

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
REGULAR CITY COUNCIL MEETING  
AND EXECUTIVE SESSION  
THURSDAY OCTOBER 3, 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 Session at 7:02 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Glenn Starkey; Councilmembers: Gabe Adame, Adam Arendell, Joel Castro, Brad Richards, Keith Thompson and Martin Vela.

**Staff members present:** Junru Roland, City Manager; Dixie Roberts, City Secretary; Michael Higgins, Chief Financial Officer; Dan Kelinske, Parks and Recreation Director; Rex Klesel, Fire Chief; and Robert E. Lee, Police Chief.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

John Taosan with St. John the Baptist Catholic Church gave the invocation.

The Alvin High School Marine Corps Junior ROTC led the Pledge of Allegiance to the American Flag and Mayor Horn led the Pledge of Allegiance to the Texas Flag.

**PRESENTATIONS**

Alvin High School Marine Corps Junior ROTC Proclamation.

Mayor Horn presented the Alvin High School Marine Corps Junior ROTC a proclamation for receiving the Naval Honor School status.

Recognition of Fire Chief, Rex Klesel for receiving the 2019 Gulf Coast Tri-Rivers District Firefighter of the Year Award.

Mayor Horn recognized Rex Klesel, Fire Chief, for receiving the 2019 Gulf Coast Tri-Rivers District Firefighter of the Year Award.

**PUBLIC COMMENT**

There were no comments from the public.

**PUBLIC HEARING**

First of two required public hearings for the proposed voluntary annexation of a 3.97 acre tract of land situated in the Hennell Stevens Survey, Abstract No. 595, Brazoria County, Texas, being all that certain called 3.36 acre tract of land described in deed to DGOGAlvintx10252018, LLC, as recorded in Document No. 2019034970, Official Public Records of Brazoria County, Texas (O.P.R.B.C.T.), and that certain portion of Moore Road (a variable width right-of-way) adjoining said 3.36 acre tract.

*Jacob Stauffer, the Manager of DGOGAlvintx10252018, LLC., is petitioning the City to annex approximately 3.97 acres of land, for the purpose of developing the tract by constructing a Dollar General Store. A final plat of the property, entitled Lenamon Grove Addition, was approved by City Council on March 7, 2019.*

*Resolution 19-R-35 adopted by City Council on September 5<sup>th</sup> set two public hearings for October 3, 2019, and October 17, 2019. This is the first of the two required public hearings.*

*A Notice of Public Hearing advertisement ran in the Alvin Sun on September 15<sup>th</sup> and September 22<sup>nd</sup>, and also placed on the City's website.*

Mayor Horn opened the public hearing at 7:13 p.m. There were no comments made. Mayor Horn closed the public hearing at 7:13 p.m.

**CONSENT AGENDA**

Consider approval of the September 19, 2019 City Council Regular meeting minutes.

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

**OTHER BUSINESS**

Consider the purchase of approximately 0.5 acre tract of real property (South St.-Bayou Bend (Alvin) Block 1, Lot 2, Brazoria County) adjacent to the property where the new Fire EMS Station to be built at the corner of E. South Street and Bellaire Blvd. in Alvin, Texas, in an amount not to exceed \$65,000; and authorize the Mayor to sign all related documents.

*In November 2017, when the City purchased the property on the corner of Bellaire Boulevard and East South Street, where the new Fire/EMS station will be built, the seller retained approximately 0.5 acre. As a result, the City executed an agreement with the seller and purchased 4.9 acres of the 5.48 acre tract for \$325,000 (approximately \$66,326/acre). The seller is now offering to sell the remaining 0.5 acre to the City. Through preliminary negotiations with staff, the seller has agreed to sell the 0.5 acre to the City for \$65,000 – which is significantly lower from the seller's initial offer. Staff recommends the purchase of this 0.5 acres. Funding will come from the General Fund via FY19 budget savings.*

Council member Arendell stated that he supports the approval of the purchase of the property to be used for drainage and the prevention of flooding in the area.

Council member Starkey moved to approve the purchase of approximately 0.5 acre tract of real property (South St.-Bayou Bend (Alvin) Block 1, Lot 2, Brazoria County) adjacent to the property where the new Fire EMS Station to be built at the corner of E. South Street and Bellaire Blvd. in Alvin, Texas, in an amount not to exceed \$65,000; and authorize the Mayor to sign all related documents. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider Resolution 19-R-37, adopting the revised Guidelines, Criteria, and Application for the City of Alvin Business Improvement Grant Program.

*Since its inception in 2017, the Business Improvement Grant Program has awarded 8 grants to projects that have equated to over \$150,000 in private investment. The grant program is currently available to businesses that are located in the downtown development area of Alvin. Given the success of the grant program over the last 3 years, the guidelines were revised to increase funding and expand the coverage area. For Fiscal Year 2019-20 the yearly budgeted allotment of \$25,000 for the grant program has been doubled to \$50,000, and the boundaries have expanded from the downtown development area to now include the Gordon Street corridor from State Highway 6 to FM 1462. The Guidelines were reviewed by the grant review team and revised to better reflect the goals of the program. Staff recommends approval of Resolution 19-R-37.*

Josh Dearing, Economic Development Coordinator presented this item before City Council.

Council member Arendell moved to approve Resolution 19-R-37, adopting the revised Guidelines, Criteria, and Application for the City of Alvin Business Improvement Grant Program. Seconded by Council member Castro; motion carried on a vote of 7 Ayes.

Consider Resolution 19-R-38, designating one representative and one alternate representative to the Houston-Galveston Area Council (H-GAC) General Assembly for 2020.

*HGAC's bylaws provide that each Home Rule City member with a population under 99,999 as of the latest (2010) Federal Census, is entitled to designate one representative and one alternate to serve on the H-GAC General Assembly. The two designees must be elected officials of Alvin's governing body.*

*Each year City Council is asked to appoint elected officials to serve as members to this assembly. Appointments must be made by October 25, 2019.*

*Prior year appointments:*

*2019: Council member Arendell (representative); Council member Castro (alternate).*

2018: Council member Arendell (representative); Council member Richards (alternate).

2017: Council member Arendell (representative); Council member Richards (alternate).

Council member Thompson moved to approve Resolution 19-R-38, designating Council member Adam Arendell to serve as the representative and Council member Joel Castro to serve as the alternate representative on the H-GAC General Assembly for 2020. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

**Consider Resolution 19-R-39, nominating candidate(s) for a position on the Board of Directors of the Brazoria County Appraisal District.**

*This Resolution is to nominate a candidate(s) to serve on the Brazoria County Appraisal District (BCAD) Board of Directors. Cities, school districts, and counties may nominate one or more persons to serve on the Board. The Board is composed of five members who serve two-year terms, all of which expire December 31, 2019. In December, City Council will cast votes for various nominees by resolution. The Chief Appraiser will then count the votes, declare the results, and notify the five candidates who received the largest vote totals, before December 21, 2019.*

*In 2015 and 2017 the City of Alvin nominated and cast their votes for Tommy King. Mr. King is a current member of the Board and would like to continue his service. Alvin ISD will also be nominating Mr. King to serve on this Board.*

Council member Adame moved to approve Resolution 19-R-39, nominating Tommy King for a position on the Board of Directors of the Brazoria County Appraisal District. Seconded by Council member Arendell; motion carried on the vote 7 Ayes.

**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 of items to be considered at the October 17, 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 Adame apologized for what he said at the last Council meeting. He felt that the Council has a harmonious and productive relationship and he does not want to see that jeopardized.

Council member Thompson thanked Fire Chief Klesel for his work in the community. He also thanked the organizers of the National Night Out event.

Council member Vela also thanked the Fire Chief and the National Night Out organizers. He asked to keep the Stuska family in your prayers.

Council member Arendell enjoyed the National Night Out and thanked those who hosted an event in their neighborhoods.

Council member Richards expressed his appreciation.

Council member Castro thanked Council member Adame. He also thanked the first responders for attending the National Night Out event. He also asked to keep the Stuska family in your thoughts and prayer due to the passing of Jeanette Stuska.

Council member Starkey expressed his appreciation to Council member Adame for his comments made this evening.

Mayor Horn commended Fire Chief Rex Klesel for his involvement in the community. Chief Klesel was instrumental in the creation of the Brazoria County Emergency District No. 3.

**EXECUTIVE SESSION**

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

1. City Attorney Evaluation.

No executive session was held.

Take action on Executive Session item(s) if necessary.

No Executive Session held.

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:33 p.m.

PASSED and APPROVED the 17th day of October 2019.

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

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