

MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
SEPTEMBER 3, 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; Larry Buehler, Economic Development Director; Michelle Segovia, City Engineer; Dan Kelinske, Parks and Recreation Director; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mr. Junru Roland 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

Alvin Draft Hazard Mitigation Plan.

Michelle Segovia gave an update on the draft Hazard Mitigation Plan. She explained that the public is invited to submit comments until October 5th and that the draft plan can be found on the city's website.

PUBLIC COMMENT

Larry Buehler, Economic Development Director, encouraged everyone to support our local businesses.

CONSENT AGENDA

Consider approval of the August 20, 2020 City Council Regular meeting minutes.

Consider a final plat of Caldwell Ranch Section 3A (located along the east side of FM 521 and north of Juliff-Manvel Road), being a subdivision of 6.420 acres of land situated in the William Hall League, abstract 31, Fort Bend County, Texas; also being a partial replat of lots 5 and 6 of the T.W. & J. W. B. House Subdivision, as recorded in volume 7, page 301 of the Fort Bend County deed records.

On July 30, 2020, the Engineering Department received the Final Plat of Caldwell Ranch Section 3A for review. This subdivision is in the City of Alvin's Extraterritorial Jurisdiction (ETJ) within Fort Bend County, located along the east side of FM 521 and north of Juliff-Manvel Road. This final plat consists of 8 lots, 2 reserves, and 1 block. This plat complies with all requirements of the City of Alvin's Planned Unit Development section of the Subdivision Ordinance. This section is contained in the Master Preliminary Plat of Caldwell Ranch, that was approved by Council May 7, 2020. The City Planning Commission unanimously approved the plat at their meeting on August 18, 2020. Staff recommended approval.

Consider a final plat of Caldwell Ranch Section 3B, (located along the east side of FM 521 and north of Juliff-Manvel Road), being a subdivision of 34.171 acres of land situated in the William Hall League, Abstract 31, Fort Bend County, Texas; also being a partial replat of Lots 5, 6 & 7 of the T.W. & J.W.B. House Subdivision, as recorded in Volume 7, Page 301 of the Fort Bend County deed records.

On July 30, 2020, the Engineering Department received the Final Plat of Caldwell Ranch Section 3B for review. This subdivision is in the City of Alvin's Extraterritorial Jurisdiction (ETJ) within Fort Bend County, located along the east side of FM 521 and north of Juliff-Manvel Road. This final plat consists of 104 lots, 5 reserves, and 3 blocks. This plat complies with all requirements of the City of Alvin's Planned Unit Development section of the Subdivision Ordinance.

This section is contained in the Master Preliminary Plat of Caldwell Ranch, that was approved by Council May 7, 2020. The City Planning Commission unanimously approved the plat at their meeting on August 18, 2020. Staff recommended approval.

Consider a final plat of Waller Crossing Drive Street Dedication (located along the east side of FM 521 and north of Juliff-Manvel Road), being a subdivision of 2.865 acres of land situated in the William Hall League, abstract 31, Fort Bend County, Texas; also being a partial replat of Lots 3, 7 & 12 of the T.W. & J.W.B. House Subdivision, as recorded in volume 7, page 301 of the Fort Bend County deed records.

On July 30, 2020, the Engineering Department received the Final Plat of Waller Crossing Drive Street Dedication for review. This subdivision is in the City of Alvin's Extraterritorial Jurisdiction (ETJ) within Fort Bend County, located along the east side of FM 521 and north of Juliff-Manvel Road. This final plat consists of a 60' wide road right-of-way dedication for the future Waller Crossing Drive within the Caldwell Ranch Development. This plat complies with all requirements of the City's Subdivision Ordinance.

This right-of-way was included for the minor collector roadway on the Master Preliminary Plat of Caldwell Ranch, that was approved by Council May 7, 2020. The City Planning Commission unanimously approved the plat at their meeting on August 18, 2020. Staff recommended approval.

Consider a final plat of Heights Grove (located at 840 Heights Road), being a subdivision of 1.1390 acres in the H.T. & B.R.R. Co Survey, A-465, City of Alvin, Brazoria County, Texas.

On July 30, 2020, the Engineering Department received the final plat of Heights Grove for review. The property is located at 840 Heights Road and is being platted for conveyance. The plat consists of 1 lot and 1 block and complies with all requirements of the City's Subdivision Ordinance. The City Planning Commission unanimously approved the plat at their meeting on August 18, 2020. Staff recommended approval.

Consider Resolution 20-R-24, amending the County-Wide Election Day polling locations for the City of Alvin Joint Special Election ordered for November 3, 2020, through Resolution 20-R-22, Resolution 20-R-13 and Resolution 20-R-04, for the purpose of submitting to the qualified voters of the City of Alvin, Texas, a proposition to vote "for" or "against" the "Adoption of the fire fighters' and police officers' civil service law, applicable to only the police department;" and providing for other related matters thereto.

Brazoria County amended the Election Day Voting Center locations by removing the Mims Community Center in Brazoria and added in its place, the Greater Mount Zion Event Center in Brazoria. Because of this change, Alvin's Election Order needs to be amended. This is the only change.

Early Voting will begin on Tuesday, October 13, 2020, and will go through Friday, October 30, 2020, 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 (Main): 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 Civic Center, 332 Hwy. 332 East

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

West Columbia: Precinct 4 Building, 121 N. 10th Street

Early voting dates and hours:

October 13-24; 7am-7pm

October 25; 1 pm-6pm

October 26-30; 7am-7pm

Election Day voting will be held at the Alvin Library and the Alvin Senior Center. Voters may also cast their ballot at any Voting Center in Brazoria County. Staff recommended approval of Resolution 20-R-24.

Consider annual windstorm renewal from Victor O. Schinnerer & Company, Inc. in an amount not to exceed \$198,948.75, for the City of Alvin’s windstorm and hail coverage for Fiscal Year 2021; and authorize the City Manager to sign the Proposal Acceptance Form.

Windstorm insurance is property and casualty insurance that specifically covers loss due to damage by high winds: i.e., hurricane and hail damage. The City’s general property and liability insurance provider (Texas Municipal League – Intergovernmental Risk Pool [TMLIRP]) does not provide any windstorm and hail coverage for the City of Alvin. However, TMLIRP has an arrangement with Victor O. Schinnerer & Company, Inc. (VOSCO), an underwriting manager of professional liability and specialty insurance, to serve as the City’s insurance agent in placing windstorm coverage. VOSCO has written the City’s windstorm coverage through various companies since 10/01/2000. The current (annual) windstorm policy with VOSCO expires October 1, 2020.

VOSCO canvassed the open marketplace and approached 23 different carriers on behalf of the City of Alvin. Each carrier modeled and reviewed multiple layers (i.e., primary, buffers, and excess), as well as various terms (deductibles, extensions of coverage, etc.) in an attempt to yield the most competitive placement available. Of the 23 carriers that were approached, 14 declined to submit a proposal, 7 carriers only offered excess coverage, and 1 responded that they would offer a very high premium of over \$250,000, but did not provide a quote. VOSCO did not approach Texas Windstorm Insurance Association (TWIA) for FY21 because TWIA would not be able to cover the City’s total limit as many of the properties do not have the required WPI8 wind certifications.

The deductible is 1% per location/\$25,000 per occurrence minimum for named storms and a \$25,000 deductible per item for unnamed storms such as a tornado. For a named storm, the total assets affected are grouped together for a minimum deductible of \$25,000, and then increases by 1% of any additional assets. Instead, the assets are valued at replacement cost and would only be rebuilt or replaced back to the current replacement value (not the original purchase value).

In FY20, the City’s total premium was \$188,990 which included an added buydown deductible of \$10,000 for wind & hail coverage. The quotes for FY21 premium are below. Option 1 is the basic quote. Option 2 includes the option for windstorm terrorism. Staff is not recommending coverage for windstorm terrorism and the likelihood of a windstorm terrorism is nearly impossible. VOSCO indicated no other client has ever accepted this option.

Oct 1, 2020 - Oct 1, 2021										
	Carrier	Property Type	Total Limit	Coinsurance	Valuation Basis	Deductible (Per Occurrence)	Premium	Policy/ Inspection Fee	Surplus Lines Tax & Fees	Total
FY21 Option 1	Arch Specialty United Specialty Underwriters of Lloyds (Primary)	Commercial	\$33,956,728	Nil	Replacement Cost	1% per location/per occur \$25,000 per occ - Named Storm \$25,000 - All Other Wind/Hail 3% Windstorm Deductible \$165,000 Wind Driven Precip.	\$175,000.00	\$14,475.00	\$9,473.75	\$198,948.75
	Ventus Risk Management Inc.									
FY21 Option 2	Arch Specialty United Specialty Underwriters of Lloyds (Primary)	Commercial	\$33,956,728	Nil	Replacement Cost	1% per location/per occur \$25,000 per occ - Named Storm \$25,000 - All Other Wind/Hail 3% Windstorm Deductible \$165,000 Wind Driven Precip.	\$175,000.00	\$14,475.00	\$9,473.75	\$198,948.75
	Ventus Risk Management Inc.									Terrorism Coverage

Recommendation:

Staff is recommending Option 1, using Arch Specialty/United Specialty/Underwriters of Lloyds, in the amount of \$198,948.75. This amount also is in line with the City’s FY21 budget.

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

OTHER BUSINESS

Consider a request for the property owner at 1613 Alta Vista Drive to waive the front and side building setback requirement of Chapter 21 Subdivisions and Property Development, Section 37 (a) Lots, minimum setback lines, of the Alvin Code of Ordinances, for the construction of a carport.

On July 30, 2020, the Engineering Department received a variance request from the property owner at 1613 Alta Vista Drive, for a waiver to the 25’ front and the 5’ side building setbacks required by section 21-37(a) of the City Code of Ordinances. As explained in

the attached request letter, the Owner is proposing to construct a 27' x 24' carport along the front of the home at 1613 Alta Vista to replace a carport that was recently removed. The carport, as proposed, will be 20' from the edge of the Alta Vista Drive pavement. The encroachment of the new carport will not cause any traffic safety concerns and will blend with existing structures in the area.

The City Planning Commission unanimously approved this request at their meeting on August 18, 2020. Numerous variances to the building setback requirements have been approved in the past several years. The most recent one being for the construction of a porch at 618 W. Lang Street in June of 2019. Staff recommended approval.

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Council member Castro moved to approve the variance request for the property owner at 1613 Alta Vista Drive to waive the front and side building setback requirement of Chapter 21 Subdivisions and Property Development, Section 37 (a) Lots, minimum setback lines, of the Alvin Code of Ordinances, for the construction of a carport. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Consider Ordinance 20-X, adopting the annual budget for the City of Alvin, Texas, for Fiscal Year 2020-2021; directing the City Secretary to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto.

On July 16, 2020, the City Manager presented the FY 2020-2021 proposed budget to City Council. Subsequently, two (2) budget workshops were held on August 6, 2020, and August 11, 2020, whereby City Council and staff reviewed the proposed budget. State law and the City's Charter require that the City enact an annual budget. The City Charter requires that an ordinance to establish appropriation must be approved by a favorable vote of a majority of the members of the City Council.

Council member Starkey moved to approve Ordinance 20-X, adopting the budget for the City of Alvin, Texas, for Fiscal Year 2020-2021; directing the City Secretary to post a copy of the budget on the City of Alvin website; and setting forth other provisions related thereto. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Consider Ordinance 20-Y, adopting the proposed tax rate of \$0.7680 (per \$100 of taxable assessed value), which is 6.85 percent greater than the No New Revenue tax rate for the City of Alvin.

A taxing unit may not impose property taxes on any year until the governing body has adopted a tax rate for that year, and the annual tax rate must be set by ordinance, resolution or order, depending on the method prescribed by law for adoption of a law by the governing body. The vote on the ordinance, resolution, or order setting the tax rate must be separate from the vote adopting the budget.

For a taxing unit, other than a school district, the vote on the ordinance, resolution, or order setting a tax rate that exceeds the effective tax rate must be a record vote, and at least 60 percent of the members of the governing body must vote in favor of the ordinance, resolution, or order.

According to the Texas Tax Code 26.05(b), a motion to adopt an ordinance, resolution, or order setting a tax rate that exceeds the no new revenue tax rate must be made in the following form: "I move that the property tax rate be increased by the adoption of a tax rate of (specify tax rate), which is effectively a (insert percentage by which the proposed tax rate exceeds the effective tax rate) percent increase in the tax rate." For Tax Year 2020, staff is proposing that City Council adopt a tax rate of \$0.7680 per \$100 of taxable assessed value, which is 6.85% above the 2020 No New Revenue tax rate of \$0.718765.

Tax Year	2013	2014	2015	2016	2017	2018	2019	2020
Tax Rate	\$0.8436	\$0.8386	\$0.8386	\$0.7980	\$0.7880	\$0.7880	\$0.7780	\$0.7680

Council member Thompson moved that the property tax rate be increased by the adoption of a tax rate of \$0.7680 per \$100 of taxable assessed value, which is effectively a 6.85 percent increase in the tax rate, as described in Ordinance 20-Y. Seconded by Council member Starkey. A roll call vote was taken with all members present voting Aye, motion carried on a vote of 7 Ayes.

Discuss and consider re-opening of the Alvin Senior Center relating to the COVID-19 pandemic.

At the regular City Council meeting on June 18, 2020, staff was directed to explore opening the Alvin Senior Center. Since that time, staff has offered non-senior exclusive programming at the Senior Center by successfully implementing

the State required minimum standard health protocols to help prevent the spread of COVID-19. By continuing to follow the practices, staff is confident in offering limited senior exclusive programming, which would include two to four exercise classes, crochet, painting, quilting, along with the monthly book club and lifestyle support group and Senior Board meetings. Staff will continue to monitor for changes in guidance from the State of Texas and respond accordingly by expanding or contracting program offerings. Staff recommended the phased-in opening of the Senior Center for senior exclusive programming.

Dan Kelinske, Parks and Recreation Director explained the plan to open the Senior Center limited to 8 senior programs and 8 non-senior programs that are within the guidelines of the State due to the COVI-19 pandemic. He explained that he will monitor the State guidelines and offer only what his staff can manage and have proper oversight. Discussion continued.

Council member Starkey moved to approve the phased-in opening of the Alvin Senior Center for senior exclusive programming. Seconded by Council member Thompson; motion carried on a vote of 5 Ayes; with Council member Castro and Council member Vela voting No.

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 September 17th 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.

Council member Thompson commended Mr. Roland and staff for their work on the budget.

Council member Vela thanked Michelle Segovia and her staff for their work on the Hazardous Mitigation Plan. He also announced that he is a proud new grandfather.

Council member Castro thanked the staff for the preparation of the budget. He explained why he voted no on the opening of the Senior Center.

Council member Adame commended staff for the preparation of the budget.

Council member Starkey congratulated Sonya Cates, Court Administrator, for receiving the Outstanding Clerk of the Year by the Texas Municipal Courts Association. He also recognized Municipal Court and Tyler for receiving the “Partner and Client” award from Amazon Web Services for best work solutions.

Mayor Horn requested that City Council be provided an update on the Municipal Court.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:30 p.m.

PASSED and APPROVED the 17th day of September 2020.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary