

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, DECEMBER 5, 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: Joel Castro, 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; Chris Thomas, Director of Finance; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; Ron Schmitz, Director of EMS/Emergency Management Coordinator, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Dixie Roberts, Assistant City Manager/City Secretary, gave the invocation. Council member Moore led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Recognition of members of the Downtown Grant Committee.

Paul Chavez, Director of Economic Development, thanked Committee members Paul Stanton, Chad Dudley, and Mary Smith for their service.

Presentation of Downtown Business Grant Check to Mega Mart.

Paul Chavez, Director of Economic Development, presented a check to Anwar Khan for the Downtown Business Grant on behalf of the City of Alvin.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the November 21, 2024, City Council Workshop minutes.

Consider approval of the November 21, 2024, City Council meeting minutes.

Consider an Interlocal Agreement between the City of Alvin and the Angleton Area Emergency Medical Corps (AAEMC) for AAEMC to provide Emergency Medical Services for the Preservation Creek Subdivision Development Area at no cost to the City; and authorize the Mayor to sign the Agreement upon legal review.

The Angleton Area Emergency Medical Corps has agreed to assist the City in providing Emergency Medical Services to the Preservation Creek Development Area at no cost to the City. The Preservation Creek Subdivision Development Area consists of approximately 2,962 acres in the city limits, east of State Highway 288, between FM 1462 on the north and County Road 51 on the south. The Angleton Area Emergency Medical Corps has approved the agreement. Staff recommends approval.

Consider an expenditure for the replacement of the water well #3 pump and motor by Alsay Incorporated through the Buy Board Purchasing Cooperative in the amount of \$142,797.00; and authorize the City Manager to sign related documents upon legal review.

The City of Alvin sources groundwater from an aquifer to provide 100% of the community's drinking water, utilizing 5 water wells to fill water storage tanks. Maintaining the wells in operable condition is essential and vital to providing reliable water service. Every year, staff contracts with a well inspection company to inspect our wells to ensure they are performing optimally and are meeting the TCEQ requirements. The results of the annual inspection in November 2023, showed a minor decrease in water well #3's production -- which generally indicates that the service/production capacity of a well may be compromised in the future. As a result, staff budgeted funds for FY25 to rehab the well in the event the well continued to decline in capacity. In November 2024, staff discovered this well's production continued to significantly decline from 1,250 gallons per minute (gpm) down to 300 gpm. Alsay Incorporated, upon inspection of the well, determined that components of the well, including but limited to the well's motor and pump, needed to be replaced. Alsay Incorporated's Buy Board total replacement cost is \$142,797.00 with an estimated completion time of 4 to 6 weeks. To expedite the repair, a purchase order was issued to have the pump procured in advance of having well #3 taken out of service for rehab. Alsay Incorporated is a reputable public water well drilling, repair, replacement, and installation company that has performed water well work for Alvin in the past. Staff recommends approving the expenditure for the replacement of the water well #3 pump and motor.

Consider Resolution 24-R-36, authorizing the allocation of American Rescue Plan Act (ARPA) Funds as specified in Exhibit A; and setting forth other related matters thereto.

The American Rescue Plan Act allocated \$350 billion in Coronavirus State and Local Fiscal Recovery Funds to help local governments address immediate needs and establish a foundation for long-term recovery. These funds were distributed by the U.S. Department of Treasury through the Texas Department of Emergency Management (TDEM) to local governments. Under this program, the City of Alvin received \$6,621,583.91 in federal funding. Per grant stipulations, all funds must be allocated by December 31, 2024, and fully expended by December 31, 2026. Many projects have been completed. However, some adjustments in funding were necessary due to changes in the scope of a few projects. To promote transparency, accountability, and accurate documentation, the proposed resolution approves the final allocation of ARPA funds as outlined in Exhibit A.

Consider a final plat of Franklin's Reserve (located along the east side of S. Highway 35 just south of Briscoe Park) being a subdivision of 28.153 acres of land in the Hooper & Wade Survey, Section 17, Abstract No. 423, City of Alvin, Brazoria County, Texas.

On May 20, 2024, the Engineering Department received a final plat of Franklin's Reserve for review. The property is located along the east side of S. Highway 35 just south of the Briscoe Park. This final plat consists of 104 lots, 3 reserves, and 7 blocks. This plat complies with the City's Subdivision Ordinance. The City Planning Commission unanimously approved the plat at their meeting on June 18, 2024. Staff recommends approval of the plat.

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

OTHER BUSINESS

Consider a request for a variance to the Alvin Code of Ordinances, Chapter 3 - Alcoholic Beverages, to allow a bar located at 319 W. Willis to operate within 300 feet of a residence.

The owner of the Chameleon located at 319 W. Willis Street is requesting a variance to sell beer at their establishment. On March 21, 2024, the Alvin City Council amended Chapter 3, Section 3-19, "Location Restrictions," of the Alvin Code of Ordinances to include a variance process for location restrictions related to alcoholic beverage sales. Sec. 3-19. - Location restrictions of the Alvin Code of Ordinances states that: (a) Churches, schools, hospitals and residences. Except as provided in this subsection, it shall be unlawful for any person or establishment to sell alcoholic beverages within the corporate limits of the city where the place of business of such establishment is within three hundred (300) feet of a church, public or private school, public hospital, or residence. (1) This subsection shall not apply to the holder of a license or permit who also holds a food and beverage certificate (i.e., a restaurant) covering a premise that is located within three hundred (300) feet of a private school.

(f) Variance.

1. *A request for a variance from the location restrictions found in this section shall be submitted by written notice to the City Secretary and addressed to the Mayor and City Council asking for a hearing before the City Council. Upon such written request, City Council may authorize a variance from this Section.*
2. *City Council may authorize a variance if they determine that enforcement of the regulation in a particular instance:*
 - a. *Is not in the best interest of the public;*
 - b. *Constitutes waste or inefficient use of land or other resources;*
 - c. *Creates an undue hardship on an applicant for a license or permit;*
 - d. *Does not serve its intended purpose;*
 - e. *Is not effective or necessary; or*
 - f. *For any other reason the Council, after consideration of the health, safety, and welfare of the public and the equities of*

the situation, determines is in the best interest of the community.

The residence at 409 West Sealy is located 238.85 feet from 319 W. Willis Street. The owners are requesting a variance to the ordinance to allow for the sale of beer at their establishment at this location. Their current alcoholic beverage license with the City expires on December 31, 2024, and they do not hold a food and beverage certificate.

Junru Roland, City Manager, presented this item before City Council with explanation. Discussion continued

Council member DeKeyzer moved to approve a request for variance to the Alvin Code of Ordinances, Chapter 3 - Alcoholic Beverages, to allow a bar located at 319 W. Willis to operate within 300 feet of a residence. Seconded by Council member Moore; motion carried with all members present voting Aye, and Council members Vela and Starkey voting No.

Consider various appointments to boards and commissions.

Board and Commission interviews were held on Thursday, November 14th for applicants wanting to re-serve and for new board and commission applicants. Various members who currently serve on various boards, committees and commissions are set to expire on December 31, 2024. All board or commission members with expiring terms were mailed notification letters along with an Application to Reserve on a Board/Commission. Volunteer recruitment ads were published in the Alvin Sun, and notifications were pushed out via the City's social media networks and website. Appointments to the various boards/commissions are set to be made annually at the first City Council meeting held in December. Members appointed during this process will begin service in January 2025. All residency requirements have been verified. A (P) next to the applicant's name below indicates that they were present for the board and commission interview.

Current Status of Boards / Commissions (easy to read summary spreadsheet attached)

PLANNING COMMISSION: City Charter calls for 7 members, resident, and qualified voter of the city, and can serve no more than 3 consecutive 3-year terms.

- No Termed members = **no vacancies**
- Current Applicants: Larry Davidson, Jeffrey Foley (P), Laudice Martinez, Mark Monio (P)

PARKS AND RECREATION BOARD: Ordinance calls for 7 members, resident and qualified voter of the city, and can serve no more than 3 consecutive 2-year terms

- Board currently comprised of 7 members (including termed members)
- Termed members: Cathy Fontenot, Justin Gatlin, and Ian McKee (P). Justin Gatlin and Ian McKee submitted a Reserve-Application. A reserve application was not received from Ms. Fontenot. Mr. McKee attended the interview, and Mr. Gatlin submitted a letter stating that he had a class at ACC to attend that evening and would not be able to attend.
- Current Applicants: Larry Davidson, Kim Dugas, Jerry Persefield, Sylvia Callahan
- City Council is asked to make 3 appointments/re-appointments to the Parks and Recreation Board to meet the 7 member requirement.

SENIOR CITIZENS BOARD: Ordinance calls for 7 members, 3-year terms, may not serve more than 3 consecutive terms.

- Board currently comprised of 7 members (including termed members)
- Termed members: John Burkey (P), Ron Shepherd (P), and Katherine Ansley (P)
- No other applicants have applied for this board.

Council is asked to make 3 re-appointments/appointments to the Senior Citizens Board to meet the 7 member requirement.

LIBRARY BOARD: Ordinance calls for at least 5, no more than 7 members, 3-year terms.

- Board currently comprised of 4 members
- Termed members: none
- Vacancy: one vacancy needs to be filled, may make up to two additional appointments to reach the max of 7 members
- Current Applicants: Monica Salter (P), Kim Dugas, Sylvia Callahan (P).

City Council is asked to make at least one appointment to the Library Board to meet the minimum 5-member requirement. However, up to 7 members are allowed.

BUILDING BOARD OF ADJUSTMENTS AND APPEALS: Ordinance calls for 5 members, 5-year terms. (2018 International Building Code)

- Board currently comprised of 4 members (including termed members). There is currently one vacancy on this board.
- Termed members: Santos Garza and Sussie Sutton. A reserve application was received late from Mr. Garza. (neither applicant attended the interview - Ms. Sutton sent a message saying she was unable to come for health reasons).
- Vacancy: one vacancy needs to be filled, in addition to the 2-termed positions
- Current Applicants: Larry Davidson, Jeffrey Foley (P), Laudice Martinez, and Jerry Persefield (P)

Council is asked to make 3 appointments/re-appointments to the Building Board of Adjustments and Appeals to meet the 5 member requirement.

ANIMAL SHELTER ADVISORY BOARD: Resolution established this board consisting of 6 members. City Official (1), Day to Day Shelter (1), Animal Welfare Org (1), Veterinarian, (1), citizens (2).

- Vacancy: one (1) vacancy for the veterinarian position needs to be filled
- One applicant: Keri Galvin, DVM (P)

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE: Resolution calls for 7 members: (4) Resident/Businessperson positions, (1) Council member, (1) Alvin Manvel Chamber President, and (1) ACC Board/Staff member.

- This is a newly established board. City Council shall make appointments as necessary to fully form and activate the board.
- Current Applicants : Jeffrey Foley (P), Keisha Heck (P), Laudice Martinez, Mark Monio (P), Jake Starkey, Sam Washington (P), Jamie Van Horne (P), Kurt Overby, Kim Dugas, and Sonya Atkins-Goodman (letter attached regarding her absence at this meeting)

City Council is asked to make 7 appointments to this board. (4) Resident/Businessperson positions, (1) Council member, (1) Alvin Manvel Chamber President, and (1) ACC Board/Staff member.

The **TIRZ Board Appointments** will be considered in December by separate Resolution. Staff has included this information for you to consider as you review applicants. Those who may not be selected for their first choice, could possibly be considered for appointment on one of the TIRZ Boards. The TIRZ 2 Board members were not invited to the interviews.

TIRZ 1 BOARD: TIRZ 1 Ordinance calls for 11 members, 8 of which must be appointed by the City Council (Positions 1-8); 3 positions are reserved for any other taxing entity levying taxes within the Zone who may wish to make an appointment to the zone board. Appointments to the TIRZ 1 Board will be made by a separate resolution in December.

- Current Applicants: Paul Horn, Mark Monio, Jaime Van Horne, Taylor LeBlanc, Holland DeKeyzer. These appointments will be made by a separate resolution in December.

TIRZ 2 BOARD: TIRZ 2 Ordinance calls for 12 members, 8 of which must be appointed by the City Council (Positions 1-8). Appointments to the TIRZ 2 Board will be made by a separate resolution in December.

- Board currently comprised of 11 members (including termed members)
- Termed members: Armando Cespedes, Susie Sutton, Mark Nokelby, Regina Harris and Emily Wicks. (Susie Sutton does not wish to continue service on this board)
- Current Applicants: no new applicants. Currently reaching out to board members to see if they wish to continue service
- Vacancy: one vacancy due to Ron Mercer's passing, one due to Sussie Sutton's non-continuation on the board

INACTIVE BOARDS:

CULTURAL DIVERSITY AWARENESS COMMISSION: Ordinance calls for 8 members

- Board is currently inactive
- Current Applicants: Virginia Pixley, Sylvia Callahan

BOARD OF ETHICS AND COMPLIANCE: Created by Charter

- Board is currently inactive.
- Current Applicants: Laudice Martinez, Jerry Persefield

Council member Moore moved to appoint Kim Dugas, Justin Gatlin, and Ian McKee to serve a 2-year term on the Parks and Recreation Board. Seconded by Council member Garivey; motion carried with all members

present voting Aye.

Council member Garivey moved to appoint John Burkey, Ron Shepherd, and Katherine Ansley to serve a 3-year term on the Senior Citizens Board. Seconded by Council member Moore; motion carried with all members present voting Aye.

Council member DeKeyzer moved to appoint Monica Salter to serve a 2-year term on the Library Board. Seconded by Council member Moore; motion carried with all members present voting Aye.

Council member Garivey moved to appoint Jerry Persefield, Santos Garza, and Sussie Sutton to serve a 5-year term on the Building Board of Adjustments & Appeals. Seconded by Council member Moore; motion carried with all members present voting Aye.

Council member Garivey moved to appoint Keri Galvin, DMV, to serve a 3-year term on the Animal Shelter Advisory Committee. Seconded by Council member Moore; motion carried with all members present voting Aye.

Council member Starkey moved to appoint Sam Washington (2 year term), Jake Starkey (1 year term), Keisha Heck (2 year term), Jamie Van Horne (1 year term), Meagan DeKeyzer (City Council representative), Stacy Ebert (ACC representative), and Cary Perrin (Alvin Manvel Chamber representative) to serve on the Economic Development Advisory Committee. Seconded by Council member Moore; motion carried with all members present 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 Starkey requested a workshop to discuss amending the City's Tree Ordinance to address citizen concern regarding dead trees that pose a possible hazard.

REPORTS FROM THE CITY MANAGER

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

Mr. Junru Roland reviewed 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 Garivey mentioned that he and Mayor Pro-tem Moore would be attending Home for the Holidays in costume and invited everyone to attend.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:32 p.m.

PASSED and APPROVED the 19th of December 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary