

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING AND EXECUTIVE SESSION
THURSDAY, JANUARY 16, 2025
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 and Executive Sessions 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, and Richard Garivey.

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 and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Craig Smee with Light Christian Center gave the invocation. Council member Castro led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Recognition of Alvin Police Department 2024 Award Recipients.

Chief Lee presented awards to each officer and staff member in attendance. Award Recipients: 2024 Civilian of the year, Alexa Gonzales Lead Communication Officer; 2024 Rookie of the year, Officer Tighe Liufau; 2024 Officer of the year, Corporal John Flores. Life Saving Award Recipients: Officer Mathew Fuller, Officer Nolan Ramsey, Officer Tighe Liufau and Corporal Jason Cleere. Those being honored were accompanied by family and friends.

APD Mental Health Program Update.

Jenny Humbird, Mental Health Detective, provided an update of the APD Mental Health Program.

Engineering Annual Departmental Presentation.

Michelle Segovia, City Engineer delivered the Engineering Department's annual presentation.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the December 19, 2024, City Council meeting minutes.

Consider Resolution 25-R-01, by the City Council of the City of Alvin, Texas, approving the appointment of Directors for Position Numbers One through Eight to the Board of Directors of Reinvestment Zone Number One, City of Alvin, Texas; and setting forth other provisions related thereto.

TIRZ (Tax Increment Reinvestment Zone) One was established under Ordinance 03-FFF to support the proposed raceway track development during that time, which ultimately did not materialize. The area designated under this TIRZ is now known as Preservation Creek. Although the original project was never realized, the TIRZ remains active and has not been dismantled, making it available for use within Preservation Creek. Ordinance 03-FFF created the Board of Directors for Zone Number One with eleven members. Eight of those members are nominated and appointed by the City Council (positions one through eight). Positions Nine through Eleven can be nominated and appointed by other taxing units levying taxes in Zone Number One. Through the adoption of Resolution 25-R-01, City Council is appointing the following eight members to the Board of Directors for this Zone:

- Paul Horn, Position #1 - through 12/2026
- Larry Davidson, Position #2 - through 12/2025
- Holland DeKeyzer, Position #3 - through 12/2026
- Kurt Overby, Position #4 - through 12/2025
- Monio Mark II, Position #5 - through 12/2026
- Alejandra Turpin, Position #6 - through 12/2025
- Taylor LeBlanc, Position #7 - through 12/2026
- Jamie Van Horne, Position #8 - through 12/2025

Staff recommends approval of Resolution 25-R-01.

Consider Resolution 25-R-02, authorizing appointments to the Board of Directors of Reinvestment Zone Number Two, City of Alvin, Texas, and the Kendall Lakes TIRZ Redevelopment Authority Board for a two-year term; re-appointing members to Position Numbers Two, Five, and Eight; reappointing the Chair, and appointing members to fill vacancies to Position Numbers Four and Six through December 31, 2026; and setting forth other provisions related thereto.

The Kendall Lakes Tax Increment Reinvestment Zone (TIRZ) was created in 2005 to assist in the development of Kendall Lakes, a residential, commercial, and industrial area on the north side of the City of Alvin. There is a tax increment that is used for providing the needed infrastructure for the site through the ability of using bond proceeds. The TIRZ Authority and Board are responsible for developing policies that promote high-quality development for this site. TIRZ Board members serve staggered terms based on even- and odd-numbered years. Positions currently up for reappointment include Position #2, held by Armando Cespedes; Position #5, held by Mark Nokelby; and Position #8, held by Emily Wicks. All three members have agreed to serve another two-year term. Currently vacant are Position #4 and Position #6, for which City Council, during the December 19th City Council meeting, verbally expressed their intention to appoint Holland DeKeyzer and Paul Horn, respectively. Ricky Kubeczka, who currently serves as Chair of both the Board and the Authority, will be reappointed as Chair through December 2025, a designation reviewed annually. Resolution 25-R-02 reappoints Armando Cespedes to Position #2, Mark Nokelby to Position #5, and Emily Wicks to Position #8, each for a two-year term ending December 31, 2026. Additionally, it reappoints Ricky Kubeczka to serve as Chair through December 2025 and appoints Paul Horn to fill the vacancy for Position #4 and Holland DeKeyzer to fill the vacancy for Position #6, both for two-year terms ending December 31, 2026. Staff recommends approval of Resolution 25-R-02.

Consider approval of Ordinance 25-A, amending Ordinance 23-V, passed and approved September 7, 2023, same being an ordinance approving and adopting the City of Alvin's budget for fiscal year 2023-2024 by approving a budget amendment to the original 2023-2024 fiscal year budget for the purpose of amending the year-end budget and providing for supplemental appropriation and/or transfer of certain funds as set forth in the attached Exhibit A; providing for severability; and providing for other matters related thereto.

Each fiscal year-end, the City amends the budget to appropriate expenditures and revenues which occur during the year, as the City has more definite revenue and cost information at year-end. For accounting purposes, the proposed budget adjustments are a way to put the final FY 2023-2024 budget in line with actual (approved and/or authorized) expenditures and revenues. These adjustments include increases and decreases in budgeted revenue and appropriations in comparison to actual expenditures and revenues. Per the City's auditor's recommendation, we should do a batch or closing budget amendment at fiscal year-end to capture expenditures and/or revenues from the year that require a budget amendment.

Consider Ordinance 25-C, amending Chapter 35, Corridor Land Use Regulations, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article III. Property and Land Standards; providing for penalties; providing for severability; and setting forth other provisions related thereto.

Ordinance 25-C amends Chapter 35, Corridor Land Use Regulations, of the City of Alvin Code of Ordinances by removing Section 35-19(a)(4) Street elevation; building facades; exterior materials. The proposed change is required to make the ordinance compliant with Texas House Bill 2439, codified as Chapter 3000 of the Texas Government Code, which prohibits a City from regulating the use of building materials. Staff recommends approval of Ordinance 25-C.

Acknowledge receipt of the FY 25-Q1 Quarterly Investment Report ending December 31, 2024.

Per the City's investment policy, the investment officer shall provide the governing body with a report detailing the investment activities of the City not less than quarterly. The report provides an overview of the financial health of the City and shows the results of the various investment options used. Commentary and the results of FY24-Q4 investment report are included to provide scope and historical data.

Item E, Consider Ordinance 25-C, amending Chapter 35, Corridor Land Use Regulations, was removed from the Consent agenda by Council member Vela.

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

OTHER BUSINESS

Item removed from Consent agenda by Council member Vela: Consider Ordinance 25-C, amending Chapter 35, Corridor Land Use Regulations, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article III. Property and Land Standards; providing for penalties; providing for severability; and setting forth other provisions related thereto.

Item E was removed from Consent agenda by Council member Vela. He questioned the need for the proposed amendment, expressing concerns that it could place an undue burden on business owners or lead to lower building standards. City Engineer Michelle Segovia explained that the amendment is necessary to ensure compliance with updated State legislation. She also noted that recent permit applications have raised questions about the City's authority to regulate the specified building materials.

Council member Castro moved to approve Ordinance 25-C, amending Chapter 35, Corridor Land Use Regulations, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article III. Property and Land Standards; providing for penalties; providing for severability; and setting forth other provisions related thereto. Seconded by Council member Moore; motion to approve carried with all members present voting Aye and Council members Vela and Vaughn voting No.

Consider an agreement with Kimley Horn for professional services for a Downtown Pedestrian Lighting Analysis in an amount not to exceed \$31,400.00; and authorize the City Manager to sign related documents upon legal review.

Goals from the Strategic Plan adopted April 15, 2021, included revitalizing downtown as a true City Center and Community gathering place while preserving Alvin's rich history and unique character; and enhancing safe and convenient access to parks and recreation facilities for citizens of all ages, to enable healthy and active lifestyles. A few years ago, decorative LED pedestrian lighting were installed along the Willis Street sidewalk from Taylor to Gordon Street and within and around the downtown parking lot at Sealy and Gordon Street. October 17, 2024, City Council adopted the Alvin Livable Centers Study, which cited the need to install even more pedestrian-scale lighting. As a result, staff recommends approval of the agreement with Kimley Horn to provide a pedestrian lighting analysis along three streets in Alvin's Downtown area to commence the implementation of the Alvin Livable Centers Study and continue compliance with the strategic goals.

The agreement with Kimley Horn provides a pedestrian lighting analysis along three streets in Alvin's Downtown area:

<i>Sealy Street</i>	<i>From Taylor to Disney Street/Depot Centre Blvd</i>
<i>Sidnor Street</i>	<i>From Taylor to Magnolia Street</i>
<i>Gordon Street</i>	<i>From Sealy to Blum Street</i>

Dan Kelinske, Director of Parks and Recreation, presented this item before City Council with explanation. Council Member Vaughn questioned the necessity of spending over \$30,000 on the analysis. Mr. Kelinske emphasized the importance of evaluating the feasibility of potential utility and solar options. He also highlighted the need to ensure ADA compliance in any future projects. The discussion focused on the proposed area, existing lighting, and the possibility of modifying the scope of the analysis to reduce costs. It was decided to take no action at this time and to revisit the item during a future workshop.

Consider Ordinance 25-B, amending Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of adding Article VIII. Accessory Dwelling Units; providing for penalties; providing for severability; and setting forth other provisions related thereto.

Ordinance 25-B amends Chapter 21, Subdivision and Property Development, of the City of Alvin Code of Ordinances by adding Article VIII. Accessory Dwelling Units (ADUs). At a Workshop Meeting on October 17, 2024, Council discussed Accessory Dwelling Units and directed staff to draft an ordinance relating to ADUs for Council's consideration. Ordinance 25-B amends Chapter 21 to add an article relating to ADUs including definitions and construction parameters. Staff used portions of the City of Manvel's AUD Ordinance as a guide in creating Ord. 25-B. Staff recommends approval of Ord. 25-B.

Michelle Segovia, City Engineer, presented this item before City Council with explanation. Discussion was had on the intent of the amendments, enforcement and concerns regarding individual property rights.

Council member Starkey moved to approve Ordinance 25-B, amending Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of adding Article VIII. Accessory Dwelling Units; providing for penalties; providing for severability; and setting forth other provisions related thereto. Seconded by Council member Vela; motion carried with Mayor Adame casting a tie-breaking vote of Aye, and Council members Garivey, Moore and Castro voting No.

Consider Ordinance 25-D, designating the intersection of Westpark Drive, Abingdon Road, and the driveway of the temporary Walt Disney Elementary School (1910 Rosharon Road) as a four-way stop intersection to be controlled by appropriate signage; providing for a penalty and publication; and setting forth other provisions related thereto.

On December 30, 2024, Engineering Department Staff received a request from Alvin Independent School District Staff (AISD) to be allowed to extend the student pick-up/drop off driveway at the former Alvin Elementary School (1910 Rosharon Road) and connect to the Westpark Drive/Abingdon Road intersection and make the intersection a four-way stop. AISD Staff stated that the district was planning to relocate students/staff from Walt Disney Elementary on Mustang Road to this campus on Rosharon Road due to building damage that was sustained from the tornado on December 29, 2024. City Staff approved this request and temporary stop signs were erected at the intersection in order to help facilitate a safe start to school on January 7, 2025. Upon approval of Ordinance 25-D by Council, Staff will erect permanent signage at the intersection. Staff recommends approval of Ordinance 25-D.

Michelle Segovia, City Engineer, presented this item before City Council with explanation. Discussion was had on the traffic at this location during school drop off and pickup times.

Council member Garivey moved to approve Ordinance 25-D, designating the intersection of Westpark Drive, Abingdon Road, and the driveway of the temporary Walt Disney Elementary School (1910 Rosharon Road) as a four-way stop intersection to be controlled by appropriate signage; providing for a penalty and publication; and setting forth other provisions related thereto. Seconded by Council member Vela; 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 future discussion about the City's Emergency Management Plan.

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.

Council member Starkey reminded everyone the three P's of cold weather: Pets, Pipes, People. Also expressed condolences to the family of fallen Officer Jesus Vargas.

Council member Castro expressed pride in our community for coming together in times of crisis and sent out prayers to those affected by the tornado and the family of fallen Officer Vargas.

Mayor Adame expressed his gratitude to everyone who stepped up to assist during the tornado recovery efforts. He commended the resilience of the community and noted that the Small Business Administration would be in the area to provide support to those affected.

Council Member Garivey highlighted the collaborative efforts of the Mayor, various Council members, and other local officials in responding to the tornado. He also commended Corporal Cleere, Lieutenant Gilcrease, and the numerous first responders from various agencies who worked together to assist in the

aftermath.

Council members Vela, Vaughn, and Moore echoed agreement with fellow Council members' praises and recognitions.

EXECUTIVE SESSION

Mayor Adame called for executive session at 8:28 p.m. in accordance with the following:

Section 551.072 of the Local Government Code provides as follows: Deliberation regarding the purchase, exchange, lease, or value of real properties.

Mayor Adame recessed the meeting to Executive Session at 8:28 p.m.

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 9:29 p.m.

ADJOURNMENT

Mayor Adame adjourned the meeting at 9:29 p.m.

PASSED and APPROVED the 6th of February 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary