

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
TUESDAY, AUGUST 12, 2025
6:00 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 6:00 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Gabe Adame; 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

Mayor Adame called the Workshop to order at 6:21 p.m.

Discuss the FY 2025-2026 Proposed Annual Budget.

Discussion was had on the need for repairs to the alleyway behind Gordon Street Tavern and the associated costs and requirements. (Council member Garivey left the meeting at 6:31 p.m.)

Council member Salter requested clarification on the allocation of Sales Tax to the Streets Department in the City of Alvin. Director of Public Services Brandon Moody explained those funds allocated cover the cost of all equipment, drainage, mowing, building supplies, salaries for 25 staff members, and all other costs associated with road maintenance and signage.

Members of City Council had no further questions regarding the FY25-26 proposed budget.

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

City Engineer Michelle Segovia presented this item to City Council, providing background and history on the proposed development. Discussion focused on options available to the developer regarding road requirements and potential amendments to the City's Thoroughfare Plan.

There was general consensus to remove the requirement for the developer to construct the road identified in the Thoroughfare Plan through the proposed subdivision, and to explore the possibility of the developer donating acreage to the City for a future Fire/EMS substation, as well as dedicating the necessary right-of-way for the City to construct the road through the subdivision in the future. These terms would be formalized through a Developers Agreement, which will be drafted and presented to City Council for future consideration. It was also discussed that the Developer Agreement should include a provision requiring the developer, through the Homeowners Association, to maintain mowing of the donated acreage.

Discuss placement regulations for off-premise signs in accordance with Chapter 17½ of the Alvin Code of Ordinances.

Council member Davis expressed interest in allowing off-premises signs, including estate sale, garage sale, and open house signs. The Council discussed potential options and implications for allowing such signs on a limited basis. Council member Davis agreed to conduct further research and present the findings to the Council at a future meeting.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:24 p.m.

PASSED and APPROVED the 21st of August 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary