

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, AUGUST 7, 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 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; Kendall Hunting, Fire Chief, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Scott Momper, Assistant Pastor of Light Christian Center, gave the invocation. Council member Davis led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Presentation and pinning of successful Alvin Police Department Promotional Candidates.

Police Chief Lee conducted the presentation and ceremonial pinning for the successful candidates promoted to the Civil Service rank of Corporal/Specialist. The promoted officers—Justin Morrison, Ryan Grych, and Nicole Bushee—were joined and supported by their family and friends during the ceremony.

Presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report by Mike Darlow of Perdue Brandon Fielder Collins & Mott, LLP.

Mike Darlow introduced Hayden P. Bartley of Perdue Brandon Fielder Collins & Mott, LLP., Mr. Bartley gave a brief presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the July 17, 2025, City Council Workshop minutes.

Consider approval of the July 17, 2025, City Council meeting minutes.

Consider Ordinance 25-Q, amending Chapter 24, Traffic, Article I, In General, of the Code of Ordinances of the City of Alvin, Texas, to include the creation of Section 24-17, addressing solicitation involving motor vehicles, and Section 24-18, establishing permit requirements for charitable organizations; providing for penalties; providing for severability; providing for publication; and setting forth other provisions related thereto.

This item was discussed during a City Council workshop held on Thursday, July 17, 2025. In recent months, the City of Alvin has received an increasing number of complaints regarding individuals soliciting donations at major intersections. These concerns primarily relate to public safety and traffic disruptions, particularly at high-traffic locations where elevated speed limits and vehicle volumes pose significant risks to both pedestrians and motorists. Ordinance 25-Q is intended to improve public safety by prohibiting unauthorized solicitation at intersections with posted speed limits greater than 30 mph (intersections listed below). At the same time, it establishes a clear, regulated process for charitable organizations to conduct lawful fundraising activities. This ordinance amends

Chapter 24, Article I of the Code of Ordinances by adding Section 24-17 (Pedestrian Conduct and Solicitation on Public Roadways) and Section 24-18 (Permit Requirements for Charitable Solicitation in the Public Right-of-Way).

Key Features of the Ordinance:

- *Safety-Driven Restrictions: Prohibits individuals from standing or soliciting in the roadway of intersections where the posted speed limit is 30 mph or greater.*
- *Designated Prohibited Intersections: Identifies six high-traffic intersections where solicitation is not allowed due to safety concerns:*
 1. *FM 2403 & SH 35*
 2. *SH 35 Bypass & SH 6*
 3. *FM 1462 & SH 35*
 4. *FM 1462 & SH 35 Business*
 5. *FM 517 & SH 35*
 6. *FM 528 & SH 35*

Permitting for Charitable Organizations:

- *Allows charitable organizations, as defined by applicable provisions of the **Federal or Texas Tax Code**, to apply for a permit through the Alvin Police Department, pursuant to City Council discussions from the 7/17 workshop.*
- *Limits each organization to one permit per calendar year for no more than three consecutive days.*
- *Only one permit per intersection per day will be issued, on a first-come, first-served basis.*
- *Solicitation is limited to the hours between 9:00 a.m. and one hour before sunset.*

Safety and Insurance Requirements:

- *All solicitors must be at least 18 years old and wear appropriate safety gear (e.g., reflective vests, cones, signage).*
- *Organizations must provide proof of insurance.*

Appeals:

- *An appeal process is available for organizations whose permit is denied or revoked.*

Staff recommends approval of Ordinance 25-Q.

Consider a final plat of Kendall Lakes Section 12, a planned unit development, a subdivision of 51.53 acres of land located in H.T.&B.R.R. Company Survey, Section 40, A-482 and Wade Survey, Section 24, A-485, City of Alvin, Brazoria County, Texas.

On June 23, 2025, the Engineering Department received a final plat of Kendall Lakes, Section 12, for review. The property is located south of the existing Kendall Lakes Subdivision along Highway 35. This final plat consists of 174 lots, 7 reserves and 6 blocks, and complies with the City of Alvin's Planned Unit Development section of the Subdivision Ordinance. The City Planning Commission approved the plat unanimously at their meeting on July 15, 2025. Staff recommends approval of the plat.

Consider a final plat of Preservation Creek Phase 2, Section 4, being a planned unit development of 18.98 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 6 and 7 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.

On June 23, 2025, the Engineering Department received a final plat of Preservation Creek Phase 2, Section 4, for review. The property is located along the south side of Farm to Market 1462 (one mile east of the SH-288 intersection), being a Planned Unit Development of 18.98 acres containing 89 lots, 5 reserves and 7 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 unanimously approved the plat at their meeting on July 15, 2025. Staff recommends approval of the plat.

Consider a final plat of Preservation Creek Phase 2, Section 5, being a planned unit development of 16.97 acres situated in the W.D.C. Hall Survey, Abstract 69, also being out of lots 5, 6 and 14 of the Kanawha Texas Company's Subdivision as recorded in Volume 2, Page 53, of the Brazoria County plat records, City of Alvin, Brazoria County, Texas.

On June 23, 2025, the Engineering Department received a final plat of Preservation Creek Phase 2, Section 5, for review. The property is located along the south side of Farm to Market 1462 (one mile east of the SH-288 intersection), being a Planned Unit Development of 16.97 acres containing 55 lots, 3 reserves and 3 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 July 15, 2025. Staff recommends approval of the plat.

Consider a master preliminary plat of Walton Tract Phase 1, a planned unit development being 214.43 acres of land out of the Francis Moore Survey, A-100 Brazoria County, Texas.

On June 21, 2025, the Engineering Department received a master preliminary plat of Walton Tract Phase 1 for review. The property is located south of FM 1462, in the City of Alvin ETJ, being a Planned Unit Development of 214.43 acres containing 535 lots, 19 reserves, and 11 blocks, and complies with the Development Agreement that was approved by City Council on October 18, 2018. The City Planning Commission approved the plat unanimously at their meeting on July 15, 2025. Staff recommends approval of the plat.

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

OTHER BUSINESS

Consider Ordinance 25-R, an Ordinance by the City Council of the City of Alvin, Texas, authorizing the issuance and sale of the City of Alvin, Texas, Tax and Revenue Certificates of Obligation, Series 2025; levying a tax and providing for the security and payment thereof; and enacting other provisions relating thereto.

On June 5, 2025, City Council authorized the publishing of a notice of the City's intent to issue \$25,000,000 in Certificates of Obligations for the purpose of funding the design, acquisition, construction and equipment of city hall to serve as an administrative office building to house governmental functions of the city, including a municipal court. City staff participated in a ratings call with Standard & Poor's on July 16, 2025. Standard & Poor's affirmed the City's Revenue Bond rating of AA on the Series 2025 Certificates of Obligations on August 7, 2025. According to S&P Global Ratings, a corporation or entity with an AA-rating is defined as having "very strong capacity to meet its financial commitments."

The Series 2025 Certificate of Obligation Bonds are scheduled to be competitively bid at 10:00 a.m. on August 7, 2025. Thereafter, staff will know the exact dollar amount of bonds (principal and interest) that will need to be issued to cover the project costs as well as other bond issuance costs. The City's Financial Advisors will be at the City Council meeting to present the results of the sale and request City Council to approve Ordinance 25-R authorizing the bond sale. Should City Council authorize the issuance of the Series 2025 Certificate of Obligation Bonds, the bonds are expected to close, with funds deposited into the City's accounts on August 28, 2025.

Junru Roland, City Manager, introduced Jonathan Frells, Bond Attorney from Bracewell, and James Gilley from U. S. Capital Advisors to summarize the results of the competitive bond sale. Mr. Gilley explained that out of the six submitted, R. W. Baird & Co. had the winning bid with an interest amount of 4.746662%. Discussion was held regarding the potential negative impacts to the City associated with postponing, rather than authorizing, the issuance of Certificates of Obligations at this time.

Council member Garivey moved to approve Ordinance 25-R, an Ordinance by the City Council of the City of Alvin, Texas, authorizing the issuance and sale of the City of Alvin, Texas, Tax and Revenue Certificates of Obligation, Series 2025; levying a tax and providing for the security and payment thereof; and enacting other provisions relating thereto. Seconded by Council member Vela and carried; motion carried with members present voting Aye, and Council members Davis, DeKeyzer and Moore voting No.

Presentation by Dr. Sambidi (Assistant Director of Data Analytics and Research of H-GAC) on population data, research and projections for the region, Brazoria County, and/or the City of Alvin extraterritorial jurisdiction.

Dr. Sambidi is the assistant director of data analytics and research of H-GAC. Council member Vela recommended and invited Dr. Sambidi to present population data and research projections for the region, Brazoria County, and the City of Alvin ETJ.

Dr. Sambidi presented an overview of Brazoria County's growth since 1980, noting that based on the trends of the past 40 years, the county's population is projected to double—from 372,000 to approximately

770,000—by 2050. He reported that 47 housing developments are already planned across the county over the next 15 to 20 years. Developments located outside the Grand Parkway are expected to contribute to an increase of 3.4 million people in the greater region. Focusing on Alvin's ETJ, Dr. Sambidi projected an increase of 118,000 residents over the next 30 years, representing a 276% growth rate. He also forecasted the addition of 30,000 jobs in the Alvin area during the same period. He emphasized that all related reports, data, and applications are publicly available on the H-GAC website.

Council member Vela thanked Dr. Sambidi for his thorough and informative presentation, noting that such data is essential to the City of Alvin's strategic planning efforts.

Consider the declaration of a 0.0651 acre City utility easement across the Briscoe Park property for the construction of a sanitary sewer mainline to serve the Franklin's Reserve Subdivision; and authorize the City Manager to sign the easement document upon legal review.

On July 7, 2025 the Engineering Department received a request from the Developers of Franklin's Reserve (28-acre subdivision adjacent to the Briscoe Disc Golf Park) to be allowed to install the required sanitary sewer mainline to serve the development. The proposed 10-foot-wide easement is across the southwest corner of the Briscoe Park property. This request was made to allow for a more feasible perpendicular crossing of the Florida Gas Pipeline that runs along the north side of the Franklin's Reserve property. The Engineering Department consulted with the Parks Director regarding the need for the easement and he had no objections to the easement. Staff recommends approval of the easement.

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

Council member DeKeyzer moved to approve the declaration of a 0.0651-acre City utility easement across the Briscoe Park property for the construction of a sanitary sewer mainline to serve the Franklin's Reserve Subdivision; and authorize the City Manager to sign the easement document upon legal review. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Ordinance 25-S, an ordinance releasing approximately 22.5 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

On or about July 20, 2025, the City received a Petition for Release from the Extraterritorial Jurisdiction (ETJ) of the City from NewEdge Renewable Power, on behalf of Trey A. Spossey, the owner of approximately 16 acres of land, and Paul S. Kamas, Jr., the owner of approximately 6.5 acres of land, both tracts located entirely within the City of Alvin's ETJ, in Brazoria County, Texas.

Section 42.105(d) of the Texas Local Government Code provides that a City shall take action on a Petition for Release before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day from the City's receipt of the petition, whichever is later. This Ordinance is being presented within 45 days of receiving the Petition.

Rachel Walker and Steve Barna, both with NewEdge Renewal Power, indicated they will be doing a large-scale renewable energy battery storage on the tracts, which will require subdividing and platting the lots. Additionally, they stated that given the complexity of the site, and that they will be required to work with Brazoria County, they would rather simplify the process by dealing with just one entity, the County.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. Ms. Hanneman explained that Steve Barra and other representatives from New Edge Power had flown in from out of state to be present at this meeting and were available for any questions.

Council members Moore and Vela expressed their ongoing concerns regarding releasing land in the ETJ and the potential loss of growth and benefit to the City of Alvin. Council member Garivey reiterated past objections citing the ongoing litigation involving the state legislature's actions regarding ETJs. Mr. Bama addressed the Council, explaining that the requested release was a business decision, as the current platting and permitting requirements would double their workload and significantly extend the project's completion timeline.

Council member Moore moved to approve Ordinance 25-S, an ordinance releasing approximately 22.5 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact;

containing a severability clause; and providing for other matters related thereto. Seconded by Council member Salter; the motion failed with all members present voting No.

Discuss and take a record vote to propose an ad valorem tax rate of \$0.700635 per \$100 of assessed valuation for Tax Year 2025 (Fiscal Year October 1, 2025 – September 30, 2026), which equals the *No New Revenue Rate*, and call for a public hearing to receive comments on said rate on Thursday, September 4, 2025, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin.

The tax rate adoption process consists of the comparison of four (4) rates: the No New Revenue Rate, the Voter Approval Rate, the De Minimis Rate and the City's Proposed Tax Rate. The No New Revenue Rate (\$0.700635 per \$100 of assessed valuation) is a hypothetical benchmark tax rate. It is used to calculate the total tax rate needed to raise the same amount of property tax revenue from the same properties on the tax roll in both the 2024 tax year (FY25) and the 2025 tax year (FY26). The Voter Approval Rate (\$0.775307 per \$100 of assessed valuation) is the highest tax rate that the City may adopt without voter approval and requires an election (petition or mandatory) to go above the rate. The De Minimis Rate (\$0.759468 per \$100 of assessed valuation) is a hypothetical benchmark tax rate that will generate \$500,000 more in property tax revenues on properties on the tax roll from the 2024 tax year to the 2025 tax year, as well as pay the annual principal and interest on bonds and other debt secured by property tax revenues. The Proposed Tax Rate (\$0.700635 per \$100 of assessed valuation) is the rate proposed to generate property tax revenues to be used for the general maintenance and operational costs of providing City services and paying the annual principal and interest on bonds and other debt secured by property tax revenues. For Fiscal Year 2026 (tax year 2025), staff is proposing to adopt the No New Revenue Tax Rate of \$0.700635 per \$100 of taxable assessed valuation. Per Texas Tax Code Chapter 26, the City is not obligated to hold a public hearing on this proposed tax rate. However, the City may still hold the hearing as a matter of transparency and to hear public concerns. This public hearing will be scheduled for September 4, 2025, at 7:00 p.m. pending Council approval of this item. The City Council will consider adopting the City's "final" tax rate after the public hearing at the regular meeting of the City Council on September 4, 2025, at 7:00 p.m.

Chris Thomas, Director of Finance, presented this item before City Council and clarified that the vote does not constitute adopting the tax rate, but rather establishes that City Council will not adopt a rate higher than the one stated.

Council member DeKeyzer moved to approve an ad valorem tax rate of \$0.700635 per \$100 of assessed valuation for Tax Year 2025 (Fiscal Year October 1, 2025 – September 30, 2026), which equals the *No New Revenue Rate* and call for a public hearing to receive comments on said rate on Thursday, September 4, 2025, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin. Seconded by Council member Vela; motion carried with all members present voting Aye and Council member Salter voting No.

Discuss proposed amendments to Chapter 15, "Offenses and Miscellaneous Provisions," and Chapter 17½, "Signs," of the Code of Ordinances, City of Alvin, Texas, related to electioneering at polling locations.

Staff is presenting proposed revisions to the City's electioneering ordinance—originally adopted in 2024—for City Council discussion and feedback prior to formal consideration. These proposed changes stem from observations and complaints received during the May 2025 election cycle and are intended to improve the usability and safety of designated electioneering areas on City-owned property used as polling places. The suggested updates include:

- *Adding language to require that all canopies be properly weighted or anchored to prevent tipping or movement due to wind or weather conditions, thereby promoting public safety; and*
- *Allow signage to be affixed to the canopies, which shall not count toward the maximum of four ground-placed signs allowed on-site.*
- *Removing existing language that prohibited all other structures (e.g., booths, tables), which would now allow for the placement of tables under permitted canopies.*

Staff seeks input from Council on the proposed changes and welcomes any additional revisions or clarifications Council may wish to include before bringing the ordinance back for formal adoption at a future meeting.

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with explanation. Discussion was had on the number of allowable signs and verbiage to allow tables.

No action was taken. The changes discussed will be updated and brought to a future Council meeting for consideration.

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 Salter requested an amendment to the personnel policy be brought to a future meeting for consideration to include language that states that when employees are in uniform or clothing with the City logo present, they are not permitted to consume alcohol in public.

Council member DeKeyzer requested a refresher on Roberts' Rules of Order at a future workshop.

REPORTS FROM THE CITY MANAGER

Items of Community Interest and/or review preliminary list of items for next Council meeting.

Mr. Junru Roland reviewed the preliminary list for the August 21, 2025, City Council Meeting.

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 Vela wished all students going back to school a good year.

Council member Salter mentioned the upcoming Fire/EMS Open House.

EXECUTIVE SESSION

Mayor Adame called for executive session at 8:07 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.

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 9:14 p.m.

Consider a Business Incentive Request for Grazia Craft Kitchen & Cocktails.

Council member DeKeyzer moved to approve a Business Incentive Request with Grazia Craft Kitchen & Cocktails in the amount of \$50,000.00, pending legal review of the Chapter 380 Agreement. Seconded by Council member Vela; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 9:15 p.m.

PASSED and APPROVED the 21st of August 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary