

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, JUNE 5, 2025
5:30 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 5:30 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Meagan DeKeyzer; Council members: Ashley Davis, Richard Garivey, Keko Moore, Scott Salter, Chris Vaughn, 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 and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Presentation on Public Improvement Districts.

Jonathan Frels, attorney with Bracewell LLP, addressed City Council to provide an overview of Public Improvement Districts (PIDs) and their role in supporting municipal development. Mr. Frels began by defining a PID as a special financing mechanism authorized under Texas law that allows cities to fund public infrastructure and improvements, typically in connection with a new development. He explained that PID assessments are levied on properties within the district and can be used in two primary ways: to repay debt service on tax-exempt bonds issued to finance public improvements, or to reimburse developers for infrastructure costs incurred up front, including roads, water, sewer, drainage, and other qualifying amenities. These assessments are typically paid by property owners through annual installments over an extended period, which spreads out the cost of development. Mr. Frels emphasized that PIDs can serve as a valuable economic development tool by incentivizing developers to include higher-quality infrastructure and community amenities, such as playgrounds, fitness centers or enhanced trails, that might not otherwise be feasible under traditional private financing methods. By reducing or deferring the immediate financial burden on developers, PIDs can make projects more financially viable and align the timing of infrastructure investment with property sales. The presentation concluded with a brief summary of the City Council's oversight role in approving and managing the district.

Presentation from the proposed Fox Meadow Crossing residential development located on SH35 (area across from Kendall Lakes Subdivision).

Jerome Karam, developer of the proposed Fox Meadow Crossing development, appeared before City Council to present an overview of the project and raise concerns regarding required infrastructure. Mr. Karam explained that the construction of a roadway to connect the development to FM 528, as required by the City's Thoroughfare Plan, would be prohibitively expensive. He emphasized that funding the roadway was not financially feasible and expressed concern about his inability to recoup the substantial costs through the sale of homes alone. Fox Meadow Crossing is planned to feature single-family homes priced between \$450,000 and \$595,000, to be built by Castle Homes. The development's project engineer provided a technical summary of the 93-acre development, which will consist of 85 residential lots, each approximately 70 by 130 feet in size. To comply with City requirements, the development must include a minor collector road and retention ponds. Mr. Karam proposed dedicating an 80-foot right-of-way to the City for roadway construction and suggested the project be considered for funding through the City of Alvin's Capital Improvement Plan (CIP). He also cited a similar development in Friendswood that is utilizing a Bonded Public Improvement District (PID) to fund necessary roadway infrastructure. The Council engaged in discussion about potential funding mechanisms and design alternatives to support the development while

aligning with the City's adopted Thoroughfare Plan. While no formal action could be taken during the workshop, Council members generally agreed with the request, noting that any formal decision would be addressed through a developer's agreement at a future meeting.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:40 p.m.

PASSED and APPROVED the 17th of July 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary