

**MINUTES**  
**CITY OF ALVIN, TEXAS**  
**216 W. SEALY STREET**  
**REGULAR CITY COUNCIL MEETING**  
**THURSDAY FEBRUARY 20, 2020**  
**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 7:00 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; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Michael Higgins, Chief Financial Officer; Michelle Segovia, City Engineer; Dan Kelinske, Parks and Recreation Director; and Robert E. Lee, Police Chief.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Eric Garcia with Grace Christian Center gave the invocation.

Council member Castro led the Pledge of Allegiance to the American Flag; and Council member Thompson led the Pledge to the Texas Flag.

**PRESENTATIONS**

City Secretary Departmental Update.

Dixie Roberts, City Secretary, gave a departmental update.

**PUBLIC COMMENT**

There were no comments from the public.

**CONSENT AGENDA**

Consider approval of the February 6, 2020 City Council meeting minutes.

Acknowledge receipt of the 2019 Alvin Police Department's Racial Profiling Report.

Acknowledge receipt of the Parks and Recreation Department's five-year list of recommended park improvement projects.

*The City Charter requires the Parks and Recreation Board to make recommendations to the City Council for improvement and betterment of public parks and recreational facilities by March 1st of each year. On January 11, 2020, the Parks and Recreation Board took a tour of 17 City locations including 12 parks, the Hike and Bike trail, the pool, and other City-owned property. Based on that tour, the Board recommended the five-year list of improvements, which was unanimously approved the regular Board meeting on February 3, 2020. This list was presented to City Council during the February 11, 2020, workshop with the other recommended City of Alvin Capital Improvement Projects. The park improvement projects will remain part of the City's comprehensive Capital Improvement Project list, reviewed by the Planning Commission and presented again, to City Council.*

*The five-year park improvement projects list is a planning document. City staff recognizes that funding may not be available to fund all projects listed.*

Consider an Interlocal Agreement with Brazoria County for the Fiscal Year 2019-2020 Asphalt Improvement Project, and authorize the Mayor to sign the Agreement, subject to legal review.

*The proposed Interlocal Agreement 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*

*up to two miles of asphalt streets in various locations within the city limits of Alvin. 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.*

*Should City Council authorize this agreement, staff will make recommendations of streets to be serviced using the Asphalt Street Assessment. Staff recommended approval of this Agreement.*

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

### **OTHER BUSINESS**

**Consider an Engineering Services Agreement with LJA Engineering in an amount not to exceed \$1,389,800 for engineering design services for the Lift Station 23 Expansion Project, and authorize the City Manager to sign the Agreement, subject to legal review.**

*The Lift Station 23 Expansion project was identified in the 2015 Utility Master Plan that was approved by City Council on March 3, 2016, and in the February 14, 2019, Utility Capacity Analysis that Freese and Nichols performed for the proposed 900+ lot developments northwest of Forest Heights. As presented at the February 11, 2020, City Council Workshop, preliminary survey data has been reviewed by LJA and by expanding the scope of the Lift Station #23 Expansion Project to include additional deeper gravity mains, lift stations #15 and #16 will be eliminated. Lift Stations #15 and #16 were identified in the 2015 Utility Master Plan to be expanded prior to 2025.*

*The revised scope of the Lift Station #23 Expansion Project consists of the expansion of lift station #23 from a firm capacity of 2.02 Million Gallons Daily (MGD) to a firm capacity of 9 MGD and elimination of lift stations #15 and #16. The project also includes the replacement of sanitary gravity mains along Steele Road, North Gordon, Rice Street, and Avenue E ½, with approximately 14,720 linear feet of new gravity mains, ranging in size from 15-inch to 30-inch, and replacing approximately 7,000 linear feet of 16-inch and 12-inch sanitary force (pressurized) main along Highway 35 Bypass with 24-inch force main.*

*The Engineering Services Agreement being considered will provide surveying and geotechnical data, preliminary and final engineering design, complete plan set with bid package, and construction phase services for this important wastewater system expansion CIP project. It is proposed that design services culminating in a final bid package will be complete in a period of nine months. Approval of this Agreement will ensure that construction plans are available and ready for bid in December 2020.*

*These design services will be funded by savings from the Wastewater Treatment Plant Optimization Project Phase II (2015 Certificates of Obligations). Staff recommended approval of this Agreement.*

Council member Castro moved to approve an Engineering Services Agreement with LJA Engineering in an amount not to exceed \$1,389,800 for engineering design services for the Lift Station 23 Expansion Project, and authorize the City Manager to sign the Agreement, subject to legal review. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

**Consider Ordinance 20-D, establishing a “No Parking” zone along a certain portion of Adoue Street; authorizing the installation of appropriate signage; providing for a penalty and publication; and making other findings related thereto.**

*Ordinance 20-D establishes a “No Parking” zone along the south side of Adoue Street beginning at the east side of the bridge over Mustang Bayou and extending a distance of 837 feet to meet the existing no parking zone in front of the Morgan Oaks Apartments. This Ordinance is being proposed due to concerns regarding vehicles parking along Adoue adjacent to the new retail center that is currently under construction just east of Mustang Bayou. Staff recommended approval of Ordinance 20-D.*

Council member Arendell moved to approve Ordinance 20-D, establishing a “No Parking” zone along a certain portion of Adoue Street; authorizing the installation of appropriate signage; providing for a penalty and publication; and making other findings related thereto. Seconded by Council member Castro; motion carried on a vote of 7 Ayes.

Consider Ordinance 20-E, granting consent to and authorizing the reduction of City of Alvin's Extraterritorial Jurisdiction by a total of approximately 5.161 acres of land located entirely within Brazoria County Municipal Utility District No. 44, in Brazoria County, Texas; providing an effective date; and making other findings related thereto.

*On November 20, 2019, the City received a Petition Requesting Release of Extraterritorial Jurisdiction filed by WB Pradera Oaks Land 1, LLC, a Texas Limited Liability Company, the owner of the 5.161 acres of land, more or less, to be released, and Brazoria County MUD No. 44.*

*The property lies on the west side of SH 288, and abuts the Village of Bonney ETJ. Pradera Oaks intends to build a storm water drainage detention pond on the property to be released, which will ultimately be owned and operated by Brazoria County MUD 44.*

*Section 42.043 of the Texas Local Government Code requires a city to provide its written consent and authorization to the reduction of its ETJ. This release of ETJ will benefit the City and MUD 44 by providing additional draining and detention in the area. Staff recommends approval of Ordinance 20-E.*

Council member Castro moved to approve Ordinance 20-E, granting consent to and authorizing the reduction of City of Alvin's Extraterritorial Jurisdiction by a total of approximately 5.161 acres of land located entirely within Brazoria County Municipal Utility District No. 44, in Brazoria County, Texas; providing an effective date; and making other findings related thereto. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

Consider Ordinance 20-F, granting consent to the addition of approximately 9.99 acres of land to Brazoria County Municipal Utility District No. 73; making findings of fact; providing a severability clause; and providing an effective date.

*On January 18, 2018, the City consented to the creation of Brazoria County Municipal Utility District No. 73 (the "District") by Ordinance No. 18-E. The District was created by an order of the Texas Commission on Environmental Quality on August 6, 2018 and operates pursuant to Chapters 49 and 54 of the Texas Water Code.*

*On January 21, 2020, the City of Alvin, Texas received a Petition for Consent to Include Additional Land from the District and M/I Homes of Houston, LLC, to include approximately 9.99 acres into the District. Section 54.016 of the Texas Water Code provides that no land within the corporate limits of a city or within the extraterritorial jurisdiction of a city, shall be included within a municipal utility district unless such city grants its written consent to the inclusion of the land within the district. Staff recommended approval of Ordinance 20-F.*

Council member Thompson moved to approve Ordinance 20-F, granting consent to the addition of approximately 9.99 acres of land to the Brazoria County Municipal Utility District No. 73; making findings of fact; providing a severability clause; and providing an effective date. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider Resolution 20-R-06, confirming and ratifying the Second Amendment to the Utility Services Contract between the City of Alvin Texas, and Brazoria County Municipal Utility District No. 73 (the "District"), and authorize the Mayor to sign the amended Contract upon legal review.

*The City and Rooted Development Group, LLC ("RDG"), on behalf of itself and the Brazoria County Municipal District No. 73 (the "District"), entered into a Utility Services Contract dated September 21, 2017 (the "Original Agreement"), providing for water and sanitary sewer service for approximately 69.728 acres of land situated within the boundaries of the City and the District (the "Original Tract").*

*On August 16, 2018, RDG assigned all of its rights, benefits and obligations in and to the Original Agreement to the District, all as contemplated by and in accordance with Section 5.8 of the Original Agreement.*

*On June 6, 2019, in Ordinance 19-O, the City approved the addition of approximately 18.65 acres of land into the District (the "MC Detention Pond No. 1"), thereby conferring ownership and maintenance of the detention pond currently located thereon.*

*On June 6, 2019, in Ordinance 19-P, the City approved the addition of approximately 55.90 acres of land into the District (the "Stanton Tract").*

*On February 20, 2020, in Ordinance 20-F, the City approved the addition of approximately 9.99 acres of land into the District (the "Planka Tract").*

*The District is requesting a Second Amendment to the Utility Services Contract to amend certain provisions of the Original Agreement in connection with the proposed addition of the 9.99 acres to the District. Staff recommended approval of Resolution 20-R-06.*

Council member Starkey moved to approve Resolution 20-R-06, confirming and ratifying the Second Amendment to the Utility Services Contract between the City of Alvin Texas, and Brazoria County Municipal Utility District No. 73 (the "District"), and authorize the Mayor to sign the amended Contract upon legal review. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider a Legal Services Agreement with Attorney Julie Gannaway and the law firm of Ross Gannaway, PLLC, to serve the City of Alvin as legal counsel to provide legal advice regarding civil service issues, and authorize the City Manager to sign the Agreement, subject to legal review.

*As the Alvin Police Officers Association obtained sufficient signatures for placement of the Civil Service proposition on the May 2020 ballot, the Legal Department has contacted Julie Gannaway, an attorney with Ross Gannaway, PLLC, to provide legal consultation to the City regarding Civil Service issues. Ms. Gannaway is an expert in this area and has advised cities across the state regarding civil service issues. Staff recommended approval the agreement.*

Council member Starkey moved to approve the Legal Services Agreement with Attorney Julie Gannaway and the law firm of Ross Gannaway, PLLC, and authorize the City Manager to sign the Agreement, subject to legal review. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider award of bid to Texas Pride for the City of Alvin's Exclusive Solid Waste and Recycling Services, RFP-20-02, dated November 3, 2019, for a seven (7) year initial term, and two (2) additional three (3) year renewal options, and authorize the City Manager to begin contract negotiations.

*The City of Alvin's current Solid Waste and Recycling Services contract was entered into on August 18, 2005 with IESI, with a subsequent name change to Progressive Waste Solutions and eventually the latest change to Waste Connections. The contract's initial term was a ten (10) year term from October 1, 2005, to September 30, 2015. On August 20, 2015, the City extended the contract for an additional five (5) years, with an ending date of September 30, 2020. No further extensions were allowed in the contract beyond September 30, 2020. As a result, the City was required to seek bids for the City's refuse and collection services.*

*On November 3, 2019, the City of Alvin issued and advertised RFP-20-02, entitled, "Exclusive Solid Waste and Recycling Disposal Services." Proposals were due January 14, 2020. The City received four (4) proposals from the following bidders: Waste Management, Waste Connections, Texas Pride Disposal, and Republic Services. Staff reviewed the RFP's and interviewed each bidder. The scoring system used a combination of sources from the content of the information in the proposals including: 1) Qualifications and Experience; 2) Service Yard, Facilities and Equipment; 3) Project Methodology; 4) Customer Service and Public Education; 5) Rates and Fees; 6) Transition Plan (if needed); and 7) Interview questions.*

*Staff provided different service options in the RFP, such as once a week or twice a week trash pickup, 65 or 95 gallon containers, and many different types of commercial containers. Staff did not recommend any specific service to bidders, as the intent of the RFP was to obtain a variety of service options and prices to review. Also, there were 32 service options for commercial services. These include 2-yard to 8-yard containers, each with varying number of days of service options.*

*Below is a brief summary of the residential rates provided by the bidders:*

Cart Size	Weekly Garbage Frequency	Heavyby Trash Frequency	Current Price	Texas Pride	Waste Connections	Waste Management (a)	Republic
95 Gal	Once	Once	\$13.29	\$12.55	\$14.65	\$14.51	\$18.00
95 Gal	Twice	Once		\$15.05	\$18.30	\$17.15	N/A
65 Gal	Twice	Once		\$14.65	\$20.80	N/A	N/A

(a) Waste Management submitted alternate bids with slight variations to the bulky waste sections. This chart compares the most similar type to other bidders.

The most responsive bidder based on the proposals received was Texas Pride Disposal. In addition to very attractive pricing for residential pickup, Texas Pride Disposal has committed to hiring a Route Supervisor and a Customer Service Representative dedicated to the City of Alvin to manage operational areas as well as customer service needs. Texas Pride Disposal also included an improved route schedule, with Wednesday dedicated for weekly heavy trash pickup. This allows less trucks traveling during the week creating less wear and tear on City streets. Other added benefits of Texas Pride Disposal include construction debris pickup, increased heavy trash limits, extra carts at a minimal cost, increased bulky item services, penalties for missed services, and improved communication with the City.

Texas Pride Disposal also submitted the most service price reductions for commercial containers, with 25 of the 32 offered services resulting in reduced costs. This would result in estimated annual savings of \$214,000 compared to the same data over an annual fiscal year.

Upon City Council approval to award the City’s Exclusive Solid Waste and Recycling Services to Texas Pride Disposal, an award letter will be sent with contract negotiations to follow. Staff anticipates 30-60 days for the contract phase to be completed. Council will then have the opportunity to decide on which service option to choose from (i.e. once a week service, twice a week service, 65 gal or 95 gal trash containers, etc.) at a later council meeting.

Michael Higgins presented the information before City Council. Discussion was had.

Council member Adame suggested that the item be tabled so that staff could check further references.

Council member Adame moved to table the award of bid to Texas Pride Disposal for the City of Alvin’s Exclusive Solid Waste and Recycling Services, for a seven (7) year initial term beginning October 1, 2020, through September 30, 2027, and an option to extend the agreement up to two (2) additional three (3) year terms, and authorize the City Manager to conduct contract negotiations. Seconded by Council member Thompson; motion carried on a vote 5 Ayes and 2 Nos by Council member Thompson and Starkey.

**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 March 5th 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 thanked staff and Texas Pride for the preparation of the solid waste and recycling contract. He thanked Brandon Moody, Interim Public Services Director and his staff for assisting with the work in the Somerset neighborhood.

Council member Arendell urged citizens to get their flu shot.

Council member Castro congratulated Mayor Horn and Councilmember Adame for running unopposed; and he expressed his appreciation to be working with them on Council.

Council member Adame thanked the staff and Texas Pride for preparing the solid waste and recycling contract. He announced that the Alvin Noon Lions Club will be hosting a disc golf tournament on March 6<sup>th</sup> and 7<sup>th</sup>.

Mayor Horn thanked Council member Adame and staff for their work in bringing a disc golf course to Alvin.

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:51 p.m.

PASSED and APPROVED the 5<sup>th</sup> day of March 2020.

  
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Paul A. Horn, Mayor

ATTEST:   
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Dixie Roberts, City Secretary