

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, FEBRUARY 20, 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 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, 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; 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

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

PRESENTATION

Proclamation honoring the Alvin High School Jacketeers' Nationals Victory.

Mayor Adame proclaimed February 20th, 2025, as Alvin High School Jacketeer Day and formally issued the proclamation to members of the AHS Drill Team and coaches in attendance.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the February 6, 2025, City Council meeting minutes.

Acknowledge receipt of the 2024 Racial Profiling Report submitted annually to the Texas Commission on Law Enforcement (TCOLE) and the Alvin City Council as required by Article 2.134 of the Texas Code of Criminal Procedure.

Article 2.134 of the Texas Code of Criminal Procedure requires that no later than March 1st of each year, law enforcement agencies submit a report containing the previous year's incident-based data to the Texas Commission on Law Enforcement (TCOLE) and to the governing body of that agency's city or county. The 2024 report includes data on: gender, race or ethnicity, if race was known prior to the stop, reason for the stop, street address or approximate location of the stop, if a search was conducted, the reason for the search, if contraband was discovered, description of contraband, result of the stop (verbal warning, written warning, citation, arrest and if use of force resulting in bodily injury occurred), if an arrest occurred whether it was a penal law, traffic law, city ordinance or warrant. A comparison of demographic data collected with the latest demographic data estimate of the City of Alvin (census.gov), <https://www.census.gov/quickfacts/alvincitytexas>, was completed and submitted to TCOLE as well as the required data on traffic stops for the year. The actual demographic makeup of the city is considered to be outside this data set as no data set indicates that work, shopping or travel demographics within the city were included. The 2024 racial profiling report is believed to be representative of our population in general and does not indicate racial profiling bias. There were no complaints involving racial profiling made to the Alvin Police Department in 2024.

Acknowledge receipt of the Parks and Recreation Board's five-year list of recommended park improvement projects.

The City Charter requires the Parks and Recreation Board to make recommendations to the City Council for improvement and betterment of public parks and recreational facilities by March 1st of each year. At the regular Park Board meeting on February 4,

2025, the Board recommended and unanimously approved a five-year forecasted list of park improvements. The park improvement projects will remain part of the City's comprehensive Capital Improvement Project list, reviewed by the Planning Commission and presented again to City Council. The five-year park improvement projects list is a planning document. City staff recognizes that funding may not be available to fund all projects listed.

Acknowledge receipt of the updated Branch Meeting Area Policy, as adopted by the Brazoria County Commissioners Court and the Alvin Library Board.

On January 14, 2025, the Brazoria County Commissioners Court unanimously approved the updated Meeting Room Policy for all Brazoria County libraries. The Alvin Branch librarian has requested that this revised policy be presented to the Alvin City Council for consideration. As a partner with the Brazoria County Library System, the Alvin Branch is seeking the Council's approval of the updated policy. The policy was reviewed and approved by the Alvin Library Board on Thursday, February 6, 2025.

This updated policy:

- *Establishes guidelines for the use of meeting areas within branch libraries.*
- *Prioritizes library-related functions while allowing public access for educational, civic, and cultural programs.*
- *Defines reservation procedures, including advance booking requirements and priority usage.*
- *Specifies prohibited activities to ensure appropriate use of library spaces.*
- *Clarifies user responsibilities, including setup, cleanup, and adherence to library policies.*

Approval of this policy will help maintain a structured and equitable system for meeting area reservations while preserving the library's mission and resources.

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

OTHER BUSINESS

Consider a proposal from Elite Demolition and Abatement, LLC., in an amount of \$101,185, for the demolition of the dangerous building located at 416 N. Shirley Street.

In January 2025, Engineering Department Staff requested quotes for the demolition of the dangerous building located at 416 N. Shirley Street. The following three quotes were received from experienced demolition contractors:

1. *Elite Demolition and Abatement, LLC. - \$101,185*
2. *Grant Mackay Abatement Co. - \$118,750*
3. *J.T.B. Services, Inc. - \$205,935*

The condition of the building at 416 N. Shirley Street was brought before the Building Board of Adjustments and Appeals (BBOAA) on September 30, 2024, November 11, 2024, and December 9, 2024. The minutes of those meetings are attached for reference. At the meeting on December 9, 2024, the BBOAA gave the property owner 45 days to secure a demolition contractor and obtain a Demolition Permit from the City, and an additional 30 days to complete the demolition of the building. The Board stated that if the Property Owner did not comply with the timeframes, then City Staff should proceed with the demolition of the structure.

The proposal from Elite Demolition and Abatement, LLC. includes complete demolition, asbestos abatement, removal, and disposal of the building including the foundation. The demolition will be funded from General Fund Balance reserves, with a lien to be placed on the property to recover costs. Staff recommends approval of the proposal.

Michelle Segovia, City Engineer, presented this item before City Council with explanation.

Council member Starkey moved to approve a proposal from Elite Demolition and Abatement, LLC., in an amount of \$101,185, for the demolition of the dangerous building located at 416 N. Shirley Street. Seconded by Council member Vela; motion carried with all members present voting Aye.

Consider Resolution 25-R-05, ratifying the City Manager's appointment of Glen Dingley to the City of Alvin Civil Service Commission Place Two (2), for a three (3) year term, to expire December 31, 2028; and setting forth other provisions related thereto.

Civil Service for Police Officers was voted in by the citizens of Alvin on November 3, 2020. Chapter 143 of the Texas Local Government Code establishes the legislation and requirements for Civil Service under which our police department operates. Section 143.006 establishes the requirement for a Civil Service Commission, consisting of three (3) members appointed by the municipality's chief executive officer, and confirmed by the governing body of the municipality. The Commission's duties are also established by

Chapter 143. Unlike other City boards and commissions, the Civil Service Commission is not an advisory body and makes no policy recommendations to the City Council. The Commission has the responsibility to adopt, publish, and enforce Chapter 143 rules pertaining to:

- 1. Examinations for entry level and promotional eligibility;*
- 2. Procedures for appointment and certification;*
- 3. Proper conduct of appeals of testing and examination scoring;*
- 4. Prescribed cause(s) for the removal or suspension of a civil service employee;*
- 5. Procedures for hearing appeals concerning indefinite suspensions, suspensions, promotional bypasses or recommended involuntary demotions; and*
- 6. Other such matters reasonably related to the selection, promotion, and discipline of civil service employees, which includes only sworn police personnel.*

Per Section 143.006, the Commission members serve staggered three-year terms with the term of one member expiring each year.

Persons appointed to the Commission must be:

- of good moral character;*
- be a United States Citizen;*
- be a resident of the municipality and have resided in the municipality for more than three (3) years;*
- be over the age of 25 years; and*
- not have held public office within the preceding three (3) years.*

On February 6, 2025, City Council accepted the resignation of Michelle Vela, Place 2, resulting in a vacancy on the Commission. The City received two applications from interested candidates: Glen Dingley and Timothy Frisbee. After conferring with Police Chief Robert Lee, it is my recommendation to appoint Glen Dingley to serve a three (3) year term on the Civil Service Commission. Mr. Dingley has been a resident of Alvin for 34 years; and has served as an Alvin Citizen Patrol volunteer for 6 years and chaplain for the Alvin Police Department for 2 years. Staff recommends the approval of Resolution 25-R-05.

Junru Roland, City Manager, presented this item before City Council with explanation. Mr. Dingley was present in the audience.

Council member Garivey moved to approve Resolution 25-R-05 ratifying the City Manager's appointment of Glen Dingley to the City of Alvin Civil Service Commission Place Two (2), for a three (3) year term, to expire December 31, 2028; and setting forth other provisions related thereto. Seconded by Council member Vela; motion carried with all members present voting Aye.

Consider appointment to the Planning Commission to fill the unexpired term of Santos Garza through December 31, 2025.

With Mr. Garza's resignation, the Planning Commission now has six (6) members. According to the Alvin Code of Ordinances, the Planning Commission is required to have (7) members. Current members on the Planning Commission are: Abrin Brooks, Ashley Davis, Jason Jones, Scott Loy, Clennon Mitchell, and Samuel Washington. Staff reviewed the notes from the Board and Commission interviews held in December 2024. Despite listing the Planning Commission as their first choice of service, some of the individuals below were appointed to their subsequent choices due to the lack of vacancies on the Planning Commission at that time, and some were not appointed to any board or commission.

- **Quenton Bernhardt***
- **Larry Davidson** (newly appointed to TIRZ 1)*
- **Jeffrey Foley** (newly appointed to Civil Service Commission)*
- **Monica Logsdon***
- **Adam Arendell***

All listed applicants were contacted, and each has confirmed their desire to be considered for appointment on the Planning Commission.

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with explanation.

Council member Garivey moved to appoint Adam Arendell to the Planning Commission to fill the unexpired

term of Santos Garza through December 31, 2025. Seconded by Council member Vaughn; 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.

No items were requested by any Council members to be placed on the upcoming agenda.

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 Members Vaughn and Starkey expressed their condolences on the recent passing of Mrs. Dewitt.

Mayor Adame announced the Alvin Noon Lions Club Casino Night Fundraiser on Friday, February 21, 2025, at Alvin Community College.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:18 p.m.

PASSED and APPROVED the 6th of March 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary