

MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING AND
EXECUTIVE SESSION
THURSDAY OCTOBER 17, 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: 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; Michelle Segovia, City Engineer; Dan Kelinske, Parks and Recreation Director; Larry Buehler, Economic Development Director, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Matt Ruzicka with South Point Baptist Church gave the invocation.

Council member Arendell led the Pledge of Allegiance to the American Flag, and Council member Thompson led the Pledge to the Texas Flag.

PRESENTATIONS

Economic Development Departmental Update.

Larry Buehler, Economic Development Director gave a departmental update.

PUBLIC COMMENT

Kevin Evans addressed the Council to request an amendment to the EMS Utility Fee Ordinance exempting veteran's that are 100% disabled. He stated that the Veteran's Administration already pays 100% of ambulance transport fees.

PUBLIC HEARING

Second 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.

Mayor Horn opened the public hearing at 7:20 p.m. There were no comments made. Mayor Horn closed the public hearing at 7:20 p.m.

CONSENT AGENDA

Consider approval of the October 3, 2019 City Council Regular meeting minutes.

Acknowledge receipt of the Fiscal Year 2019 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report.

Staff continues to carry out actions on budgeted projects as defined in the 2019 Capital Improvements Plan (CIP). This report is an update as to the progress of each project year to date.

Staff also continues to deliver on implementation and completion of high priority projects defined in the Comprehensive Plan 2035. This report is an update as to work completed year to date.

Consider Interlocal Agreement IS19-001 with Brazoria County for an Asphalt Improvement Project; and authorize the Mayor to sign upon legal review.

The proposed Interlocal Agreement IS19-0011 between the City and the County provides the mechanisms for the County to provide the City of Alvin with equipment and personnel to assist in the construction, improvement, maintenance and/or repair of 1.81 miles of asphalt streets in various locations within the city limits of Alvin. The streets identified to be overlaid in this agreement are Windsor Square, Coventry Lane, Hurstgreen Lane, Oxford Lane, Dyche Lane, and Sky Ranch Road.

The City of Alvin entered into this partnership with Brazoria County in 1991 and has continued to use the program since that time. This program provides for low cost paving and rehabilitation of asphalt streets and has improved over 34 miles of asphalt streets since the start in 1991. In the last four years, the program has achieved the rehabilitation and paving of 74,000 linear feet of asphalt or 13 miles, averaging 2.3325 miles per year.

This agreement has already been approved and signed by the Brazoria County Judge, L.M. "Matt" Sebesta.

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 two (2) Amendments to the Stephen F. Austin Community Health Center Lease which will allow for renovations to be made to Suites 100 and 200 for the Class A & Class D Pharmacy Services at the 1111 West Adoue Street facility; and authorize the Mayor to sign, subject to legal review.

In 2009, the City entered into the first Lease Agreement with Stephen F. Austin, for the Stephen F. Austin Community Health Center, located at 1111 W. Adoue Street. The Stephen F. Austin Community health Center provides free or reduced priced medical and social services to the residents of Brazoria County, and has been fully operational at this location since the 2009 lease agreement.

In July 2019, the lease agreement was extended and contains the same terms and conditions, and will run for five (5) years, with an additional five (5) year renewal. After the lease was extended in July, the City was contacted by Ezreal Garcia of Stephen F. Austin Community Health Center informing the City that they are expanding their services to provide pharmacy services. In order to provide these pharmacy services of the Class A and Class D Licenses, they will need to make renovations to Suites 100 and 200. This expansion of services and renovations change the original terms of the lease. Therefore, the amendments need to be entered into.

Council member Arendell moved to approve the Amendment Leases for Stephen F. Austin Community Health Center to provide Pharmacy Services at the 1111 West Adoue Street facility. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

Consider an agreement for RFP-19-01 with Dreyfus Printing for various City of Alvin publications to include design, printing and distribution services for FY 2019-2020, with an option to renew the agreement for two (2) additional two (2) year periods; and authorize the City Manager to sign upon legal review.

In an effort to reduce and consolidate design and printing costs, the City solicited Request for Proposals (RFP) for these professional services in August. This RFP included the design, printing, mailing and distribution of a new bi-annual Alvin Publication (newsletter), the design, printing and distribution of the Alvin Parks and Recreation Adventure Guides (Spring, Summer, and Fall); printing and cover design of the annual budget; printing and the cover design of the Comprehensive Annual Financial Report; design and printing of the CVB Visitor Guides; design and printing of business cards (as needed), and design and printing services for special event flyers and advertisements (i.e. Parks and Recreation events / Tour de Braz).

Three (3) area companies submitted proposals: Battle Cry Revival LLC, Baystar Printing, and Dreyfus Printing. The company with pricing most advantageous to the City is Dreyfus Printing. The cost for these services will be over the \$50,000 threshold and requires City Council approval. The exact not-to-exceed amount is not included in this agreement, because there are some projects that will be on an as-needed basis such as special event advertisements and flyers (i.e.

Tour de Braz). This agreement sets the pricing for the design, printing and distribution of various City publications. Dreyfus Printing has worked with the City on many publications throughout the years.

Staff recommends approval of this agreement.

Council member Castro moved to approve an agreement for RFP-19-01 with Dreyfus Printing for various City of Alvin publications to include design, printing and distribution services for FY 2019-2020, with an option to renew the agreement for two (2) additional two (2) year periods; and authorize the City Manager to sign upon legal review. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Discuss Chapter 31, Apartment Developments, of the Alvin Code of Ordinances.

Councilman Adame has requested a discussion regarding Chapter 31-8 of the Apartment Development Ordinance. The current ordinance allows for the following (with no provisions for variance):

- 1.) Apartment buildings to be built with a minimum of three apartment units per building;*
- 2.) Each apartment building shall contain a maximum of ten (10) apartment units; and*
- 3.) Each apartment building shall be separated by a minimum of twelve (12) feet; and*
- 4.) No apartment project shall exceed a density of more than fifteen (15) apartment units per acre.*

A developer is proposing to develop an apartment complex in Cline Crossing that will exceed the City's current maximum of ten (10) apartment units per apartment building. Council considerations could include: amending the ordinance to allow for variances, increasing the maximum number apartment units per apartment building, keeping the current ordinance as is, or drafting a development agreement (which would allow the developer to exceed the maximum number of apartment units) and include a commercial/retail component.

This item is for discussion purposes and to offer staff direction on how to proceed. Staff is in favor of an amendment to the ordinance with regards to the maximum number of apartment units that are currently allowed per apartment building.

Mr. Roland explained that the current Apartment Development Ordinance allows for minimum of three (3) to a maximum of ten (10) units per building. Additionally, the ordinance allows for 15 apartment units per acre. A developer proposes to exceed the maximum units of ten (10). Mr. Roland provided options: amend Chapter 31, Apartment Development to allow for a variance; increase the maximum number of apartment units per building or draft a developer's agreement. Mr. Roland requested direction from Mayor and Council on how to proceed with the Developers request. Staff recommended granting a variance to the Ordinance for this specific Developer.

Michelle Segovia, City Engineer, recommended allowing an increase in the number of units per building. She explained that it is common in today's apartment development to allow 18 to 20 units per building in a three (3) story structure which is the maximum height allowed. She also stated that 24 units per building is also acceptable.

Ms. Segovia explained that by allowing a variance to the Apartment Ordinance this could possibly open the door for more variance requests. Discussion was had.

Council directed staff to prepare a development agreement with the owner of Cline Crossing that would allow the developer to exceed the maximum number of apartment units and also asked staff to review the Apartment Ordinance for any possible amendments that may be needed.

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 November 7, 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 Thompson cautioned those to look out for the Trick or Treaters and he proclaimed his support for the Astros.

Council member Castro wished Mayor Horn a happy birthday.

Council member Adame also wished Mayor Horn a happy birthday.

Council member Starkey wished Mayor Horn a happy birthday.

EXECUTIVE SESSION

There was no executive session held.

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.

RECONVENE TO OPEN SESSION

Take action on Executive Session item(s) if necessary. No executive session held.

ADJOURNMENT

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

PASSED and APPROVED the 7th day of November 2019.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary