

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY OCTOBER 1, 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; Council members: Adam Arendell, Glenn Starkey, Brad Richards, and Martin Vela. Council member Gabe Adame entered meeting at 7:07 p.m.

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; Brandon Moody; Director of Public Services; and Robert E. Lee, Chief of Police.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council member Vela gave the invocation. Council member Richards led the Pledge of Allegiance to the American Flag, and Council member Castro led the Pledge to the Texas Flag.

PUBLIC COMMENT

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider approval of the September 17, 2020 City Council Regular meeting minutes.

Consider a final plat of Puryear Subdivision (located at 1101 County Road 47), a 10.99 acre, 2-lot subdivision located in the Day Land and Cattle Co. Survey, Abstract No. 604, Brazoria County, Texas.

On July 30, 2020, the Engineering Department received the final plat of Puryear Subdivision for review. The property is located in the City of Alvin's ETJ at 1101 County Road 47 (Angleton) and is being platted for conveyance of lot 2. The plat consists of 2 lots and complies with all requirements of the City's Subdivision Ordinance. The City Planning Commission unanimously approved the plat at their meeting on September 15, 2020. Staff recommended approval.

Consider Resolution 20-R-27, acknowledging and accepting a sidewalk easement located at 1610 Beauregard Street, granted to the City of Alvin by Rosalyn Hulett.

Pursuant to Sec. 21-42 - Sidewalks, ADA ramps, driveways and driveway approaches of the City's Code of Ordinances states that sidewalks, Americans with Disabilities Act (ADA) ramps, driveways and driveway approaches shall be required and shall be constructed in accordance with the city's design criteria. This means the builder/owner is required to install a sidewalk as part of the process. Once constructed, the City is responsible for the maintenance and repair of the sidewalk. This property is located at 1610 Beauregard Street, Alvin, Texas. This resolution formally acknowledges the City's acceptance of this sidewalk easement being granted to the City by Rosalyn Hulett. Staff recommended acceptance of the sidewalk easement.

Consider renewing the On-Call Professional Electrical Services Agreement with TDEC Inc. as the primary contractor, and an On-Call Professional Electrical Services Agreement with DM Electrical and Construction LLC, as the secondary contractor, to provide on-call professional electrical services for an additional term of one (1) year, and authorize the City Manager to sign the Agreements upon legal review.

A Request for Proposals (RFP) for on-call professional electrical services was advertised on August 12, 2018 and August 19, 2018. Responses to the RFP were received from three (3) electrical companies and both were reviewed by

staff. Both TDEC and DM Electrical are qualified to perform electrical services for the City. Staff would like to continue using TDEC, Inc. as the primary contractor, and DM Electrical and Construction LLC, as the secondary contractor, for on-call professional electrical services for the City.

Staff is recommending TDEC over DM Electrical due to the following:

- Fast response time in emergency and as needed basis – proven over the two past years
- All employees are residents of Alvin
- Cleanliness of work performed and job completion
- Community owned

The Electrical Services Agreements being considered will allow said companies to provide electrical services to Public Services Facilities (lift stations, WWTP, Water Wells), and to any other electrical needs of the City. Renewal of this agreement will ensure that electrical services can be provided to City facilities. Current contract states that this agreement may be renewed for two (2) successive one-year terms with the same terms and conditions. This is the second of two one-year renewals. Staff recommended approval.

Council member Arendell moved to approve the consent agenda as presented. Seconded by Council member Vela; motion carried on a vote of 6 Ayes.

OTHER BUSINESS

Consider an Agreement with MUSCO Sports Lighting, LLC, through the BuyBoard Cooperative Purchasing Network, to provide and install athletic field lighting for eight softball fields and one multi-purpose field located at Pearson Park, in an amount not to exceed \$1,472,115.28; and authorize the City Manager to sign the agreement upon legal review.

Pearson Park, located at 2200 Westpark Drive, is home to the Alvin Girls Softball Association and hosts many local and state tournaments. The current sport field lighting on eight softball fields and one multi-purpose field needs replacement. The current lighting system utilizes 1500-watt metal halide light fixtures mounted upon wooden poles. Many of the wooden poles are bending and twisting along with most pole mounted electrical components in need of replacement. This traditional sports lighting is very costly compared to new LED fixtures.

On February 3, 2020, the Park Board recommended and approved this project as part of the five (5) year parks capital improvement recommendations. Staff presented this project to City Council at the February 11, 2020 budget workshop. On February 20, 2020, City Council received the five (5) year parks capital improvement recommendations. August 6, 2020, City Council passed Ordinance 20-S, authorizing the issuance of Tax and Revenue Certificates of Obligation Bond, Series 2020 which included funding for this and other park projects.

Advantages of using BuyBoard cooperative purchasing network:

1. Competitive Bid Pricing
2. Streamlined Purchasing Process compliant with procurement laws
3. Lower procurement and administrative costs
4. Oversight thru BuyBoard which audits the accuracy of proposals
5. Member Rebates

Staff recommends MUSCO Lighting, LLC to replace the athletic field lighting at Pearson Park. MUSCO Lighting, LLC is a premier athletic field lighting provider whose product includes a twenty-five (25) year maintenance warranty. Representatives from MUSCO Sports Lighting, LLC were present at the City Council meeting to answer any questions.

Dan Kelinske presented this item before City Council for consideration.

Council member Arendell moved to approve an Agreement with MUSCO Sports Lighting, LLC, through the BuyBoard Cooperative Purchasing Network, to provide and install athletic field lighting for eight softball fields and one multi-purpose field located at Pearson Park, in an amount not to exceed \$1,472,115.28; and authorize the City Manager to sign the agreement upon legal review. Seconded by Council member Richards; motion carried on a vote of 6 Ayes.

Consider the purchase of a Vactor Trailer Jet machine from Kinloch Equipment and Supply, Inc., through the BuyBoard Cooperative Purchasing Network in an amount not to exceed \$61,326.00.

The Vactor Trailer Jet machine is utilized in the wastewater collection system for cleaning small diameter sewer pipes, removing debris from inside the pipes, and unclogging sewer stoppages. This machine has a high-pressure hose to blast water through the sewer lines. The combination of high-pressure and water makes for a very effective method to clean and clear any obstructions inside your pipes without causing damages. The City currently owns an O'Brien Trailer Jet machine that is eight (8) years old. The current unit is broken, has been taken out of service, and has served its useful life. Funding for this trailer will come from remaining bond proceeds from the 2015 Tax & Revenue Certificate of Obligations. Staff recommended approval of the purchase.

Brandon Moody presented this item before City Council for consideration.

Council member Martin Vela moved to approve the purchase of a Vactor Trailer Jet machine from Kinloch Equipment and Supply, Inc., through the BuyBoard Cooperative Purchasing Network in an amount not to exceed \$61,326.00. Seconded by Council member Arendell; motion carried on a vote of 6 Ayes.

Consider an award of bid to Tandem Services, LLC, for the 2020 Sidewalk Project in an amount not to exceed \$176,827.20, and authorize the City Manager to sign the contract upon legal review.

On August 4, 2020, bids were opened for the 2020 Sidewalk Project (B-20-09), and Tandem Services, LLC was the qualified bidder. This contractor has worked on a previous City of Alvin project and Staff was pleased with the quality of work performed. Engineering Staff has verified references for this contractor and all references were highly satisfied with the work performed. The low bidder, Total Plan Contractors, Inc., is not being recommended to receive the bid due to a very limited previous project history, never having worked for a public entity, and not providing any references.

Project Budget: \$250,000

Contract Amount: \$160,752.00

10% Contingency: \$ 16,075.20

Total Amount: \$176,827.20

This project is identified as project 2 on the Quarterly CIP Report and consists of the installation of concrete sidewalks to provide adequate pedestrian access in areas of the City where pedestrians are frequently observed. Specific project locations include: Pearson Road (new sidewalk, east side, between Johnson Street and FM 1462), Durant Street (new sidewalk, west side, between Adoue Street and Sealy Street), Dumble Street (south side, between College Street and Clark Street), and Clark Street (west side, between Dumble Street and Fairview Drive).

The project is scheduled to start in October and has a construction time of 90 calendar days. This project will be funded from the Sales Tax Fund. Staff recommended approval.

Michelle Segovia presented this item before City Council for consideration.

Council member Castro moved to approve an award of bid to Tandem Services, LLC, for the 2020 Sidewalk Project in an amount not to exceed \$176,827.20, and authorize the City Manager to sign the contract upon legal review. Seconded by Council member Richards; motion carried on a vote of 6 Ayes.

Consider an award of bid to Tandem Services, LLC, for the 2020 Concrete Pavement and Drainage Project in an amount not to exceed \$1,106,632.50, and authorize the City Manager to sign the contract upon legal review.

On August 4, 2020, bids were opened for the 2020 Concrete Pavement and Drainage Project (B-20-04), and Tandem Services, LLC was the qualified low bidder. Tandem Services has done work for the City in the past and Staff was pleased with the work performed. Engineering Staff has verified references for this contractor and all references were highly satisfied with the work performed.

Contract Amount: \$1,053,935.80

5% Contingency: \$ 52,696.79

Total Amount: \$1,106,632.50

The 2020 Concrete Pavement and Drainage Project consists of the total replacement of the concrete pavement, addition of sidewalks, and associated storm sewer improvements on Tracy Lynn Lane (Westfield Drive to South Street), Westfield Drive (Adams Street to the asphalt transition 125 feet east of Kings Lane), and Adams Street (the first 571 feet from Westfield Drive). These improvements were based on recommendations in the 2013 Concrete Pavement Assessment by JET Civil Consulting, LLC. More information on this project can be found in the Capital Improvement Program (CIP) Quarterly Report that was distributed to City Council on July 16, 2020. The project is scheduled to start in October and has a construction time of 120 calendar days. Funding for this project is from the Sales Tax Fund. Staff recommended approval.

Michelle Segovia presented this item before City Council for explanation.

Council member Castro moved to approve an award of bid to Tandem Services, LLC, for the 2020 Concrete Pavement and Drainage Project in an amount not to exceed \$1,106,632.50, and authorize the City Manager to sign the contract upon legal review. Seconded by Council member Starkey; motion carried on a vote of 6 Ayes.

Consider Ordinance 20-Z, releasing certain territory within Fort Bend County from the Extraterritorial Jurisdiction of the City of Alvin; providing for severability; and containing other provisions relating thereto.

The portion of the City's ETJ being released is shown on Exhibit A in green and originates from the 100' City Limit Strip that follows the Fort Bend/Brazoria County line at the north side and the Brazos River towards the south. This strip was approved in the early 1960's. Development is currently occurring along the east side of FM 521 north of Juliff-Manvel Road closest to Missouri City. There are three large residential subdivisions and a high school for Fort Bend ISD planned.

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 by reducing the burden on Staff of having to review numerous development plats and plans for property in this area. Not only are these reviews time consuming they are also challenging since Staff is not familiar with this area being that it is so far removed from the core City Limits. Staff recommended approval of Ordinance 20-Z.

Michelle Segovia presented this item before City Council for explanation.

Council member Adame moved to approve Ordinance 20-Z, releasing certain territory within Fort Bend County from the Extraterritorial Jurisdiction of the City of Alvin; providing for severability; and containing other provisions relating thereto. Seconded by Council member Arendell; motion carried on a vote of 5 Ayes; with Council member Vela voting No.

REPORTS FROM CITY MANAGER

Review preliminary list of items for the Council meeting of October 15, 2020 City Council Meeting
Mr. Roland reviewed items of community interest and potential items to be considered at the next meeting.

REPORTS FROM COUNCILMEMBERS

Council member Arendell congratulated the Alvin football team on the win.

Council member Starkey thanked Texas Pride on smooth transition.

Mayor Horn announced State of the City would be held on October 13, 2020 and also introduced Athlyn Allen as new CVB Coordinator.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:28 p.m.

PASSED and APPROVED the 15th day of October 2020.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary