

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, DECEMBER 5, 2024
6:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Meagan DeKeyzer, Richard Garivey, Glenn Starkey, and Martin Vela.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discussion on annexation strategies and implementation timelines.

Council Member Vela opened the discussion by providing an overview of his professional background, establishing context for his expertise and motivation in presenting strategies for annexation plans. He emphasized the necessity of a structured strategy to guide the City of Alvin's growth. He highlighted recent development trends and identified areas with significant growth potential. To capitalize on these opportunities, Vela proposed developing a standardized annexation incentive package and forming a dedicated team of city staff to oversee annexation and growth strategies. The proposed team would include department heads, the City Manager, Fire and Police Chiefs, the City Secretary, and the Economic Development Director. Vela outlined several initiatives aimed at incentivizing growth and attracting developers. These included marketing campaigns to promote the City of Alvin, offering property tax deferrals for developers committing to build in Alvin, and encouraging contributions to city beautification and community engagement spaces. He also stressed the importance of incentivizing developers within the Extraterritorial Jurisdiction (ETJ), ensuring they remain part of Alvin. Any requests to release land from the ETJ should be carefully reviewed to understand the developers' motivations. In addition, Vela identified missed opportunities for sustainable energy initiatives, highlighting Alvin's strategic location for such projects. He expressed concern about the city losing control over its development and the potential erosion of its "Hometown" feel if growth is not proactively managed. He cautioned that neighboring cities could take advantage of land released from Alvin's ETJ. The discussion included several key topics, such as the motivations for developers to remain in Alvin's ETJ without access to city infrastructure or services, the legal frameworks governing ETJ land release requests under recent state laws. The integration of the existing industrial district into growth strategies and the potential expansion of infrastructure—including a wastewater treatment plant in western Alvin—were also addressed. As a next step, Vela proposed that once a team of staff is identified, they should develop a comprehensive growth plan. This plan would outline basic strategies to attract development and include a minimum incentives proposal tailored for potential developers. In conclusion, the Council recognized the importance of proactive planning to guide Alvin's growth while preserving its unique character.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:45 p.m.

PASSED and APPROVED the 19th of December 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary