City of Alvin and the Alvin Sunrise Rotary Foundation for the Music Fest and Bar-B-Q Cook Off to be held at Briscoe Park from Friday, March 22, 2019, to Sunday, March 24, 2019; and authorize the City Manager to sign said agreement subject to legal review.

*The Alvin Sunrise Rotary Foundation has requested the City issue a license agreement for the purpose of holding a fundraising event, Music Fest and Bar-B-Q Cook-Off (March 22 - 24, 2019) in Briscoe Park to include food and alcoholic beverages, music and other entertainment.*

Alvin Sunrise Rotary Foundation shall:

- Adhere to governmental regulations concerning the sale of food and alcohol and obtain appropriate permits
- Adhere to City's noise ordinance and obtain appropriate sound/noise permit
- Fence the park area used exclusively for the event
- Ensure the deployment of police for security and pay the cost of City of Alvin police officers to perform security and/or traffic control
- Maintain the property in clean condition
- Abide by all terms of the Community Wide Event Application, including insurance requirements

The City shall:

- Contribute \$18,000 of Hotel Occupancy Tax funds thru the H.O.T. fund grant program
- Authorize Alvin Sunrise Foundation to sell alcoholic beverages on City property
- Waive tent permit fees for individual participating cookers/cook teams
- Waive park user fees as outlined in the Community Wide Event Application
- Provide up to 15 hours of the Alvin Fire Marshal or Assistant Fire Marshal's time inspection of cookers and other Fire Safety and Prevention services required by the City
- Provide barricades and cones for street closure
- Provide APD forklift and portable freezer/refrigerator for event purposes at no cost
- Provide EMS personnel and ambulance
- Provide Mobile Command Truck
- Provide portable restroom
- Provide up to 20 picnic tables and 30 trash barrels with liners
- Provide electricity and water, where already furnished

Council member Reed moved to approve a License Agreement for the Exclusive Use of City Property between the City of Alvin and the Alvin Sunrise Rotary Foundation for the Music Fest and Bar-B-Q Cook Off to be held at Briscoe Park from Friday, March 22, 2019, to Sunday, March 24, 2019; and authorize the City Manager to sign said agreement subject to legal review. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes

Consider Resolution 19-R-07, amending the Alvin Museum Agreement related to the Alvin Museum Society's utilization of the former Alvin Post Office building; and authorize the Mayor to sign said agreement subject to legal review.

*The City owns the former Alvin Post Office facility located at 300 W. Sealy Street, Alvin. In 1998, 2016 and 2017, the City adopted resolutions providing for the Alvin Museum Society's right to occupy and utilize the building for the purpose of collecting, maintaining, preserving and showcasing documentation, artifacts and relics of Alvin's past.*

*This Resolution amends the current agreement to reflect the following minor changes recommended by staff and the Alvin Museum Society:*

- Clarification that allows the Alvin Museum Society to utilize the entire first floor, including the new storage/work area.
- Allowing the Alvin Museum Society to utilize a portion of the City's available basement area for storage.
- Updating the wording of the current agreement to reflect weekly janitorial service that is currently being provided to Museum.
- Changing the contact information for the notice from the former City Manager to current City Manager.

*Staff recommended approval of Resolution 19-R-07.*

Council member Castro moved to approve Resolution 19-R-07, amending the Alvin Museum Agreement related to the Alvin Museum Society's utilization of the former Alvin Post Office building; and authorize the Mayor to sign said agreement subject to legal review. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

**Consider Resolution 19-R-08, releasing and terminating two (2) utility easements previously granted to the City of Alvin on property located near the southeast corner of Bypass 35 and Highway 6.**

*This resolution formally acknowledges the City's release and termination of two 15' wide utility easements that were previously granted on the property at the southeast corner of Bypass 35 and Highway 6 that is now known as Raceway / Cline Crossing.*

*In 2012, prior to the Construction of the Raceway Gas Station, there was a sanitary sewer main in these easements as shown on the attached map (represented as the black and white dashed line). During the construction of the Raceway Gas Station, the sewer line was relocated further to the south and placed within a newly dedicated utility easement (new line shown in green to the south), therefore these easements are no longer needed. The easements must be formally released so that the Cline Crossing tract where a proposed Chick-fil-A Restaurant is to be located will be clear of encroachments.*

*Staff recommended approval of Resolution 19-R-08.*

Council member Thompson moved to approve Resolution 19-R-08, releasing and terminating two (2) utility easements previously granted to the City of Alvin on property located near the southeast corner of Bypass 35 and Highway 6. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

**Consider Resolution 19-R-09, requesting that the members of the 86<sup>th</sup> Legislative Session of the State of Texas support legislation that provides stewardship, health and wellbeing, and connectivity for local and state parks.**

*The City of Alvin is a member of the Texas Recreation and Park Society (TRAPS) which is a 501 (c)(3) nonprofit organization providing advocacy, education and networking to parks and recreation professionals. TRAPS has requested its' membership to show support for legislation that provides stewardship, health and wellbeing and connectivity for local and state parks during the 86th Legislative Session.*

*Staff recommended approval of Resolution 19-R-09.*

Council member Starkey moved to approve Resolution 19-R-09, requesting that the members of the 86th Legislative Session of the State of Texas support legislation that provides stewardship, health and wellbeing, and connectivity for local and state parks. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

**REPORTS FROM CITY MANAGER**

**Review preliminary list of items for next Council meeting.**

Mr. Junru Roland reviewed the preliminary list for the February 21, 2019 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.**

Mrs. Roberts reviewed items of community interest.

Council member Castro thanked the staff.

Council member Adame announced that the Alvin ISD Education Foundation Turtle Race will be held on February 9<sup>th</sup>.

**EXECUTIVE SESSION**

Mayor Horn called for an executive session at 7:21 p.m. in accordance to the following:

Section 551.074 of the Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, or discipline of a public officer or employee.

A. Employment of a Chief Financial Officer.

**RECONVENE TO OPEN SESSION**

Mayor Horn reconvened the meeting into open session at 7:49 p.m.

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:49 p.m.

PASSED and APPROVED the 21st day of February 2019.

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Paul A. Horn, Mayor

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