

MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING AND
EXECUTIVE SESSION
THURSDAY OCTOBER 4, 2018
7:00 P.M.

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular Session at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Pro-Tem Keith Thompson; Councilmembers: Gabe Adame, Adam Arendell, Joel Castro, Scott Reed, Brad Richards, and Glen Starkey.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Larry Buehler, Economic Development Director; Michelle Segovia, City Engineer; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Matt Hogan with Heights Baptist Church gave the invocation.

Council member Castro led the Pledge of Allegiance to the American Flag and Council member Reed led the Pledge to the Texas Flag.

PRESENTATIONS

Oath of Office – Presiding Municipal Court Judge.

Judge Donna Starkey administered the oath of office to the newly appointed Municipal Court Judge Deanie King.

PUBLIC COMMENT

Jill Rea of Archangel's of Texas invited members of Council, staff and the public to attend the Alvin Home Town Social fundraiser on October 13th to help raise money for a crisis community center for the homeless in the area.

PUBLIC HEARING

Public hearing on the Strategic Partnership Agreement for the Walton Development, more formally described as Brazoria County Municipal Utility Districts (MUD) 48 & MUD 49.

Mayor Pro-Tem Thompson opened the public hearing at 7:12 p.m. Becky Collins spoke in favor of the Strategic Partnership Agreement. Mayor Pro-Tem Thompson closed the public hearing at 7:14 p.m.

CONSENT AGENDA

Consider approval of the September 20, 2018 City Council meeting minutes.

Consider Ordinance 18-Q, discontinuing 817.85 acres of land, more or less, more particularly described in Exhibit A (formally described as Brazoria County Municipal Utility Districts (MUD) 48 & MUD 49); jurisdictionally annexing 4.51 acres of land, more or less, consisting of a five (5) foot wide strip of land, more particularly described in Exhibit B; providing for open meetings, and other related matters – first reading.

On July 19, 2018, Walton Texas, petitioned the City for the discontinuance of approximately 817 acres of land, and the jurisdictional annexation of approximately 4.51 acres of land, consisting of a five (5) foot wide strip, the majority of said property being located within Brazoria County Municipal Utility Districts (MUDs) Number 48 and Number 49. These

MUDs 48 and 49 will become extra territorial jurisdiction MUDs. The discontinuance and jurisdictional annexation property are more particularly described by metes and bounds in Exhibits A and B, attached to Ordinance 18-Q.

On August 2, 2018, Council approved the commencement of discontinuance and annexation procedures, and held two (2) public hearings as required by law on September 6, 2018, and September 13, 2018. Staff recommends approval.

Consider Ordinance 18-N, amending Chapter 25, Water and Sewers, for the purpose of amending the City's current Land Use Assumptions and Capital Improvements Plan and modifying the Impact Fee Schedule based on the 2018 Land Use Assumptions and Capital Improvements Plan and 2018 Impact Fee Study; setting an effective date of November 1, 2018 for the increase in fees; and setting forth other provisions related thereto.

Ordinance 18-N amends Chapter 25 by adopting the new impact fee schedule that was recommended by the Impact Fee Advisory Committee as a result of the updated Land Use Assumptions and Capital Improvements Plan that was drafted by Jimmy Thompson and David Kasper of ARKK Engineers, LLC. in accordance with Section 395 of the Texas Local Government Code.

A public hearing was held on September 6, 2018, for Council to receive input from the public regarding the 2018 Water and Wastewater Land Use Assumptions, Capital Improvements Plan, and Impact Fee Study Update. No comments were received from the public at this hearing.

Following the public hearing, Jimmy Thompson (JET Civil Consulting) and David Kasper (ARKK Engineers, LLC) presented an overview of the Water and Wastewater Impact Fee Study 2018 Update and answered questions from members of City Council.

Essentially the water and wastewater impact fee for new development based on a standard ¾ inch water meter increased from \$2,00 to \$4,350. Staff recommends approval of Ordinance 18-N.

Consider Resolution 18-R-35, amending the conditions to consent regarding Fort Bend County Municipal Utility District No. 189; and other matters related thereto.

In 2007, BGM Land Investments, Ltd., petitioned the City for consent to the creation of Fort Bend County Municipal Utility District No. 189 to serve 238.597 acres of land in Fort Bend County, Texas, all of which is located within the extraterritorial jurisdiction of the City of Alvin. On March 15, 2007, the City Council consented to the creation of Fort Bend County Municipal Utility District No. 189 in Resolution 07-R-08. Attached to the Resolution 07-R-08 as Exhibit B, were terms and conditions specific to the creation of Fort Bend County Municipal Utility District No. 189, and those conditions failed to include recreational facilities and road facilities, as was recited in Resolution 07-R-08. Therefore, staff is recommending approving the amended consent conditions, attached as Exhibit B, to include recreational facilities and road facilities to make it consistent with the recitals in Resolution 07-R-08.

Consider an award of bid to Commercial Chemical Products for the purchase of Sodium Bisulfite for one (1) year with the option to extend for one year at the same terms and conditions, for an estimated total of 25,000 per year.

Sodium Bisulfite is used at the Wastewater Treatment Plant after chlorine disinfection prior to discharging the effluent to receiving water in an effort to process and treat the wastewater.

On June 12, 2018, bids were opened and Commercial Chemical Products was the lowest qualified bidder for Sodium Bisulfite at \$1.49 per gallon.

The amount of wastewater being treated is contingent upon the amount of wastewater sent to the Wastewater Treatment Plant for treatment from the community. The projected annual cost for Sodium Bisulfite in FY18 at \$1.49 per gallon is \$25,000. However, \$35,000 was budgeted for the FY18 in the event of an increase in wastewater treatment were to occur. Last year, \$20,385 was spent on Sodium Bisulfite at \$1.60 per gallon.

Upon Council approval, an award letter will be sent to vendor and city departments.

Council member Adame moved to approve the consent agenda as presented. Seconded by Council member Arendell; motion to approve carried on a vote of 7 Ayes.

OTHER BUSINESS

Consider an On-Call Professional Electrical Services Agreement with TDEC Inc as the primary contractor, and an On-Call Professional Electrical Services Agreement with DM Electrical and Construction LLC, as the secondary contractor, to provide on-call professional electrical services for a term of two (2) years; and authorize the City Manager to sign the agreements upon legal review.

A Request for Proposals (RFP) for on-call professional electrical services was advertised on August 12, 2018 and August 19, 2018. Responses to the RFP were received from three (3) electrical companies and have been reviewed by staff. Both TDEC and DM Electrical are qualified to perform electrical services for the City. Staff would like to use TDEC, Inc. as the primary contractor, and DM Electrical and Construction LLC, as the secondary contractor, for on-call professional electrical services for the City.

The Electrical Services Agreements being considered will allow said companies to provide electrical services to Public Services Facilities (lift stations, WWTP, Water Wells), and to any other electrical needs of the City. Approval of this agreement will ensure that electrical services can be provided to City facilities.

Mayor Pro Thompson announced that the consideration of an On-Call Professional Electrical Service Agreement was removed from the agenda and will be considered at a future meeting.

Consider an award of bid to Precise Services, Inc., for the South Park Drive Pavement and Drainage Project in an amount not to exceed \$691,569.06; and authorize the City Manager to sign the contract upon legal review.

On September 11, 2018, bids were opened for the South Park Drive Pavement and Drainage Project, and Precise Services, Inc. was the qualified low bidder. Engineering Staff has verified references for this contractor and all references were highly satisfied with the work performed.

Project Budget: \$800,000

Contract Amount: \$658,637.20

5% Contingency: \$ 32,931.86

Total Amount: \$691,569.06 (\$108,430.94 below budget)

The South Park Drive Pavement and Drainage Project consists of the total replacement of the concrete pavement and associated drainage improvements on South Park Drive. These improvements were based on recommendations in the 2013 Concrete Pavement Assessment by JET Civil Consulting, LLC. More information on this project can be found in the Capital Improvement Program (CIP) Quarterly Report that was distributed to City Council on July 19, 2018.

The project is scheduled to start in October 2018 and has a construction time of 75 calendar days.

The \$108,430.94 in excess funds will be returned to the Sales Tax Fund to be used for future street projects. Staff recommends approval.

Michelle Segovia presented bid and project information to City Council.

Council member Reed moved to award bid to Precise Services, Inc., for the South Park Drive Pavement and Drainage Project in an amount not to exceed \$691,569.06; and authorize the City Manager to sign the contract upon legal review. Seconded by Council member Castro; motion carried on a vote of 7 Ayes.

Consider an award of bid to Greenscapes Six, LLC., for the 2018-2019 Concrete Repair Program, in an amount not to exceed \$200,000 for a term of one (1) year with an option to renew for one (1) year with the same terms and conditions; and authorize the City Manager to sign the contract subject to legal review.

On September 11, 2018, bids were opened for the 2018-2019 Concrete Repair Program, and Greenscapes Six, LLC was the qualified bidder. This Contractor has never worked on a City of Alvin project. Engineering Staff has verified references for this Contractor and all references were highly satisfied with the work performed.

Project Budget: \$200,000

Total Contract Amount Including Alternate Bid Items: \$179,950

The 2018-2019 Concrete Repair Program utilizes the Contractor to perform point repairs on concrete streets, sidewalks, curbs, storm inlets, and ADA ramps at locations throughout the City as directed by the City's Public Services Department. The City has bid Concrete Repair Program projects similar to this one for the last eight years. Staff recommends approval.

Michelle Segovia presented bid and project information to City Council.

Council member Castro moved to award bid to Greenscapes Six, LLC., for the 2018-2019 Concrete Repair Program, in an amount not to exceed \$200,000 for a term of one (1) year with an option to renew for one (1) year with the same terms and conditions; and authorize the City Manager to sign the contract subject to legal review. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

REPORTS FROM CITY MANAGER

Review preliminary list of items for next Council meeting.

Mr. Junru Roland reviewed the preliminary list for the October 18th 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.

Mrs. Roberts reviewed items of community interest.

Council member Thompson thanked the first responders for participating in National Night Out. He announced the "No Cook Thursday" event and encouraged attendance.

Council member Reed announced that he will be attending the AVFD Lady Auxiliary's Annual Spaghetti Dinner on October 7th. He thanked the fire department for their response to his house fire.

Council member Arendell thanked Judge Starkey for her years of service as the Municipal Court Judge. He announced that the County Fair will be the week of the next Council meeting.

Council member Castro thanked Judge Starkey for her years of service. He announced the events occurring the weekend of October 6th.

Council member Adame thanked Judge Starkey for her years of service and wished her well upon her retirement.

Council member Starkey announced the annual Octoberfest held by the Alvin Lutheran Church and various other community events that were held during the first week of October. He encouraged citizens to report pot holes on the city's website.

EXECUTIVE SESSION

Mayor-Tem Thompson called for an executive session at 7:25 p.m. in accordance to the following:

City Council will meet in Executive Session pursuant to:

Texas Government Code Section 551.074 – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

1. City Attorney Evaluation.

RECONVENE TO OPEN SESSION

Mayor Pro-Tem Thompson reconvened the meeting into open session at 8:16 p.m.

Take action on Executive Session item if necessary.

Council member Starkey moved to approve amendment to the City Attorney's contract and authorize the Mayor to sign. Seconded by Council member Adame; motion carried on a vote of 7 Ayes.

ADJOURNMENT

Mayor pro-tem Thompson adjourned the meeting at 8:16 p.m.

PASSED and APPROVED this _____ day of _____, 2018.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary