

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, NOVEMBER 21, 2024
7:00 PM**

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 PM in the Council Chambers at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Martin Vela, Chris Vaughn, Joel Castro, Glenn Starkey, Richard Garivey and Meagan DeKeyzer.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Dan Kelinske, Parks and Recreation Director; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; Kendall Hunting, Fire Chief, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Council member Castro gave the invocation. Council member DeKeyzer led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Fire Department - Annual Departmental Presentation.

Kendall Hunting, Fire Chief, delivered the annual departmental update before City Council.

Presentation of GFOA Certificate of Achievement of Excellence in Financial Reporting for Fiscal Year ending September 30, 2023.

Chris Thomas, Director of Finance, presented this award to the City Council, providing an explanation of its significance and expressing gratitude to the Finance Department staff for their hard work and dedication.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the October 17, 2024, City Council Workshop minutes.

Consider approval of the November 7, 2024, City Council meeting minutes.

Consider approval of the November 14, 2024, City Council Workshop minutes.

Acknowledge receipt of the 2023 Kendall Lakes Tax Increment Reinvestment Zone Number Two Annual Report.

The Kendall Lakes development has a Tax Increment Investment Zone (TIRZ) covering the entire development. A TIRZ is utilized by cities and developers as a way to fund infrastructure inside a development. A TIRZ issues bonds to cover the costs and is reimbursed by the ad valorem (property) taxes collected. Currently no bonds have been issued as the developer is covering infrastructure costs until sufficient development is on the ground to support bond financing. The TIRZ is governed by a board appointed by City Council. The Board works closely with staff and a Zone Administrator to conduct and record all the business activity. The annual report shows the budget, revenues, expenditures, and development activity. The Board approved the report at their meeting held on October 30, 2024. Staff recommends the acknowledgment of the 2023 Kendall Lakes TIRZ Report.

Consider the 2025 Interlocal Agreement for Emergency Services and Amendment with Brazoria County Emergency Services District #3 (ESD); and authorize the Mayor to sign upon legal review.

The Brazoria County Emergency Services District #3 was first formed in 2004. Brazoria County Commissioners appoint five (5) ESD #3 Board of Directors to authorize and appropriate funding for Fire and Emergency Medical Services (EMS) to the approximately 120 square miles surrounding the city limits of Alvin. Each entity/provider is allowed to submit a budget to the five (5) member ESD #3 Board of Directors each year. The ESD #3 Board of Directors then review the budget requests and allows each entity/provider the opportunity to give a short presentation on their budget requests. Upon approval, the Board of Directors allocates the funds to each entity/provider accordingly.

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3 ANNUAL CONTRIBUTIONS TO THE CITY OF ALVIN				
Calendar Year	Emergency Medical Services	Fire & Rescue Services	Fire & Rescue Services (Liverpool)	Total
2022	\$408,000	\$399,240	\$12,000	\$819,240
2023	\$420,000	\$419,202	\$12,000	\$851,202
2024	\$445,000	\$431,778	\$12,000	\$888,778
2025 (Proposed)	\$463,000	\$453,367	\$12,000	\$928,367

Consider Resolution 24-R-35, adopting a TikTok Usage policy prohibiting the use of TikTok on city-owned devices and accounts due to cybersecurity concerns; and setting other provisions related thereto.

The proposed resolution emphasizes the City Council's commitment to cybersecurity best practices and its adherence to state and federal guidelines. Specifically, it adopts a TikTok Usage Policy (Exhibit A), which provides clear guidelines and enforcement mechanisms for prohibiting the use of TikTok on City-owned devices issued to City officials, employees, contractors, and agents. The policy aligns with state recommendations, underscoring the City's dedication to protecting its data, networks, and systems. Last session, the Texas legislature passed S.B. 1893, which prohibits the use of TikTok and certain other social media applications and services on governmental devices. The bill specifically requires cities and other political subdivisions to adopt a policy: (1) prohibiting the installation of TikTok or another covered application on any device owned or leased by the governmental entity; and (2) requiring the removal of covered applications from those devices.

Key Points of the TikTok Usage Policy:

- Prohibits installing or using TikTok on all City-owned devices, including computers, tablets, smartphones, and any other internet-enabled devices.
- Includes procedures for monitoring and ensuring compliance, outlining steps for addressing any policy violations.
- Ensures that the City of Alvin is in full compliance with the latest state cybersecurity recommendations regarding government devices, meeting the November 20 deadline for policy adoption.
- Exception provided for police investigations, etc.

Staff recommends approval of Resolution 24-R-35 to strengthen the City's cybersecurity framework and to align with state-mandated standards.

Consider Addendum No.1 for an additional one (1) year renewal Agreement with American Allwaste, LLC, for the City's bio-solids disposal services provider, in an amount not to exceed \$807.36 per haul, at an estimated annual cost of \$120,000; and authorize the City Manager to sign the Agreement upon legal review.

Bio-solids are a product of the wastewater treatment process. During wastewater treatment, all the liquids are removed from the solids. The solids are then treated physically and chemically to produce what is called "sludge". The agreement is for the removal of the sludge byproduct from the wastewater treatment plant. The agreement was originally approved in the amount of \$807.36 per haul of 20 cubic yard roll off container with American Allwaste, LLC, by City Council on November 16, 2023, utilizing the public bid process, Bid # B-23-08. Bio-Solids Disposal Bid # B-23-08 was advertised on October 1, 2023, and October 8, 2023. The bids were opened on October 17, 2023. The first term of service under this agreement began on December 5, 2023, through December 5, 2024. This addendum is for the first one (1) year term to run from December 5, 2024, through December 5, 2025. Staff is recommending this renewal for one (1) additional year of the current bio-solids disposal services agreement in the amount of \$807.36 per haul at an estimated annual cost of \$120,000 with American Allwaste LLC as their performance continues to provide a good value to the City of Alvin.

Consider approval and renewal of lease agreements with Enterprise Fleet Management for the replacement of (12) twelve currently leased vehicles and the leasing of four (4) additional vehicles for the Alvin Police Department for an amount not to exceed \$418,348.80 from the FY25 budget; and authorize the City Manager to sign the Lease Agreements upon legal review.

In the FY25 budget, the City Council approved the leasing of sixteen (16) new Chevrolet Tahoes for the Alvin Police Department. Twelve (12) of the new vehicles are replacing outgoing lease vehicles which will be returned to Enterprise Lease. The

remaining four (4) are new additions to the fleet to meet the needs of increasing staff. These vehicles are all 2024 models and are available at this time. Waiting to purchase 2025 models would greatly increase cost and would affect availability, possibly beyond FY25. Once approved, the vehicles will be shipped to Siddons-Martin in Houston, to be outfitted with our standard equipment upon execution of the lease agreement. It is anticipated that it will take 7 to 8 months to receive and outfit all requested vehicles. The actual budgeted amount for FY25 does not include the equity the City will receive upon the return of the outgoing leased vehicles. This amount is projected to be a minimum of approximately \$70,000. The equity amount will be credited and reduce our actual expenditure. Staff recommends approval of the expenditure of FY25 funds not to exceed \$418,348.80 for sixteen (16) Chevrolet Tahoes for the Police Department.

Council member Garivey moved to approve the consent agenda as presented. Seconded by Council member Castro; motion carried with all members present voting Aye.

OTHER BUSINESS

Consider Ordinance 24-FF, releasing approximately 1,911.376 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

On or about October 15, 2024, the City received a Petition for Release from the Extraterritorial Jurisdiction of the City from Founder's Way, LP, the owner of approximately 1,911.376 acres of land near the city limits of Bonney, as reflected in the attached map. Section 42.105(d) of the Texas Local Government Code provides that a City shall take action on a Petition for Release before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day after receiving the petition, whichever is later. This Ordinance is being presented within 45 days of receiving the Petition.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. The consensus of the City Council was in opposition to the state-mandated release of land within the City of Alvin's Extraterritorial Jurisdiction, and they expressed their intent to vote against the proposed ordinance.

Council member Starkey moved to approve Ordinance 24-FF, releasing approximately 1,911.376 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto. Seconded by Council member Castro; motion to approve failed with all members present voting No, and Council member Castro voting Aye.

Consider Ordinance 24-GG, releasing approximately 340 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

On or about October 15, 2024, the City received a Petition for Release from the Extraterritorial Jurisdiction of the City from Joseph L. Wilburn, Sr., the owner of approximately 340 acres of land near the city limits of Liverpool, as reflected in the attached map. Section 42.105(d) of the Texas Local Government Code provides that a City shall take action on a Petition for Release before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day after receiving the petition, whichever is later. This Ordinance is being presented within 45 days of receiving the Petition.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. The general consensus of the City Council was in opposition to the state-mandated release of land within the City of Alvin's Extraterritorial Jurisdiction, and they expressed their intent to vote against the proposed ordinance.

Council member Castro moved to approve Ordinance 24-GG, releasing approximately 340 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto. Seconded by Council member Moore; motion to approve failed with all members present voting No and Council members Castro and Vaughn voting Aye.

Consider Ordinance 24-HH, releasing approximately 50.665 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

On or about October 15, 2024, the City received a Petition for Release from the Extraterritorial Jurisdiction of the City from SF Brazoria, LLC, the owner of two (2) tracts of land totaling approximately 50.665 acres of land, located east of the city of Liverpool and north of the city of Angleton, as reflected in the attached map. Section 42.105(d) of the Texas Local Government Code provides

that a City shall take action on a Petition for Release before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day after receiving the petition, whichever is later. This Ordinance is being presented within 45 days of receiving the Petition.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. The general consensus of the City Council was in opposition to the state-mandated release of land within the City of Alvin's Extraterritorial Jurisdiction, and they expressed their intent to vote against the proposed ordinance.

Council member Castro moved to approve Ordinance 24-HH, releasing approximately 50.665 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto. Seconded by Council member Vaughn; motion to approve failed with all members present voting No and Council member Castro voting Aye.

Consider, if any, requests from individual council members for an item or items to be placed on the upcoming agenda for the next regularly scheduled meeting.

Council Member Vela will present annexation strategies and timelines at a future Council workshop.

Council member Garivey recommended a change to the City of Alvin Personnel Policy to add Veterans Day as an observed City holiday.

REPORTS FROM THE CITY MANAGER

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

Mr. Junru Roland announced 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.

No items were presented by Council members.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:40 p.m.

PASSED and APPROVED the 5th of December 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary