

**MNUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY JUNE 18, 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 Joel Castro; Councilmembers: Gabe Adame, Adam Arendell, Brad Richards, Glenn Starkey, 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; Dan Kelinske, Parks and Recreation Director, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council member Castro 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.

PRESENTATION

Brazoria County Appraisal District Board of Directors update – Tommy King.

Mr. King gave an update of the Brazoria County Appraisal District Board.

PUBLIC COMMENT

John Burkey addressed City Council asking the City to re-open the Senior Center. The Senior Center has been closed because of the COVID-19 virus threat.

OTHER BUSINESS

Consider approval of the June 4, 2020 City Council meeting minutes.

Council member Arendell moved to approve the minutes of the June 4, 2020 City Council minutes as amended. Seconded by Council member Adame; motion carried on a vote of 7 Ayes.

Consider the resale of trust property located on W. Lobitt St, Easton (Alvin) Blk 15, Lot 3, .1435 Acres; Brazoria County Tax Account Number 3690-0084-000, for the sum of \$4,000.

Section 34.05 of the Texas Property Tax Code states that the taxing entity that is holding the property in trust for itself and the other taxing entities, may sell the property at a private sale. If the property is sold for less than the amount due in the judgment of the market value specified in the judgment, consent is required from each taxing entity that is entitled to receive proceeds from the sale under the judgment.

In this case, a tract of land located within the Alvin City limits is being held in trust by Brazoria County for all taxing entities that are owed back taxes on the site. The offer on the property is less than the judgment due, therefore the Property Tax Resale Committee of Brazoria County is requesting approval by all governing bodies. The resale committee, comprised of five members and listed on the property information sheet attached, have already considered the amount due, the bid amount, value, and the duration the property has been held in trust.

The property is located on W Lobitt Street (Easton [Alvin] Blk 15 Lot 3 .1435 acres.)

The tax judgment of \$2,222.92 represents the taxes, penalty and interest due from 1990-2002 for all taxing entities. There is also a post judgment tax amount of \$690.57 from 2003-2004, for a combined total tax due to all entities of \$2,913.49, in which \$746.40 is due to the City of Alvin.

Brazoria County is seeking City Council's approval on a property tax resale as follows:

The amount of the offer to Brazoria County is \$4,000.00. The amount available for distribution to the taxing entities is \$3,256.75 after deducting \$743.25 in court costs; and covers all pre and post judgment taxes due to all entities.

The redemption time period expired July 13, 2004, in which the current property owners had an opportunity to reclaim the property. This did not occur.

City staff have reviewed and there are no impending public projects or obvious public needs for the property to try pursuing City ownership. The buyer will be made aware that this property is in a floodway and that no structures can be built or placed on it without a hydraulic study performed by an engineer and approved by the City. Staff recommends approval of this tax resale.

Land Value: \$ 6,250.00

Total Taxes due (from all entities): \$2,913.49

City of Alvin Taxes due: \$746.40

Offer: \$4,000.00

Net to Distribute to Taxing Entities		
Brazoria County	13.07%	\$425.78
Alvin ISD	49.67%	\$1,617.55
ACC	7.89%	\$256.86
BC C&R#3	3.49%	\$113.66
City of Alvin	25.88%	\$842.90
Total	100%	\$3,256.75

Council member Castro moved to approve the resale of trust property located on W. Lobitt St, Easton (Alvin) Blk 15, Lot 3, .1435 Acres; Brazoria County Tax Account Number 3690-0084-000, in the amount of \$4,000. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider the appointment of members to the Charter Review Commission.

What is a city charter? A charter is similar to a municipal constitution that is written and adopted by an election of the citizens. The charter defines and limits the powers, duties, and responsibilities of local government based on local preferences and desires. It defines the form of local government and establishes organizational provisions. The citizens determine the necessary controls over their city government, such as elections, referendums, initiatives, and recall.

The Alvin Charter requires a review of its charter document at least every four (4) years but not more than every two (2) years. The review is done by a charter review commission consisting of seven (7) citizens of the city of Alvin and appointed by the City Council. This commission will work closely with the city attorney, who will serve as the staff liaison to the commission. At the commission's first meeting, members will appoint a chair, vice-chair, and secretary, set meeting dates and times, and review duties assigned to the commission.

Once appointed, the commission will have six (6) months to submit their report to City Council (December 17, 2019). The report is then required to be published in the Alvin Sun. City Council will decide whether to place said items before a vote of the people. If so, a special election will be called for May 2021. The timeframe to call such an election will occur within the first two months of 2021.

Advertisements seeking members to serve on this commission were published in the Alvin Sun and posted to the city's various social media sites. The following individuals submitted an application to serve on the commission: Linda Brown, John Burkey, Susan Carlisle, Richard Garivey, David Hudson, Stacey Hughes, Nicole Kelinske, Milton Morgan, Randy Race, Beth Nelson, Cary Perrin, Donna Starkey, JR Dick Tyson, Heather Van Dine, Jamie Vaughn, Lindsey Vaughn, and Rachel Welty. A spreadsheet of applicant information is included in your packet for review. The only requirement to serve on the commission is to be a citizen of the City of Alvin. All applicants meet this requirement.

The last charter review commission was appointed in June 2016. On December 15, 2016, the commission delivered their final report consisting of fifty-seven (57) proposed charter amendments to City Council. On February 16, 2017, City Council called a special election for May 6, 2017 to take the proposed amendments before a vote of the people. Thirty-seven (37) out of the fifty-seven (57) amendments submitted were approved.

Wording from the City Charter regarding the Charter Review Commission:

Sec. 16. - Charter Review Commission. *The council shall appoint, at its first regular meeting in June, the year 2001 and in June of every fourth year thereafter, a charter review commission of seven (7) citizens of the city. The Council may appoint a charter review commission any time after two (2) years has elapsed from the date of appointment of the commission.*

It shall be the duty of the charter review commission to:

- (a) *Inquire into the adequacy of, consistency with state and federal law, and correctness of charter provisions to determine whether any such provisions require revision. To this end, one or more public hearings may be held and the commission shall have the power to compel attendance of the city manager and/or city attorney and to require the submission of any of the city records which it may consider necessary to its duties. Issues regarding charter compliance shall be referred to city council for investigation and disposition;*
- (b) *Make any recommendation it considers desirable to update and/or revise the provisions of the charter;*
- (c) *Propose amendments to this charter to improve the effective application of said charter to current conditions; and*
- (d) *Report its findings and present its proposed amendments, if any, to the council.*

The charter review commission shall submit its report to the council within six (6) months of the date of its appointment by the council. The council shall receive and have published in the official newspaper of the city any report presented by the charter review commission, shall consider any recommendations made and, if any amendment or amendments be presented as a part of such report, may order such to be submitted to the voters of the city in the manner provided by the applicable statute of the State of Texas. Except as provided herein, the term of office of the charter review commission shall not extend beyond eight (8) months.

After submission of a report, the charter review commission shall convene for the sole purpose of meeting with council to discuss its report. If no report is issued by the charter review commission, the term of office shall not extend beyond six (6) months. Furthermore, if no report is presented to the council, then all records of the proceedings of the commission shall be filed with the city manager and become a public record.

Discussion was had on the selection of members to the Commission.

Council member Adame moved to appoint John Burkey, Richard Garivey, Nicole Kelinske, Beth Nelson, Cary Perrin, Donna Starkey, and Lindsey Vaughn to serve on the 2020 Charter Review Commission. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider the cancellation of the July 2, 2020 regular City Council meeting.

On Thursday, July 2, 2020, all non-emergency City offices will be closed in observance of Independence Day. As a result, staff proposes to cancel the July 2, 2020 regular City Council meeting.

Council member Arendell moved to approve the cancellation of the July 2, 2020 regular City Council meeting. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

REPORTS FROM CITY MANAGER

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

Mr. Junru Roland reviewed the preliminary list for the July 16th City Council meeting and items of community interest.

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 Thompson requested looking into opening the Senior Center.

Council member Vela thanked Richard Garivey for his suggestion on using a ballot and tally method in choosing board/committee members.

Council member Arendell thanked those who submitted their names for the Charter Review Commission, and he further thanked those who were selected.

Council member Castro thanked those who applied to the Charter Review Commission. He expressed the importance of opening of the Senior Center to assist in the mental health of the senior citizens in our community.

Council member Adame wished his sister a happy birthday.

Council member Starkey thanked those who applied for the Charter Review Commission. He expressed support of reopening the Senior Center in a modified way due to COVID-19.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:43 p.m.

PASSED and APPROVED the 16th day of July 2020.



Paul A. Horn, Mayor

ATTEST:



Dixie Roberts, City Secretary