

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
CITY COUNCIL REGULAR MEETING  
AND EXECUTIVE SESSION  
THURSDAY, OCTOBER 16, 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; Michelle Nesrsta, Recreation Superintendent; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; and Todd Aredell, Police Captain.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**PRESENTATIONS**

Proclamation - Municipal Court Week - November 3-7, 2025.

Mayor Adame proclaimed November 3-7, 2025, as Municipal Court Week and formally issued the proclamation to members of Court staff in attendance.

Municipal Court Departmental Update.

Sonya Cates, Municipal Court Administrator, and Municipal Court Judge Ghuneim, delivered the annual Municipal Court departmental update to Council.

**PUBLIC COMMENT**

There were no comments from the public.

**CONSENT AGENDA**

Consider approval of the October 2, 2025, City Council meeting minutes.

Call for public hearing for November 20, 2025, to hear comments regarding the draft Comprehensive Master Plan.

*The draft Comprehensive Master Plan has been developed over the past year with significant public input through neighborhood meetings and open houses. A joint workshop of the City Council and Planning Commission will be held on October 21, 2025, to review the draft document, which will then be posted on the City's website for citizen review. A public hearing and presentation are scheduled for November 20, 2025, at which time Council will receive comments and consider final adoption of the Comprehensive Master Plan.*

Acknowledge receipt of the 2024 Kendall Lakes Tax Increment Reinvestment Zone Number Two Annual Report.

*The Kendall Lakes development has a Tax Increment Investment Zone (TIRZ) covering the entire development. A TIRZ is utilized by cities and developers as a way to fund infrastructure inside a development. A TIRZ issues bonds to cover the costs and is reimbursed by the ad valorem (property) taxes collected. Currently no bonds have been issued as the developer is covering infrastructure costs until sufficient development is on the ground to support bond financing. The TIRZ is governed by a board appointed by City Council. The Board works closely with staff and a Zone Administrator to conduct and record all business activity. The annual report shows the budget, revenues, expenditures, and development activity. The Board approved the report at their meeting held on September 10,*

2025. The State of Texas requires the City Council to formally acknowledge receipt of the report and then staff will file all the necessary documentation with the State of Texas. Staff recommends acknowledging receipt of the 2024 Kendall Lakes TIRZ Report.

Consider Resolution 25-R-26, finding that the Veterans Day parade serves a public purpose for the City of Alvin, Texas; approving an agreement with the Texas Department of Transportation for the temporary closure of a portion of Business 35 (Gordon Street) from Adoue Street to Sealy Street for the November 11, 2025, Veterans Day parade; authorizing the Mayor to sign the Agreement; and setting forth other provisions related thereto.

*The Texas Department of Transportation requires an agreement with the City of Alvin for the temporary closure of a portion of Gordon Street / Business 35 for the Veterans Day Parade. This Resolution supports the City's intention of temporarily closing a portion of Gordon Street for the parade. Staff recommends approval of Resolution 25-R-26.*

Consider the purchase of a Rhino X 1808 mower from King Ranch Ag & Turf, through the BuyBoard cooperative purchasing network, in the amount of \$51,704.71; and authorize the City Manager to sign related documents upon legal review.

*Funding for the purchase of the Batwing Mower was approved in the FY 2025-26 budget, and will provide the Parks Department with a tractor-mounted mower to maintain park grounds, including, but not limited to Briscoe Park, Disc Golf course, etc. Should City Council authorize the purchase of the requested mower, it will replace a 12+ year-old rotary mower that is constantly out of service due to mechanical issues. Staff recommends approval.*

Consider the purchase of video surveillance with licensing and access controls for the Senior Center from DataVox through the Texas Department of Information Resources (DIR) Interlocal purchasing system, in the amount of \$99,035.12; and authorize the City Manager to sign related documents upon legal review.

*Funding for this item was approved in the FY2026 General Capital Projects Fund budget. The Camera and Access control system will provide the following benefits at the Alvin Senior Center: Create a more secure environment by adding access controls and upgraded cameras to monitor movement and restrict sensitive areas within the Senior Center; 3-year subscription fee for 7 new cameras and takeover of 15 existing cameras; 3-year subscription fee for 11 new access-controlled doors with licenses; and Scalability, ease of integration, and reduced maintenance costs make it a sustainable solution for security needs. Staff recommends approval.*

Consider an agreement with Square3, through Choice Partners Cooperative, to purchase Scale Computing hardware for a server infrastructure refresh in the amount of \$111,431.43; and authorize the City Manager to sign related documents upon legal review.

*This item is part of the FY2026 Adopted Budget in the Information Technology Services Fund, which authorizes the refresh of the City's central server infrastructure — the backbone computer systems that store and process data for all departments. These servers support essential daily operations, including file storage and sharing, finance and utility billing, permitting and inspections, geographic information systems (GIS), and public safety applications. The City has a long-standing relationship with Square3, which has consistently provided reliable service and support for technology projects.*

*The current servers have been in place for 8 years, installed in 2017. As of September 24, 2024, they are no longer under manufacturer support. This increases the risk of outages and slows response times for staff. It also affects compliance with the FBI Criminal Justice Information Services (CJIS) security policy, a required compliance standard for the Police Department. The upgrade replaces aging equipment to improve reliability, increase processing speed, and reduce the risk of outages. Standardizing the hardware platform will also simplify maintenance, streamline security updates, and provide stronger vendor support. The purchase includes warranty and full support from Scale Computing. Staff recommends approval of this purchase.*

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

## **OTHER BUSINESS**

Consider Resolution 25-R-25, revising the Athletic Facilities Policy for the use of parks and recreation facilities; establishing an effective date; and setting forth other matters related thereto.

*The Athletic Facilities Policy is designed to ensure all City facilities are utilized in a safe and efficient manner. The Policy provides priority use of athletic facilities for those associations requiring perpetual use and who provide recreational service(s) or meet a community need. Recommended changes to this policy occur as necessary and are the result of collaborative efforts between the Alvin Sport Associations (ASA), Parks and Recreation Board, and Parks Department staff. At the regular board meeting on September 2, 2025, the current Alvin Sport Associations, Park Staff and Park board members discussed changes to the Athletic Facilities Policy. The Parks Board recommended and unanimously approved the changes. Staff recommends approval of Resolution 25-R-25.*

<i>Proposed Changes</i>	<i>Rationale</i>
<i>Add new section "Appeal Process"</i>	<i>Creating an appeal process for an organization whose Alvin Sport Association application was denied.</i>
<i>Creating a fee of \$250 per occurrence for an Alvin Sport Association caught subletting athletic fields</i>	<i>Prohibiting subletting was previously added into the policy. To deter this practice in the future, adding a fee is recommended.</i>
<i>Adding language, charging Alvin Sport Associations the daytime rate of \$35 per hour per field for any Alvin Sport Association was charged on a consistent basis reserving and not using athletic fields.</i>	<i>Higher demand for athletic field usage requires accurate scheduling from all Alvin Sport Associations. The practice of "block scheduling" by Alvin Sport Associations prevents maximizing field usage when otherwise available.</i>
<i>Exhibit A - **include new applicants**</i>	<i>List all applicants for Alvin Sport Association designation that have met the requirements outlined in the City of Alvin Athletic Facilities Policy for 2025-26.</i>

Michelle Nestrsta, Recreation Superintendent, presented this item before City Council with explanation. Council member Garivey inquired about the reasoning behind the revision to the policy language addressing the assessment of fees to athletic associations for fields that were scheduled but not utilized. Ms. Nestrsta explained that sports associations had been reserving athletic fields for extended periods without actual use either in an effort to secure sufficient field time for their programs or out of concern that field space might become unavailable later. She noted that this practice limited opportunities for other teams and the general public to utilize the fields. Council member Garivey noted that Little League associations, including their board members and parents, pay to use and maintain the athletic fields, and expressed concern that public use may result in field damage or inadequate upkeep. Ms. Nestrsta clarified that the associations are not charged by the City for field time they do not utilize. She further explained that sports associations are granted first right of refusal when scheduling field use; therefore, when the facilities are not in use by an association, they are available for public access.

Council member Garivey moved to approve Resolution 25-R-25, revising the Athletic Facilities Policy for the use of Parks and Recreational facilities; establishing an effective date; and setting forth other matters related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Ordinance 25-AA, amending Chapter 28, Comprehensive Fee Ordinance, of the Code of Ordinances, City of Alvin, Texas, for the purpose of amending Parks and Recreation, Athletic Facilities (Sports Associations) fees; providing for an effective date; and setting forth other provisions related thereto.  
*This Ordinance adopts a fee into Chapter 28, Comprehensive Fee Ordinance of the Alvin Code of Ordinances related to the use of Athletic Facilities. All fees charged by the City must be included within Chapter 28. Resolution 25-R-25, updating the Athletic Facilities, was considered on the previous agenda item. The fee amendment as presented and adopted in said resolution has been included in Ordinance 25-AA as outlined below:*

*Athletic Facilities Policy*

*\*Athletic facilities (sports associations):*

- Subletting – \$250 penalty per team per occurrence*
- Failure to utilize scheduled field time – (ability to charge) \$35 per hour (for habitual patterns)*

Michelle Nestrsta, Recreation Superintendent, presented this item before City Council with explanation.

Council member Garivey moved to approve Ordinance 25-AA, amending Chapter 28, Comprehensive Fee Ordinance, of the Code of Ordinances, City of Alvin, Texas, for the purpose of amending Parks and Recreation, Athletic Facilities (Sports Associations) fees; providing for an effective date; and setting forth other provisions related thereto. Seconded by Council member Moore; 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; and he reviewed the preliminary list for the November 6, 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 thanked the Alvin Police Department for their efforts in assisting the homeless population.

Council member Salter extended thanks to everyone that attended the Fire/EMS Open House and noted that over 1,000 people attended.

Council member Davis reminded everyone of the Woolstock event at National Oak Park, scheduled for Saturday October 25th.

**EXECUTIVE SESSION**

Mayor Adame called for executive session at 7:50 p.m. in accordance with the following:

Section 551.87 (1) of the Local Government Code provides as follows: Deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

**RECONVENE TO OPEN SESSION**

Mayor Adame reconvened the meeting to open session at 8:23 p.m.

**ADJOURNMENT**

Mayor Adame adjourned the meeting at 8:24 p.m.

PASSED and APPROVED the 6th of November 2025.

ATTEST:

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Gabe Adame, Mayor

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Dixie Roberts, City Secretary