

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
CITY COUNCIL REGULAR MEETING  
THURSDAY, DECEMBER 4, 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 Session 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 and Robert E. Lee, Police Chief.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**PRESENTATION**

Proclamation — Alvin Christmas Walk-a-Mile – 45th Anniversary Celebration.

Mayor Adame proclaimed December 8, 2025, as Alvin Christmas Walk-a-Mile-45th Celebration and formally issued the proclamation to members of local churches in attendance.

**PUBLIC COMMENT**

There were no comments from the public.

**CONSENT AGENDA**

Consider an award of bid to GFL of Texas, LP, for biosolids disposal from the City of Alvin's Wastewater Treatment Plant, in an amount not to exceed \$824.50 per haul, at an estimated annual cost of \$120,000 per year for a two (2) year period, with an option to extend for an additional two (2) years with the same terms and conditions; and authorize the City Manager to sign the contract upon legal review.

*Biosolids disposal is the final process of wastewater treatment and a byproduct of the wastewater treatment process. Biosolids are a component of the wastewater treatment process that includes all settleable product in wastewater treatment that is removed and dewatered during the process. The byproduct is referred to as Biosolids or cake, which, by state TCEQ and federal EPA regulations, is required to be hauled to an approved landfill. GFL of Texas, LP, meets the bid requirements and their references have been verified. The City of Alvin's Biosolids will be hauled to a TCEQ approved landfill. On November 18, 2025, bids were opened and GFL of Texas, LP, was the lowest qualified bidder. Upon Council approval, an award letter will be sent to the vendor and City departments. Staff recommends approval.*

Consider an award of bid to Petroleum Traders Corporation for the purchase of fuel for City vehicles and equipment for Fiscal Year 2025-26, with the option to extend for one (1) year with the same terms and conditions; and authorize the City Manager to sign the contract upon legal review.

*It is necessary for the support of ongoing City operations to contract with a commercial fuel supplier in order to assure a constant, reliable, fuel source for City vehicles, equipment, and generators. The City solicits and receives contractual services for Oil Price Information System (OPIS) average fuel rate, transport and delivery to the Public Services Facility along with the City generators at various sites, as needed.*

*Oil Price Information System is a company that gathers and collects data across the globe for shareholders to buy and sell energy commodities. These prices are set by collecting real-time news, accurate pricing among the market and then distributed to companies worldwide. OPIS provides wholesale terminal rack pricing from hundreds of sources, all gathered and distributed to provide the best price per gallon to buyers. In addition to providing daily, up-to-the-minute wholesale rack prices, OPIS maintains the largest and*

most extensive wholesale terminal price historical database of any company in the world. Prices are available on a daily, weekly, or monthly basis by market, by company, and by product. Verification of prices is done using documents provided by either the supplier or customers. Multiple sources are required for prices received via customer channels. For a supplier's price to be added to OPIS rack coverage, their price and the consistent supply of barrels at that location must be verified with multiple customers. It must also be a wholesale terminal rack price and not a commercial or consumer end-user price; this avoids mixing classes of trade and misrepresenting true wholesale postings and averages.

The rack rate is the price of the fuel when loaded onto a truck at the distribution terminal, ready for delivery to end users. The City's fixed unit OPIS average is not a set price, but rather, the Rack Average. Petroleum Traders pulls the OPIS wholesale terminal rack pricing report for every fuel load. From all the rates the report generates -- there is a Rack High, Rack Low, and Rack Average -- the City is contracted to always pay the Rack Average, plus or minus rack pricing for that day. On October 17, 2023, bids were opened and Petroleum Traders was the lowest qualified bidder. Petroleum Traders was awarded the previous fuel bid on December 16, 2021, and has provided excellent service. They have fulfilled all requirements set forth in the current contract, all references have been checked, and they meet industry standards. Upon Council approval, an award letter will be sent to the vendor and city departments. Staff recommends approval.

Consider Resolution 25-R-29, suspending the December 19, 2025 effective date of Texas-New Mexico Power Company's (TNMP's) requested rate change to permit the City time to study the request and to establish reasonable rates; approving cooperation with other TNMP cities; hiring Lloyd Gosselink attorneys and consulting services to negotiate with the Company and direct any necessary litigation and appeals; finding that the meeting at which this Resolution is passed is open to the public as required by law; and requiring notice of this Resolution to the Company and legal counsel.

*Texas-New Mexico Power Company (TNMP or the Company) filed an application on November 14, 2025, with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by \$34 million. The Company asks the City to approve a 6.4% increase in residential rates and an overall increase of 5% in rates. The Company is also proposing a 6.6% decrease for street lighting customers, but significant increases for commercial customers. Monthly rates would increase by approximately \$5.20 for an average residential customer. This Resolution suspends the December 19, 2025 effective date of the Company's rate increase for the maximum period permitted by law to allow the City, working in conjunction with other cities served by TNMP, to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue.*

*The law provides that a rate request made by an electric utility cannot become effective until at least 35 days following the filing of the application to change rates. The law permits the City to suspend the rate change for 90 days after the date the rate change would otherwise be effective. **If the City fails to take some action regarding the filing before the effective date, TNMP's rate request is deemed approved.** Staff recommends approval.*

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

## **OTHER BUSINESS**

Consider Resolution 25-R-30, accepting the Petition for Annexation of approximately 128.5284 acres of land located north of State Highway 6 and west of State Highway 35 in Brazoria County, Texas; setting an annexation schedule that includes a public hearing on December 18, 2025; providing for open meetings; and providing for other matters related thereto.

*On or about November 14, 2025, Tommaso Achille and Mary C. Achille, the owners of approximately 128.5284 acres of certain property located within Brazoria County, Texas, petitioned the City for voluntary annexation of said property into City limits. During the Council Workshop on July 17, 2025, Romero Fernandez from KB Homes was present, along with Mr. Tommaso Achille regarding the 128-acre development north of the Berry Creek Subdivision (the Beazer homes project) and MUD 51. During the workshop, it was discussed that they would be petitioning the City for annexation of this tract, and that ultimately, this tract would be annexed into MUD 51. This is the other tract that is the subject of the Lift Station/Force Main Oversize Cost Participation Agreement with Brazoria County Municipal Utility District 51 and Beazer Homes Texas, L.P. that Council approved at the November 20, 2025 regular Council Meeting. This Resolution sets a public hearing for December 18, 2025. During the regular Council Meeting on that same day, Council will consider the Ordinance annexing the property into the City. Staff recommends approval.*

Suzanne Hanneman, city Attorney, presented this item before City Council with explanation.

Council member Moore moved to approve Resolution 25-R-30, accepting the Petition for Annexation of approximately 128.5284 acres of land located north of State Highway 6 and west of State Highway 35 in Brazoria County, Texas; setting an annexation schedule that includes a public hearing on December 18,

2025; providing for open meetings; and providing for other matters related thereto. Seconded by Council member Vela; motion carried with all members present voting Aye.

**Consider Resolution 25-R-31, amending the Economic Development Incentive Policy for the City of Alvin, Texas; and setting forth other matters related thereto.**

*Chapter 312.002(c) of the Texas Tax Code recommends the City update and/or renew its Economic Development Incentive Policy every two (2) years as it relates to economic development activity. The attached policy outlines the incentives available and gives business prospects the guidance necessary to pursue an incentive application, if desired. Updates to the Business Incentive Policy were presented to the Alvin Economic Development Advisory Committee and passed unanimously at their meeting on November 12, 2025.*

*Changes from the previous policy include:*

- *Clarification of maximum City incentive award to be no greater than 40% of total project costs.*
- *Downtown Alvin incentivized improvements include beautification of landscaping, parking improvements, and clarification of street-facing façade improvements. Additionally, the boundary of the downtown Alvin incentive area now includes sites along Gordon Street from the railroad crossing to 1462.*
- *The definition of a limited dine-in restaurant was added to the restaurant incentive section.*
- *Clarification that an applicant cannot apply for more than one incentive consideration per site.*

*Staff recommends approval.*

Paul Chavez, Economic Development Director, presented this item before City Council with explanation. Mr. Chavez provided an overview of the Economic Development Advisory Committee's recommended updates, which included extending the boundaries of the Downtown qualifying area and revising staffing requirements. Council member DeKeyzer, the Council's representative on the Committee, elaborated on the rationale behind these recommendations. City Council discussed additional suggestions—including landscaping provisions for beautification, and extending the boundaries to FM1462 — to be forwarded to the Committee for further consideration.

Council member Salter moved to approve Resolution 25-R-31, adopting the amended Economic Development Incentive Policy for the City of Alvin, Texas; and setting forth other matters related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye.

**Consider various appointments to boards and commissions.**

*Board and Commission interviews were held on November 13, 2025, for applicants wanting to re-serve and for new board and commission applicants. Various members who currently serve on various boards, committees and commissions are set to expire on December 31, 2025. All board or commission members with expiring terms were mailed notification letters along with an Application to Reserve on a Board/Commission. Volunteer recruitment ads were published in the Alvin Sun, and notifications were pushed out via the City's social media networks and website. Appointments to the various boards/commissions are set to be made annually at the first City Council meeting held in December. Members appointed during this process will begin service in January 2026. All residency requirements have been verified. A (P) next to the applicant's name below indicates that they were present for the board and commission interview. An asteric \* indicates they completed the Alvin Upfront Citizens Academy.*

**PLANNING COMMISSION:***The City Charter requires the Planning Commission to consist of seven (7) members, all of whom must be residents and qualified voters of the City of Alvin. Members may serve no more than three (3) consecutive three-year terms.*

**Termed Members:***Abrin Brooks, Adam Arendell, Scott Loy (P), \*Jason Jones (P), Clenon Mitchell Jr., and Samuel Washington. All termed members submitted an application to continue serving except Mr. Mitchell, who tendered his resignation. All have served 1 term, except for Adam Arendell, who filled an unexpired term in 2025.*

**New Applicants:***\*Eric Dierdorff (P), Jeremy Dwyer, Jose Flores, Brenda Garcia (P), Bryan Hinshaw, \*Maria Lozano (P), \*Dinah Palmer (P), \*John Stone (P), Donna Wickes (P),*

**Vacancies / Appointments Needed:***1 vacancy created by Mr. Mitchell's resignation. 5 termed positions requiring reappointment or replacement. **Total Appointments Needed: 6.***

**Action Requested:***City Council is asked to appoint 6 individuals — 5 to fill the termed positions and 1 to fill the vacancy created by Mr. Mitchell's resignation—in order to maintain the required 7-member Planning Commission.*

**PARKS AND RECREATION BOARD:***City Ordinance requires the Parks Board to consist of seven (7) members, all of whom must be residents and qualified voters of the City of Alvin. Members may serve no more than three (3) consecutive two-year terms. The*

Board is currently composed of 7 members, including those who have termed.

Termed Members: Jamie Van Horne (P), Milton Morgan, Robyn Moore (P), and \*Caiden Anderson. All have served 1 term. Mr. Van Horne no longer wishes to continue serving on the Parks Board. Mr. Anderson resigned due to no longer residing within the City. All other termed members submitted an application to continue serving and have served 1 term.

New Applicants: Alexis Crocker, Jeremy Dwyer, Moniqueka Edwards, Jose Flores, Brenda Garcia (P), Gloria Gonzalez (P), Michelle Graham, Bryan Hinshaw, \*Rosalinda Izguerra (P), \*Scarlett Klein (P), \*Maria Lozano (P), \*Sara Ortiz (P), Marissa Salazar (P), \*John Stone (P), Donna Wickes (P), Brandi Wyatt (P), and Robert Zuniga.

Vacancies / Appointments Needed: 2 vacancies (Mr. Van Horne and Mr. Anderson). 2 termed positions requiring reappointment or replacement **Total Appointments Needed: 4.**

Action Requested: City Council is asked to appoint 4 individuals—2 to fill the termed positions and 2 to fill the vacancies created by Mr. Van Horne and Mr. Anderson—in order to maintain the required 7-member Parks Board.

**SENIOR CITIZENS BOARD:** City Ordinance requires the Senior Citizens Board to consist of 7 members. Members may serve no more than 3 consecutive 2-year terms. There are no minimum requirements to serve on this board. The Board is currently composed of 7 members, including those who have termed.

Termed Members: Jancy Altus (P), Michael Green (P), Thomas Hockin (P), and Deborah Williams (P). All termed members submitted an application to continue serving and have served for 1 term.

New Applicants: \*Alexandra Craig, Jose Flores, Gloria Gonzalez (P), \*Sara Ortiz (P), \*Elva Short, Donna Wickes (P), and Brandi Wyatt (P).

Vacancies / Appointments Needed: 0 vacancies. 4 termed positions requiring reappointment or replacement. **Total Appointments Needed: 4.**

Action Requested: City Council is asked to appoint 4 individuals to fill the termed positions on the Senior Citizens Board, maintaining the required 7-member board.

**LIBRARY BOARD:** City Ordinance requires the Library Board to consist of at least 5 and no more than 7 members who serve 3-year terms. At least 5 members must reside within the City limits. Up to 2 members may be appointed from the Alvin area in Brazoria County, provided they have lived in that area for at least 1 year prior to appointment. There are no other requirements to serve on this board. The Board is currently composed of 5 members, including those who have termed.

Termed Members: Jason Jones — does not wish to continue serving.

New Applicants: \*Alexandra Craig, Alexia Crocker, Jose Flores, Brenda Garcia (P), \*Jordan Jones (P), Scarlett Klein (P), Maria Lozano (P), Donna Martin, and Jennifer Marvel (P).

Vacancies / Appointments Needed: 1 vacancy that must be filled to maintain the minimum of 5 members. Up to 2 additional appointments may be made to reach the maximum of 7 members. **Total Appointments Possible: 1–3.**

Action Requested: City Council is asked to appoint at least 1 individual to maintain the required 5-member minimum. Because this Board has historically had difficulty maintaining a quorum, City Council may want to consider appointing up to 2 additional members (for a total Board size of 6 or 7) to improve attendance and continuity.

**BUILDING BOARD OF ADJUSTMENTS AND APPEALS:** City Ordinance (2024 International Building Code) requires the Building Board of Adjustments and Appeals to consist of 5 members who serve 5-year terms. The Board is currently composed of 5 members, including those who have termed.

Termed Members: James Thompson and Betsy Grubbs. No reserve application was received from Ms. Grubbs. Mr. Thompson no longer wishes to continue serving.

New Applicants: \*Eric Dierdorff (P), Jeremy Dwyer, Jose Flores, Brenda Garcia (P), Bryan Hinshaw, and Donna Wickes (P).

Vacancies / Appointments Needed: 2 vacancies. **Total Appointments Needed: 2.**

Action Requested: City Council is asked to appoint 2 individuals to fill the vacancies and maintain the required 5-member Building Board of Adjustments and Appeals.

**ECONOMIC DEVELOPMENT ADVISORY COMMITTEE:** Resolution 24-R-26 established the Economic Development Advisory Committee, consisting of 7 members represented as follows: 4 Resident/Businessperson positions; 1 City Council member; 1 Alvin-

*Manvel Chamber President; 1 Alvin Community College (ACC) Board or Staff member; Members serve staggered 2-year terms. The Committee is currently composed of 7 members, including those who have termed.*

*Termed Members: Seth Carrasco (P) and Jamie Van Horne (P). Both have submitted applications to continue serving.*

*New Applicants: \*Eric Dierdorff (P), Jeremy Dwyer, Jose Flores, Brenda Garcia (P), \*Maria Lozano (P), \*Dinah Palmer (P), and \*John Stone (P).*

*Vacancies / Appointments Needed: 0 vacancies. 2 termed positions requiring reappointment or replacement. **Total Appointments Needed: 2.***

*Action Requested: City Council is asked to appoint 2 individuals to fill the termed positions and maintain the required 7-member Economic Development Advisory Committee.*

***ANIMAL SHELTER ADVISORY BOARD:** Resolution 00-R-23 established the Animal Shelter Advisory Board, consisting of 6 members represented as follows: 1 City Official; 1 Day-to-Day Shelter Employee; 1 Animal Welfare Organization; representative; 1 Veterinarian; 2 Citizens. The Board is currently composed of 6 members, including those who have termed.*

*Termed Members: Caiden Anderson and Jennifer Hendricks (P). Mr. Anderson resigned due to no longer residing within the City. Ms. Hendricks submitted an application to continue serving in the Animal Welfare Organization position.*

*New Applicants: Vicki Cleland, \*Alexandra Craig, Nancy Ewing (P), Bridget Watson, and Brandi Wyatt (P).*

*Vacancies / Appointments Needed: 1 vacancy due to Mr. Anderson's resignation. 2 additional vacancies resulting from staffing changes (see note below). **Total Appointments Needed: 3.***

*Action Requested: City Council is asked to appoint 1 termed member for reappointment and 3 new members to fill the vacancies, maintaining the required 6-member Animal Shelter Advisory Board. In addition, City Council is asked to formally appoint: Keith Villaloboz to the City Official position as the new Shelter Manager, and Brittany Moore, Humane Officer, to the Day-to-Day Shelter Employee position previously held by Mr. Villaloboz.*

***TIRZ 1 BOARD:** The TIRZ 1 Ordinance establishes an 11-member board. Of these: 8 members are appointed by the City Council (Positions 1–8). This Board has not yet held its first meeting as of today's date. The Board is currently composed of 8 members, including those who have reached their term limits ("termed" members).*

*Termed Members: Larry Davidson, Kurt Overby, Alex Turpin, and Jamie Van Horne (P). Mr. Davidson no longer wishes to serve. No reserve application was received from Ms. Turpin. Reserve applications were submitted by Mr. Overby and Mr. Van Horne (P).*

*New Applicants: Jose Flores, \*Jason Jones (P), Jennifer Marvel (P), \*Dinah Palmer (P), and Donna Wickes (P).*

*Vacancies / Appointments Needed: 2 vacancies (Mr. Davidson and Ms. Turpin). **Total Appointments Needed: 2.***

*Action Requested: City Council is asked to appoint 2 individuals to fill the vacancies on the TIRZ 1 Board (City-appointed Positions 1–8). These appointments will also be made by a separate resolution, scheduled for presentation at the December 18 meeting.*

***TIRZ 2 BOARD:** The TIRZ 2 Ordinance establishes a 12-member board. Of these, 8 members are appointed by the City Council (Positions 1–8). Appointments to the TIRZ 2 Board will also be made by a separate resolution. The Board is currently composed of 9 members, including those who have termed.*

*Termed Members: Lindsay Vaughn, Randi Miller, and Ricky Kubeczka (P). A reserve application was received only from Mr. Kubeczka (P).*

*New Applicants: Jose Flores and Donna Wickes (P).*

*Vacancies / Appointments Needed: 2 vacancies. **Total Appointments Needed: 2.***

*Action Requested: City Council is asked to appoint 2 individuals to fill the vacancies on the TIRZ 2 Board (City-appointed Positions 1–8). These appointments will also be made by a separate resolution on December 18, 2025.*

City Council reviewed the list of appointments and applicants.

Council member DeKeyzer moved to appoint Abrin Brooks, Adam Arendell, Scott Loy, Jason Jones, Sam Washington and Dinah Palmer (Langston) to serve a 3-year term on the **Planning Commission**. Seconded by Council member Salter; motion carried with all members present voting Aye.

Council member Garivey moved to appoint Milton Morgan, Robyn Moore, Brandi Wyatt and John Stone to serve a 2-year term on the **Parks and Recreation Board**. Seconded by Council member DeKeyzer; motion carried with all members present voting Aye, and Council member Moore abstaining.

Council member DeKeyzer moved to appoint Jancy Altus, Thomas Hockin, Michael Green and Deborah Williams to serve a 2-year term on the **Senior Citizens Board**. Seconded by Council member Vaughn; motion carried with all members present voting Aye.

Council member DeKeyzer moved to appoint Jennifer Marvel, Donna Martin and Jordan Jones to serve a 2-year term on the **Library Board**. Seconded by Council member Moore; motion carried with all members present voting Aye.

Council member Davis moved to appoint Donna Wickes and Eric Dierdorff to serve a 5-year term on the **Building Board of Adjustments & Appeals**. Seconded by Council member Moore; motion carried with members present voting Aye.

Council member Moore moved to appoint Seth Carrasco and Jamie Van Horne to serve a 2-year term on the **Economic Development Advisory Committee**. Seconded by Council member Salter; motion carried with all members present voting Aye.

Council member Davis moved to appoint *Keith Villaloboz (staff)*, *Brittney Moore (staff)*, Jennifer Hendricks and Bridget Watson to serve a 3-year term on the **Animal Shelter Advisory Committee**. Seconded by Council member Moore; motion carried with all members present voting Aye.

Council member Moore moved to appoint Ricky Kubeczka, Donna Wickes and Jose Flores to serve a 2-year term on the **TIRZ 2 Board**. Seconded by Council member Salter; motion carried with all members present voting Aye.

Council member Moore moved to appoint Kurt Overby, Jamie Van Horne, Jason Jones and Dinah Palmer (Langston) to serve a 2-year term on the **TIRZ 1 Board**. Seconded by Council member Salter; 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.

Council member Salter requested a workshop to discuss potential flexibility in banner and signage regulations along Bypass 35 in anticipation of the future Grand Parkway construction through Alvin.

#### **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.

#### **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 Moore expressed thanks to Keep Alvin Beautiful, and the Alvin High School Football players that assisted in putting up Christmas decorations at City Hall and surrounding areas.

Council member Salter reminded everyone of the Fire Department Open House on December 12–13, 2025, from 6:00 to 9:00 p.m. to enjoy cookies, a tour of the station and photos with Santa.

**ADJOURNMENT**

Mayor Adame adjourned the meeting at 7:41 p.m.

PASSED and APPROVED the 18th of December 2025.

ATTEST:

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Gabe Adame, Mayor

\_\_\_\_\_  
Dixie Roberts, City Secretary