

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, APRIL 3, 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, 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; Shana Church, Assistant City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Pastor Kenny Carter with First Methodist Alvin Church 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

Proclamation - Crime Victim's Rights Week - April 6-12, 2025.

Mayor Adame proclaimed the week of April 6-12, 2025, as Crime Victims' Rights Week and formally issued the proclamation to Maribel Cooper, Crime Victims Liaison Officer, and recipients in attendance.

Proclamation - Telecommunications Week – April 13-19, 2025.

Mayor Adame proclaimed the week of April 13-19, 2025, as Public Safety Telecommunicators Week and formally issued the proclamation to members of Alvin Police Department Dispatch staff members in attendance.

Economic Development Departmental Presentation.

Paul Chavez, Economic Development Director, delivered the annual departmental update of the Economic Development Department.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

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

Consider the cancelation of April 17, 2025, City Council Meeting.

City Offices will be closed on Thursday, April 17, 2025, in observance of Good Friday.

Proclaim the month of April 2025 as Fair Housing Month in the City of Alvin, Texas.

This proclamation is included under the Consent Agenda, as it will not be formally presented during the City Council meeting. It is a requirement of Brazoria County for eligibility under the Community Development Block Grant (CDBG) program. Staff recommends proclaiming April 2025 as Fair Housing Month in the City of Alvin, as requested.

Consider authorizing the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2025 season.

This is an annual request for authorization from the Brazoria County Mosquito Control District for the continuance of aerial spraying over the City of Alvin. The spraying is performed during massive outbreaks of mosquitoes (typically in summer and fall months) by the contracted aerial sprayer. The County will put out notifications through their respective social media accounts and other means available. The flying schedule depends heavily upon the landing-rate counts, weather and wind conditions. As a result of the variables listed, the County is unable to give notice of the specific flying time in advance. Aerial spraying has proven to be an effective measure for mosquito control in Brazoria County. More information can be obtained by calling the Brazoria County Mosquito Control Office at 979-864-1532 or by visiting: www.brazoriacountytx.gov Residents can also submit spray requests by calling their office, or by visiting the website listed above. Staff recommends approval.

Consider an Interlocal Agreement between the City of Alvin and the Rosharon Volunteer Fire Department for fire protection services for the Preservation Creek Subdivision Development Area through December 31, 2025, for an amount not to exceed \$12,000.00; and authorize the Mayor to sign the Agreement upon legal review.

The Rosharon Volunteer Fire Department has agreed to assist the City in providing fire protection to the Preservation Creek Development Area. 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 term of the agreement is for 12 months (from 1/1/2025 through 12/31/2025) and may be renewed annually. The Rosharon VFD has approved and signed the agreement. Staff recommends approval.

Consider Resolution 25-R-07, suspending the April 19, 2025, effective date of the proposal by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas Geographic Rate Areas, to implement interim GRIP rate adjustments for gas utility investment in 2024; and requiring delivery of this Resolution to the Company and to legal counsel.

The City is a gas utility customer of CenterPoint and a regulatory authority with an interest in the rates and charges of CenterPoint. The City is authorized to protect the interests of the City and CenterPoint customers residing in the City. For cities in the Houston, Texas Coast, South Texas, and Beaumont/East Texas Geographic Rate Areas, the group in which Alvin is, the Company is seeking recovery of \$654,119,475 in invested capital. The current filing will increase rates to residential customers by \$2.88 per month. This will increase the current residential customer charge from \$19.50 to \$22.38 per month. Increases are currently scheduled to go into effect on May 3.

Under the gas reliability infrastructure program ("GRIP") statute, cities may not challenge the Company's request. The only action a city may take is to suspend the effective date of the rate increase by 45 days. The annual gas reliability infrastructure program ("GRIP") is designed for the utility to recover its incremental costs related to the capital investments it made during the previous year. The courts have ruled that the only action cities can do in a GRIP case is to administratively determine whether the filing complies with the statutory explanation of how a GRIP filing is to be prepared. A city cannot challenge the reasonableness of any investment, or consider whether increasing revenues and declining expenses would offset the rate implication from increased capital investment. Cities also cannot recover any rate case expenses from the utility. The legislature and the courts have reasoned that GRIP rate increases are temporary rates and subject to refund when the Company files a traditional rate case after five years of rate increases. Staff recommends approval of the Resolution suspending the April 19, 2025, effective date of the interim rate adjustments.

Consider Resolution 25-R-08, a multi-year agreement with the Texas Department of Transportation for the temporary closure of a portion of Business 35 (Gordon Street) for the Home for the Holidays Parade; authorizing the Mayor to sign the agreement upon legal review; and setting forth other provisions related thereto.

The Texas Department of Transportation requires an agreement with the City of Alvin for the temporary closure of a portion of Gordon Street / Business 35 for the annual Home for the Holidays Parade. This is a multi-year Agreement, not to exceed 5 consecutive years. This Resolution continues to support the City's intention of temporarily closing a portion of Gordon Street for the parade. City staff will continue to send a letter of intent and proof of insurance to TxDOT annually ahead of the scheduled Home for the Holidays Parade. Previous Resolution 20-R-02 was adopted by City Council on January 16, 2020, upon submittal of the initial multi-year application, which is set to expire this year. Staff recommends approval of Resolution 25-R-08.

Consider Resolution 25-R-09, a multi-year agreement with the Texas Department of Transportation for the temporary closure of a portion of Business 35 (Gordon Street) for the Frontier Day Parade; authorizing the Mayor to sign the agreement upon legal review; and setting forth other provisions related thereto.

The Frontier Day parade is located on a portion of Gordon Street / Business 35, and the Texas Department of Transportation requires the City of Alvin to submit an agreement for the temporary closure of a portion of Gordon Street / Business 35 for the annual Frontier Day Parade. This is a multi-year agreement, not to exceed 5 consecutive years. This Resolution continues to support the City's

intention of temporarily closing a portion of Gordon Street for the parade. City staff will continue to send a letter of intent and proof of insurance to TxDOT annually ahead of the scheduled Frontier Day Parade. Previous resolution 20-R-01 was adopted by City Council on January 16, 2020, upon submittal of the initial multi-year application, which is set to expire this year. Staff recommends approval of Resolution 25-R-09.

Consider an award of bid to Reddico Construction Company, Inc., for the Lift Station 23 Expansion and Elimination of Lift Stations 1, 15, 16, and 43 Project in the amount of \$34,907,604; and authorize the City Manager to sign the contract upon legal review.

On March 18, 2025, bids were opened for the Lift Station 23 Expansion and Elimination of Lift Stations 1, 15, 16, and 43 Project, and Reddico Construction Company, Inc. was the qualified low bidder. LJA Engineering, the City's consultant that designed the project, reviewed all bids that were received and has recommended Reddico Construction Company, Inc. for this project.

Contract Amount:	\$ 33,245,337	(Base Bid, Supplementary, and Allowance Items).
5% Contingency:	\$ 1,662,267	
Total Amount:	\$34,907,604	

This project consists of the expansion of Lift Station #23 from a firm pumping capacity of 2.02 Million Gallons Daily (MGD) to a firm pumping capacity of 9 MGD and elimination of lift stations 1, 15, 16, and 43. The project also includes the replacement of approximately 5,000 linear feet of 24-inch sanitary sewer force main along Bypass 35, approximately 23,000 linear feet of gravity sanitary sewer ranging in size from 30-inch to 15-inch, and the rehabilitation of approximately 1,800 linear feet of 30-inch gravity main along Bypass 35 and 1,300 linear feet of 12-inch gravity main along Gordon Street. In addition, Steele Road will be replaced as a concrete roadway due to the gravity sanitary main having to be placed under the pavement. These improvements were based on recommendations in the 2015 Utility Master Plan by Freese and Nichols, Inc. that was approved by City Council on March 3, 2016. The construction of this project will be funded by 2020, 2021, 2022, and 2023 Water and Sewer Revenue Bonds. The project is scheduled to start in May 2025 and has a construction time of 510 calendar days.

Consider an award of bid to Ballew Construction, LLC, for the 2025 Victory Lane and Clifford Street Asphalt and Drainage Project in the amount of \$1,696,028.99; and authorize the City Manager to sign the contract upon legal review.

On March 25, 2025, bids were opened for the 2025 Victory Lane and Clifford Street Asphalt and Drainage Project (B-25-08), and Ballew Construction, LLC was the qualified bidder. Daniel Scott Engineering, the City's consultant that designed the project, reviewed the bid that was received and has recommended Ballew Construction, LLC for this project.

Contract Amount:	\$1,615,265.99
5% Contingency:	\$ 80,763
Total Amount:	\$1,696,028.99

The 2025 Victory Lane and Clifford Street Asphalt and Drainage Project consists of the total replacement of the asphalt pavement along Victory Lane from FM 528 to Clifford Street, Clifford Street from Victory Lane to the bridge over the D-4 Ditch, and Victory Lane from N. Gordon to Bypass 35. It is anticipated that construction of this project will start in May 2025 and has a construction time of 120 calendar days. Funding for this project is budgeted in the Sales Tax Street Fund. Staff recommends approval.

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

OTHER BUSINESS

Consider Ordinance 25-G, amending Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article III. Minimum Requirements for Subdivision and/or Resubdivision; providing for penalties; providing for severability; and setting forth other provisions related thereto.

This Ordinance is amending Chapter 21, Subdivision and Property Development, of the City of Alvin Code of Ordinances. The proposed changes were discussed and recommended (unanimously) by the City Planning Commission at their meetings on February 18, 2025, and March 18, 2025. The changes in summary are:

- *Sec 21-33(e)- Changing the number of required access points in a subdivision. A minimum of two separate access points will be required for subdivisions with more than 150 dwelling units. Currently, the ordinance requires a minimum of two access points for a subdivision, but allows for a boulevard (roadway with at least two lanes in each direction separated by a median) entrance to count as two points of access regardless of the size of the subdivision. This amendment would*

limit the number of dwelling units in a subdivision to 150 where only one boulevard access point (entrance) is proposed. Once the development exceeds 150 dwelling units then two separate access points would be required.

The Subdivision Ordinance defines Access Point as a means of vehicular approach, entry to, or exit from property. The Planning Commission has recommended this ordinance amendment to prevent large subdivisions with only one access point, like Mustang Crossing, from being developed. This change would provide better access to large subdivisions and help with traffic safety. Staff recommends approval of Ordinance 25-G.

Shana Church, Assistant City Engineer, presented this item before City Council with explanation.

Council member Moore moved to approve Ordinance 25-G, amending Chapter 21, Subdivisions and Property Development, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article III. Minimum Requirements for Subdivision and/or Resubdivision; providing for penalties; providing for severability; and setting forth other provisions related thereto. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider Ordinance 25-H, amending Chapter 5, Buildings, of the Code of Ordinances, City of Alvin, Texas, to adopt the 2024 International Building, Swimming Pool and Spa, Residential, Plumbing, Mechanical, Fuel Gas, Energy Conservation, Existing Building, and Property Maintenance Codes, each as published by the International Code Council, Inc.; providing certain amendments and deletions to said standard codes; providing a penalty of an amount not to exceed \$2,000 for each violation of any provision hereof; and providing a repealer clause, a severability clause, a savings clause, and an effective date.

Ordinance 25-H amends Chapter 5 Buildings of the City of Alvin Code of Ordinances by adopting the 2024 International Codes with related City Staff recommended amendments and deletions to the codes as appropriate. Periodic adoption of a more current code addition helps to maintain the usefulness of the code by keeping up with current technology and terminology. Adoption of newer codes also keeps the City compliant with the Building Code Effectiveness Grading Schedule (BCEGS) which is a factor used by the Insurance Services Office (ISO) to determine the City's ISO rating. The City's current BCEGS rating is 4 out of 10 (with 1 being superior) for both residential and commercial properties. This adoption will also provide the most current life safety applications with respect to construction, occupancy, use and maintenance of buildings and structures in the City of Alvin. Staff recommends approval of Ordinance 25-H.

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

Council member Starkey moved to approve Ordinance 25-H, amending Chapter 5, Buildings, of the Code of Ordinances, City of Alvin, Texas, to adopt the 2024 International Building, Swimming Pool and Spa, Residential, Plumbing, Mechanical, Fuel Gas, Energy Conservation, Existing Building, and Property Maintenance Codes, each as published by the International Code Council, Inc.; providing certain amendments and deletions to said standard codes; providing a penalty of an amount not to exceed \$2,000 for each violation of any provision hereof; and providing a repealer clause, a severability clause, a savings clause, and an effective date. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Ordinance 25-I, amending Chapter 8, Electricity, of the Code of Ordinances, City of Alvin, Texas, providing for the adoption of the 2023 National Electrical Code as published by the National Fire Protection Association; providing certain amendments and deletions to said standard code; providing for a severability clause; providing for a penalty; providing for publication; providing for a savings clause; providing an effective date, and setting forth other provisions related thereto.

Ordinance 25-I Amends Chapter 8 Electricity of the City of Alvin Code of Ordinances by adopting the 2023 National Electrical Code with related city staff recommended amendments and deletions to the code as appropriate. The most recent electrical code adoption occurred in May 2019 with the adoption of the 2017 National Electrical Code.

Periodic adoption of a more current code addition helps to maintain the usefulness of the code by keeping up with current technology and terminology. Adoption of newer codes also keeps the City compliant with the Building Code Effectiveness Grading Schedule (BCEGS) which is a factor used by the Insurance Services Office (ISO) to determine the City's ISO rating. The City's current BCEGS rating is 4 out of 10 (with 1 being superior) for both residential and commercial properties. This adoption will also provide the most current life safety applications with regards to the installation of electricity to buildings and structures in the City of Alvin. Staff recommends approval of Ordinance 25-I.

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

Council member Moore moved to approve Ordinance 25-I, amending Chapter 8, Electricity, of the Code of Ordinances, City of Alvin, Texas, providing the adoption of the 2023 National Electrical Code as published by the National Fire Protection Association; providing certain amendments and deletions to said standard code; providing for a severability clause; providing for a penalty; providing for publication; providing for a savings clause; providing an effective date, and setting forth other provisions related thereto. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider Ordinance 25-J, amending Chapter 17, Plumbing, of the Code of Ordinances, City of Alvin, Texas, providing for the reference to the adoption of the 2024 International Plumbing Code as published, with certain amendments and deletions; providing for a severability clause; providing for a penalty; providing for publication; providing for a savings clause; providing an effective date, and setting forth other provisions related thereto.

Ordinance 25-J amends Chapter 17 Plumbing, of the City of Alvin Code of Ordinances by referencing the adoption of the 2024 International Plumbing Code with related City Staff recommended amendments and deletions. This Ordinance revises Chapter 17 Plumbing so that it does not conflict with the information in Chapter 5 Buildings relating to the adoption of the Plumbing Code.

Periodic adoption of a more current code addition helps to maintain the usefulness of the code by keeping up with current technology and terminology. Adoption of newer codes also keeps the City compliant with the Building Code Effectiveness Grading Schedule (BCEGS) which is a factor used by the Insurance Services Office (ISO) to determine the City's ISO rating. The City's current BCEGS rating is 4 out of 10 (with 1 being superior) for both residential and commercial properties. Staff recommends approval of Ordinance 25-J.

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

Council member Garivey moved to approve Ordinance 25-J, amending Chapter 17, Plumbing, of the Code of Ordinances, City of Alvin, Texas, providing the reference to the adoption of the 2024 International Plumbing Code as published with certain amendments and deletions; providing for a severability clause; providing for a penalty; providing for publication; providing for a savings clause; providing an effective date, and setting forth other provisions related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye.

Discuss and consider increasing City Council compensation (Garivey).

This item was placed on the agenda for discussion at the request of Council Member Garivey with the Mayor's authorization. Staff has researched council compensation in surrounding cities, and the findings are provided in the attached spreadsheet.

Council Member Garivey introduced the item, noting that City Council compensation has not been updated since 2006 and expressed that he would like to discuss with members of City Council their thoughts on revising such compensation. Council Member Vela supported the proposal, citing research on compensation in comparable cities. He recommended setting Council member compensation at \$1,500 per month and the Mayor's at \$3,000 per month, given the responsibilities of the roles alongside full-time employment. Council Member Castro opposed the idea, stating that any increase in Council compensation should be decided by voters, emphasizing that no other city employee has the authority to approve their own raise. Council Member Vela acknowledged this point, adding that the public discussion serves to invite citizen input. Council Member DeKeyser also expressed opposition to increasing compensation. Council Member Starkey suggested the matter be presented as a charter amendment for voter consideration. Council Member Moore agreed, supporting a voter decision and recommending any approved amount be tied to a cost-of-living adjustment. Mayor Adame concurred, emphasizing that any increase should be determined by a vote of the people. The Council also discussed compensation structures in neighboring cities and potential mechanisms for implementing similar changes. There was consensus to consider including Council compensation in the next Charter Review Commission's list of proposed amendments.

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 DeKeyzer requested the formation of an Ordinance Review Board or Commission, similar to a Charter Review Commission, to review the current Code of Ordinances. She stated it doesn't need to be on the very next Council agenda but soon thereafter.

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 that hurricane season is almost here and to begin preparing.

EXECUTIVE SESSION

Mayor Adame called for executive session at 8:15 p.m. in accordance with the following:

Section 551.074 of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 8:47 p.m.

ADJOURNMENT

Mayor Adame adjourned the meeting at 8:47 p.m.

PASSED and APPROVED the 1st of May 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary