

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, MAY 1, 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; Councilmembers: 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; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; Kendall Hunting, Fire Chief, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Ray Jensen with Calvary Chapel gave the invocation. Council member Starkey led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Proclamation - Police Week - May 11-17, 2025.

Mayor Adame proclaimed May 11-17, 2025 as Police Week and formally issued the proclamation to members of the Alvin Police Department in attendance.

Proclamation - Richard Klapper Day (Keep Alvin Beautiful) - May 2, 2025.

Mayor Adame proclaimed Friday, May 2, 2025, as Richard Klapper Day and formally issued the proclamation to Mr. Klapper and members of Keep Alvin Beautiful in attendance.

Proclamation - Motorcycle Safety Awareness Month - May 2025.

Mayor Adame proclaimed May 2025 as Motorcycle Safety Awareness Month and formally issued the proclamation to members of Warriors Bikers 4 Charity in attendance.

Proclamation - The 2nd Annual Sound of Alvin Music Weekend, May 23-24, 2025.

Mayor Adame proclaimed May 23-24, 2025, as the 2nd Annual Sound of Alvin Music Weekend and formally issued the proclamation to members of Alvin Opry House in attendance.

PUBLIC COMMENT

Athlyn Roberts, Communications Manager, introduced Courtney Landers, the new Tourism and Marketing Officer.

T'Liza Kiel presented comments regarding her candidacy for the Alvin Independent School District Board of Trustees Position 5.

Brian Roberts presented comments regarding his candidacy for the Alvin Independent School District Board of Trustees Position 4.

CONSENT AGENDA

Consider approval of the April 3, 2025, City Council Workshop meeting minutes.

Consider approval of the April 3, 2025, City Council meeting minutes.

Consider approval of the April 15, 2025, City Council Workshop meeting minutes.

Consider Ordinance 25-K, amending Chapter 9, Fire Prevention and Protection, of the Code of Ordinances, City of Alvin, Texas, providing for the adoption of the 2024 International Fire 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-K amends Chapter 9, Fire Prevention and Protection, of the City of Alvin Code of Ordinances by adopting the 2024 International Fire Code with staff-recommended amendments and deletions to reflect local needs and practices. This update helps the City remain relevant by reflecting advancements in technology, updated terminology, and current industry standards, while also supporting the City's ISO rating and streamlining the code by removing outdated provisions.

Consider Addendum No. 3 for a one (1) year renewal agreement with American Janitorial Services LTD, for janitorial services of City-owned buildings and park restrooms, in the amount of \$220,340.40; and authorize the City Manager to sign the Addendum upon legal review.

This agreement with American Janitorial Services LTD was initially approved in the amount of \$140,976.00 by City Council on April 21, 2022, utilizing the public bid process, Bid # B-22-04. Addendum No. 1 was the first of up to three one-year renewal options, which began October 1, 2023, and ended September 30, 2024. Amendment No. 1, adding the new Recreation Center, was approved by City Council on February 1, 2024, for an amount not to exceed \$38,456 for janitorial service from March 1 through September 30, 2024. Addendum No. 2 is the second of up to three one-year renewal options and includes the full year of janitorial service (\$77,204.00) at the Recreation Center location, which began October 1, 2024, and ends September 30, 2025. Addendum No. 3 is the third and final one-year renewal option and has no increase in pricing, which will begin on October 1, 2025, and end on September 30, 2026.

Service Year	Proposal
FY26 (3rd one-year renewal option - Addendum 3)	\$220,340.40
FY25 (2nd one-year renewal option - Addendum 2)	\$220,340.40
FY24 (1st one-year renewal option - Addendum 1)	\$143,136 + \$38,456 = \$181,592
FY23 (Initial Award)	\$140,976

Staff recommends approval of Addendum No.3 as allowed in the Janitorial Services agreement in the amount of \$220,340.40 with American Janitorial Services as their performance continues to provide good value to the City of Alvin.

Consider Addendum No. 3 for a one (1) year renewal agreement with The Brandt Companies, LLC, for HVAC preventative maintenance services of City-owned buildings, in the amount of \$113,256; and authorize the City Manager to sign the Addendum upon legal review.

The agreement with the Brandt Companies, LLC, was initially approved in fiscal year 2022 in the amount of \$10,437 for two (2) months -- August and September 2022; and \$84,667 for the first full year of service from October 1, 2022, through September 30, 2023.

Addendum No. 1 was the first of three one (1) year renewal options with an annual cost of \$84,667 beginning October 1, 2023, and ending September 30, 2024. Within the same year, Amendment 1 added the new Recreation Center and was approved by City Council on February 1, 2024, for an amount of \$15,489, with service at that location from March 1 through September 30, 2024.

Addendum No. 2 was the second of three one (1) year renewal options with an annual cost of \$87,207, which includes a 3% price increase from the prior year and first full year of service at the Recreation Center for a cost of \$22,751 beginning October 1, 2024, and ending September 30, 2025.

Addendum No. 3 is the third and final one (1) year annual renewal option with an annual cost of \$113,256, which includes a 3% price increase from the prior year. Per the agreement, "This contract is subject to a price revision upon the renewal date. The revision will be based on the current Consumer Price Index (CPI)".

Service Year	Proposal
FY26 (3rd and final one-year renewal, Addendum 3 incl 3% inc)	\$113,256 = (\$109,958 + \$3,298)
FY25 (2nd one-year renewal, Addendum 2 incl 3% inc + 1st full year PM service @ Rec Center)	\$109,958 = (\$87,207 + \$22,751)
FY24 (1st one-year renewal, Addendum 1 + Amendment 1 adding Rec Center)	\$100,156 = (\$84,667 + \$15,489)

FY23 (1st full year of service)	\$84,667
FY22 (Initial Award, 2 months of service)	\$10,437

HVAC equipment repair and replacement services provided by The Brandt Companies, LLC, are utilized on an "as-needed" basis with all costs pre-priced with "not to exceed" pricing already established by the Choice Partners cooperative purchasing network, Contract # PU19500.

Advantages of using Choice Partners Cooperative Purchasing Network:

- 1.) Fast Track procurement process
- 2.) Lower procurement process
- 3.) Fewer change orders and claims
- 4.) Competitively bid local pricing in lump sum proposal
- 5.) Ability to accomplish a substantial number of individual projects with competitively bid contracts
- 6.) Oversight through Choice Partners, which audits the accuracy of all job order contract proposals

Staff recommends approval as their performance continues to provide good value to the City of Alvin.

Consider Addendum No. 1 for a one (1) year renewal agreement with Landscape Professionals of Texas for lawn services through public bid process B-24-05 containing select City-owned and State Right of Way property, including parkland, lift stations, water wells, and various building grounds, in the amount of \$265,671; and authorize the City Manager to sign the agreement upon legal review.

The agreement with Landscape Professionals of Texas was originally approved for an amount of \$265,671 by City Council on September 19, 2024, utilizing public bid process, Bid #B-24-05, beginning October 1, 2024, and set to end September 30, 2025. Addendum No. 1 is the first of up to three one (1) year renewal options, which would begin October 1, 2025, and end September 30, 2026.

Service Year	Proposal
FY26 (1st one-year renewal option - Addendum 1)	\$265,671
FY25 (Initial Award)	\$265,671

Staff recommends approval of addendum No. 1 allowed in the manicured mowing agreement in the amount of \$265,671, with Landscape Professionals of Texas as their performance continues to provide good value to the City of Alvin.

Consider Addendum No. 1 for a one (1) year renewal agreement with Landscape Professionals of Texas for lawn services through public bid process B-24-06 containing select parkland and other City-owned property and Gordon Street Bridge, in the amount of \$68,100; and authorize the City Manager to sign the agreement upon legal review.

This second agreement with Landscape Professionals of Texas was initially approved for an amount of \$68,100 by City Council on September 19, 2024, utilizing public bid process, Bid #B-24-05, beginning October 1, 2024, and set to end September 30, 2025. Addendum No. 1 is the first of up to three one (1) year renewal options, which would begin October 1, 2025, and end September 30, 2026.

Service Year	Proposal B-24-06
FY26 (1st one-year renewal option - Addendum 1)	\$68,100
FY25 (Initial Award)	\$68,100

This second agreement was originally created to meet the demand for increased manicured mowing frequency while reducing in-house mowing expenses.

Staff recommends approval of addendum No. 1 allowed in the manicured mowing agreement in the amount of \$68,100, with Landscape Professionals of Texas as their performance continues to provide good value to the City of Alvin.

Consider Addendum No. 2 for a one (1) year renewal agreement with Horticare Landscape Management for landscape maintenance services for flowerbeds of City-owned buildings, parks, and other City property and rights-of-way, in the amount of \$82,772; and authorize the City Manager to sign the Addendum upon legal review.

The agreement was originally approved for the amount of \$82,772.00 with Horticare Landscape Management by City Council on August 3, 2023, utilizing public request for pricing, RFP 23-04. The first year of service began August 3, 2023, and ended September 30, 2024. Addendum No.1 was the first of up to three one (1) year renewal options approved by City Council on May 2, 2024, which began October 1, 2024, and will end September 30, 2025. Addendum No. 2 is the second of up to three one (1) year renewal options, which would begin September 1, 2025, and end September 30, 2026.

Service Year	Proposal RFP 23-04
FY26 (2nd one-year renewal option - Addendum 2)	\$82,772.00

FY25 (1st one-year renewal option - Addendum 1)	\$82,772.00
FY24 (Initial Award)	\$82,772.00

Staff recommends approval of Addendum No. 2 with Horticare Landscape Management for landscape maintenance services as their performance continues to provide good value to the City of Alvin.

Consider an agreement with Facilities Sources for foundation repair of the City-owned building located at 800 Dyche Lane (Public Service Facility #2) through the BuyBoard interlocal purchasing system, in the amount of \$80,170; and authorize the City Manager to sign related documents upon legal review.

The existing concrete foundation at 800 Dyche Lane (Public Service Facility #2) is uneven, causing cracks in some interior walls. The proposal from Facilities Sources includes the installation of twelve (12) pressed concrete piles around the perimeter of the existing building. The installation will include saw-cutting and demolition of the existing concrete sidewalk and driveway, excavation of all pier locations, and installation of pier sections, blocks, and shims as needed to level the existing slab. It will also involve backfilling the excavated areas with proper compaction, installing new concrete to match the existing sidewalk and driveway thickness, and providing foam injection by drilling the existing slab on a 4-foot grid throughout the injection process. The Proposal also includes hydronic testing of existing plumbing systems prior to and after completion, with an allowance of up to \$7,500 for plumbing investigation / repairs required after completion of work. The price includes \$75,631.92 quote + \$4,538.08 (6% contingency) = \$80,170.00.

Funds for this project were approved by the City Council in the Facility Maintenance Fund - Buildings and Property account in the Fiscal Year 2025 Budget.

Staff recommends approval of the agreement with Facilities Sources.

Consider a contract between the City of Alvin and the Texas General Land Office (GLO) for Community Development Block Grant Mitigation (CDBG-MIT) Program funding in the amount of \$6,000,500 under GLO Contract No. 24-065-151-F010, for the Durant Street Drainage and M-1 Crossing Improvements Project, and authorize the Mayor to sign the contract upon legal review.

The City of Alvin has been awarded \$6,000,500 in grant funding through the Texas General Land Office (GLO) under the Community Development Block Grant Mitigation (CDBG-MIT) Program, as part of the Regional Mitigation Program. This funding, secured through GLO Contract No. 24-065-151-F010, will support the Durant Street Drainage Improvements and M-1 Crossing Improvements—projects identified in the 2011 M-1 Watershed Study and the City's 2020 Hazard Mitigation Plan Update.

These infrastructure improvements were prioritized based on engineering analysis, community feedback, and vulnerability assessments focused on flood-prone areas. Specifically, the projects will:

- Replace approximately 2,000 linear feet of storm sewer and pavement on Durant Street, including sidewalks and reinforced concrete box (RCB) lateral connections.
- Replace approximately 660 linear feet of culverts at the M-1 crossing at West South Street.

The upgrades aim to mitigate flooding, improve storm water flow, and provide safer evacuation and emergency access. The improvements are expected to increase Alvin's resilience against future storms and reduce the financial impact of disasters on local infrastructure and residents.

Upon contract execution, the City will initiate environmental review and engineering design (approx. 7 months), followed by public bidding and construction (estimated 11–14 months). The project will be completed in accordance with federal procurement and reporting guidelines.

GrantWorks, the City's grant administrator for this project, supports the contract as written. Staff recommends approval.

Consider a final plat of Preservation Creek Phase 1, Section 1 (located along the south side of Farm to Market 1462 1.0 mile east of the SH-288 intersection), being a Planned Unit Development of 29.86 acres containing 40 lots, 6 reserves and 2 blocks, situated in the C.M. Hays Survey, Abstract 534, City of Alvin, Brazoria County, Texas.

On January 23, 2025, the Engineering Department received the final plat of Preservation Creek Phase 1, Section 1 for review. The property is located along the south side of Farm to Market 1462 (1.0 mile east of the SH-288 intersection), being a Planned Unit Development of 29.86 acres containing 40 lots, 6 reserves and 2 blocks, and complies with the Preservation Creek Development Agreement (Ordinance 23-O) and the master preliminary plat previously approved by City Council.

The City Planning Commission approved the plat unanimously at their meeting on April 15, 2025.

Staff recommends approval of the final plat.

Acknowledge receipt of the Quarterly Investment Report as of March 31, 2025.

The City Charter, along with Texas Government Code 2256.023, requires that the investment officer present to the governing body not less than a quarterly written report on the investment transactions of the City. Chapter 2256 is also referred to as the Public Funds Investment Act and guides investment officers on how to create and modify policies relating to investments, implement internal controls, incorporate ethics, find suitable investment options, complete training and create or present reports including pertinent financial investment data. Attached is the quarterly investment report for the period ending March 31, 2025.

The City's investment portfolio as of March 31, 2025, totaled \$135,508,656.68. In summary:

- \$97,025,969.10 in the investment pool options
- \$38,482,687.58 in the bank depository accounts
- \$1,123,831.62 in interest earned during the quarter
- The City's average yield for the quarter was 3.7697% while the City's benchmark rate (i.e. 90-day T-Bill) would be between 4.2084% - 4.3093%

Acknowledge receipt of the Fiscal Year 2025 Capital Improvement Program Quarterly Report.

Staff continues to carry out actions on budgeted projects as defined in the 2025 Capital Improvement Program (CIP). This report is an update as to the progress of each project year to date.

Council member Garivey 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

Discuss and consider Resolution 25-R-10, adopting the Alvin Public Art Program (APAP) to enhance community beautification and to support the integration of public art into the community; and setting forth other provisions related thereto.

The Alvin Public Art Program (APAP), attached as Exhibit A in Resolution 25-R-10, establishes a formal framework for promoting, supporting, and implementing public art projects throughout the City of Alvin. The program is intended to enhance community beautification, foster public engagement, and support creative placemaking by integrating public art into City spaces.

Alvin's commitment to public art is already visible through several installations across the city, including a series of murals featured in the "Art Walk" program promoted by the Alvin Convention and Visitors Bureau (CVB). Additionally, decorative art tiles at the Alvin Public Library, and sculptured trees at various city parks/ facilities further reflect the City's ongoing efforts to incorporate artistic elements into public spaces and celebrate local creativity.

The APAP outlines project goals, types of public art, community collaboration opportunities, and strategies for implementation and funding. It also sets forth the creation of a Public Art Committee, which will be appointed and overseen by City staff, to help guide project selection and policy development. Membership will be open to residents, artists, business owners, and other stakeholders who express an interest in contributing to the City's public art efforts.

All public art projects implemented under the APAP will be coordinated and overseen by the Alvin Convention and Visitors Bureau (CVB) department, which will also serve as the primary point of contact for program management and project coordination.

There is no direct fiscal impact associated with adoption of the APAP. Any future projects, funding sources, or expenditures will be brought forward through the annual budget process. The program is designed to be flexible and scalable, allowing staff to pursue partnerships, grants, and community-driven projects, including potential collaborations with Alvin ISD and local nonprofits and businesses.

This Resolution serves as a foundational step in the City's broader public art efforts and is a precursor to the Alvin Art Traffic Box Installation Program, which will be presented as a separate item on this agenda. Adoption of the APAP will guide the implementation of that initiative and future public art projects Citywide.

Staff recommends approval of Resolution 25-R-10.

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

Council member Garivey moved to approve Resolution 25-R-10, adopting the Alvin Public Art Program (APAP) to enhance community beautification and to support the integration of public art into the community; and setting forth other provisions related thereto. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Discuss and consider Resolution 25-R-11, adopting the Traffic Control Box Wrapping/Painting Program as an official component of the Alvin Public Art Program (APAP); and setting forth other related matters thereto.

This Resolution formally adopts the Traffic Control Box Wrapping Program as an official component of the Alvin Public Art Program (APAP). This initiative seeks to transform select traffic control boxes throughout the City into vibrant works of public art through high-quality vinyl wraps featuring

original artwork by local and regional artists. This program is identified as an action step in the City's Strategic Plan.

The program supports the City's beautification efforts, enhances civic pride, and fosters creative placemaking by engaging the community in meaningful artistic expression. As outlined in the program document (Exhibit A), the initiative includes criteria for artist eligibility, a selection and approval process, technical requirements, maintenance responsibilities, and funding options through partnerships with Keep Alvin Beautiful, community sponsorships, and the City.

An official Request for Proposals (RFP) will be issued, inviting artists to submit original designs for the beautification of traffic control boxes throughout the City of Alvin. All submissions must adhere to the criteria set forth by the Alvin Public Art Committee (APAC) to ensure alignment with the City's vision and public art standards. The APAC will review and recommend proposals, with final approval granted by the City Manager or their designee to facilitate timely implementation.

Designs intended for traffic boxes owned by the Texas Department of Transportation (TxDOT) will require separate approval from TxDOT prior to installation.

There are approximately twenty-four (24) traffic control boxes owned by TxDOT and six (6) boxes owned by the City of Alvin identified as potential candidates for artwork installation. Designs intended for TxDOT-owned boxes will require separate approval from TxDOT prior to installation.

The estimated cost to wrap a standard traffic control box is approximately \$2,500-\$3,000 per box, which includes professional design layout, high-quality UV-resistant vinyl printing, and installation. This cost may vary depending on box size and location. Funding for this program will be provided through a collaborative effort involving Keep Alvin Beautiful, the City of Alvin, and community sponsorships. No ongoing obligation of City funds is created by adoption of the program; individual projects will be evaluated and presented as needed for future consideration. The CVB budget includes funding for public art initiatives, which may be combined with contributions from Keep Alvin Beautiful (KAB) and other sponsorships to maximize project impact.

Keep Alvin Beautiful has reviewed the contents of this document/program.

Staff recommends approval of Resolution 25-R-11.

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

Council member DeKeyzer moved to approve Resolution 25-R-11, adopting the Traffic Control Box Wrapping Program as an official component of the Alvin Public Art Program (APAP); and setting forth other related matters thereto. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider the purchase of 30 Mobile Computer Terminals (MCTs) for the Police Department for the amount of \$157,831.89, and authorize the City Manager to sign the purchase upon legal review.

In March 2025, the new Motorola PremierOne CAD/RMS system (Computer-Aided Dispatch/Records Management System) went live, revealing that our current MCTs (Mobile Computer Terminal) are outdated and lack the CPU (Central Processing Unit) and RAM (Random Access Memory) capacity to effectively support the more robust system. Although the MCTs initially met minimum requirements of the upgrade process two years ago, increased demands—such as integrated Automated License Plate Reading (ALPR) functions in all in-car cameras and enhanced security updates—have since pushed them to their limits. Additionally, Microsoft will end Windows 10 security updates in October 2025, rendering the current MCTs non-compliant with CJIS (Criminal Justice Information Services) requirements. The attached Technical/Financial Justification from Chief Information Technology Officer, Nick Newell, provides further detail on the system limitations and the urgent need for replacement. This was not a budgeted item, but will be funded out of the General Capital Projects Fund, and purchased through the NCPA (National Cooperative Purchasing Alliance) under contract # NCPA 01-070.

Staff recommends approval of the purchase of 30 new MCT units for the Police Department.

Police Chief Lee presented this item before City Council with explanation.

Council member Castro moved to approve purchase of 30 Mobile Computer Terminals (MCTs) for the Police Department for the amount of \$157,831.89 and authorize the City Manager to sign the purchase upon legal review. Seconded by Council member DeKeyzer; 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 member Garivey mentioned that next week is Municipal Clerks Week and thanked Dixie Roberts for all that she does for Council and the City of Alvin.

Council member Starkey stated that, as this was his last official meeting of the Alvin City Council, he has been honored to serve over the past nine years.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:48 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 9:00 p.m.

Consider and take appropriate action, if any, regarding the employment contract of the City Attorney.

Council member Castro moved to approve the City Attorney's contract as presented; Seconded by Council member Vaughn; motion to approve carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 9:01 p.m.

PASSED and APPROVED the 15th of May 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary