

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, NOVEMBER 20, 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, and Chris Vaughn.

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

Kenny Carter with Alvin First Methodist Church 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

Fire Departmental Presentation.

Kendall Hunting, Fire Department Chief, delivered the annual departmental update of the Fire Department.

Alvin Comprehensive Plan Presentation.

Paul Chavez, Economic Development Director, introduced Jackson Marvel of Baxter & Woodman. Mr. Jackson presented a summary of the Alvin Comprehensive Plan before City Council. Council member Salter expressed appreciation to Mr. Marvel and his team with Baxter & Woodman for their work on the Comprehensive Plan and specifically acknowledged their composure and professionalism in addressing public input and concerns.

PUBLIC HEARING

Public Hearing regarding the adoption of the proposed Comprehensive Plan.

The City of Alvin has prepared an updated Comprehensive Plan to guide long-range planning, development, infrastructure investment, and policy direction for the community. This document reflects multiple months of work by the Comprehensive Plan Advisory Committee, City staff, and the consulting team, and includes input gathered from residents, stakeholders, and City boards and commissions. The Plan outlines goals and strategies related to land use, transportation, housing, mobility, economic development, and community character to support Alvin's continued growth and quality of life. In accordance with all applicable legal requirements, notice of this public hearing was properly published and posted to provide the public an opportunity to comment on the proposed Comprehensive Plan prior to consideration of adoption by the City Council. This public hearing allows residents and interested parties to speak for or against the proposed document and to provide any additional input before the City Council takes action. Following the public hearing, the City Council will consider an ordinance adopting the City of Alvin Comprehensive Plan. Once adopted, the Comprehensive Plan will serve as a guiding document for future development decisions and policy initiatives.

Mayor Adame opened the public hearing at 7:30 p.m. There were no comments made. Mayor Adame closed the public hearing at 7:31 p.m.

PUBLIC COMMENT

There were no comments from the public.

CONSENT AGENDA

Consider approval of the November 6, 2025, City Council meeting minutes.

Consider approval of the November 13, 2025, City Council Workshop minutes.

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

OTHER BUSINESS

Consider a *Lift Station/Force Main Oversize Cost Participation Agreement* with Brazoria County Municipal Utility District 51 and Beazer Homes Texas, L.P. and authorize the Mayor to sign the agreement upon legal review.

Staff is requesting Council's consideration for approval of the Brazoria County Municipal District 51 (MUD 51) Oversizing Agreement. The agreement provides a cost-neutral funding method for a shared wastewater lift station that will serve two major planned developments: Beazer Homes (Berry Creek, 107 acres) and KB Homes (Verona Tract, 128 acres) in MUD 51. The City's staff recommendation is for Beazer Homes to construct a single, shared, oversized regional lift station, which is the most fiscally responsible option for minimizing long-term operational and maintenance costs to the City. Under the existing Utility Services Agreement (USA) with Beazer Homes, the City is obligated to cover the estimated cost of approximately \$1,172,657 to oversize the facility to accommodate the KB Homes tract. To meet the oversizing funding obligation without utilizing City funds, staff recommends waiving Beazer's impact fees for upfront payment. This plan involves two steps:

- *Immediate Funding: Waive Beazer Homes' water and sewer impact fees, equal to the oversizing cost. (estimated 127 home impact fees)*
- *Funding Recovery: Established a Utility Services Agreement (USA) with KB Homes for reimbursement to the City for the entire oversizing amount in addition to their impact fee requirements. The KB Homes Planned Unit Development (PUD) District is tentatively planned for Council's consideration in December 2025.*

This process allows a net-zero cost to the City's budget and ensures that both developers fund their respective shares of the necessary utility improvements, keeping costs fair for current water and sewer ratepayers. Staff recommends approving the proposed agreement of waiving impact fees for Beazer Homes for an equal amount of the oversizing costs and the subsequent reimbursement from KB Homes to fund the construction of the shared regional lift station in MUD 51.

Brandon Moody, Director of Public Services, presented this item before City Council with explanation. Representatives from Beazer Homes and KB Homes were also in attendance, noting that all parties involved in the project are in favor of this agreement.

Council member Garivey moved to approve a *Lift Station/Force Main Oversize Cost Participation Agreement* with Brazoria County Municipal Utility District 51 and Beazer Homes Texas, L.P. and authorize the Mayor to sign the agreement upon legal review. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Ordinance 25-EE of the City Council of the City of Alvin, Texas, adopting the City of Alvin Comprehensive Plan; providing for a public hearing; providing for the plan to become effective upon its passage and approval; providing a repealer clause; providing a severability clause; providing an effective date; and setting forth other provisions related thereto.

The City of Alvin has completed a comprehensive update to its long-range plan to address current needs, future growth, infrastructure conditions, and community expectations. The update process involved extensive community engagement, data analysis, on-site assessments, and departmental reviews. The planning process included:

- *2 community open houses with more than 70 total attendees*
- *6 Comprehensive Plan Advisory Committee meetings*
- *3 joint workshop round-table sessions*
- *387 responses to a citywide community survey*
- *4 neighborhood outreach meetings*

Technical work included demographic and census analysis, mapping and data assessments, utility and infrastructure analysis, roadway and transportation review, housing and development analysis, regulatory and administrative review, and public services and facilities inventory. On October 21, 2025, the City Council and Planning Commission conducted a joint public meeting and workshop to review and discuss the draft Comprehensive Plan. A formal public hearing on the proposed plan was held on November

20, 2025.

The updated Comprehensive Plan includes:

- A summary of existing conditions and community context
- Long-range goals in eight focus areas (land use, housing, transportation, utilities, public lands and facilities, parks and trails, sustainability, and historic preservation)
- Strategies and actions to support community goals
- Proposed facilities maps, figures, and growth priority areas

An implementation framework that identifies timelines, action partners, funding considerations, and procedures for annual review and amendments. The Comprehensive Plan is intended to serve as a flexible, living document that guides decision-making and supports coordinated, data-driven planning across all City departments. Adoption of Ordinance 25-EE formally establishes the Comprehensive Plan as the City's long-range planning document. The Plan will guide land use decisions, future development regulations, capital improvement planning, budgeting priorities, and community investment strategies.

Paul Chavez, Director of Economic Development, presented this item before City Council with explanation.

Council member DeKeyzer moved to approve Ordinance 25-EE of the City Council of the City of Alvin, Texas, adopting the City of Alvin Comprehensive Plan; providing for a public hearing; providing for the plan to become effective upon its passage and approval; providing a repealer clause; providing a severability clause; providing an effective date; and setting forth other provisions related thereto. Seconded by Council member Salter; motion carried with all members present voting Aye.

Consider Resolution 25-R-28, casting votes for the Board of Directors of the Brazoria County Appraisal District.

This Resolution is to cast votes for candidates to serve on the Board of Directors of the Brazoria County Appraisal District. This board of directors is an authoritative body of individuals that govern our local appraisal district and serves as part of the local property tax system equation of checks and balances. The board of directors hires the chief appraiser, and approves the annual budget.

*The directors have no authority to set values or appraisal methods. The chief appraiser is appointed by and serves at the pleasure of the appraisal district board of directors. It is the responsibility of the chief appraiser to carry out the appraisal district's legal duties, hire staff, administer the annual appraisal process, and operate the appraisal office. Every other year, each governing body within Brazoria County is allotted a certain number of votes to cast for the nominated candidates on the ballot. The City of Alvin is allotted 32 votes. City Council may cast all 32 votes for one candidate or distribute the votes among any number of the nominated candidates. Each governing body must vote by written resolution and submitted to the Chief Appraiser before December 15, 2025. **Candidates:** Nina Harrison, Eric Hayes, Wayman Hutchings, Chelsey Lay, Marinell Music, Gail Robinson, Susan Spoor, and Michelle Wetzel.*

Current Board:

Chairperson	Tommy King	Appointed
Vice-Chairperson	Susan Spoor	Appointed
Secretary	George Sandars	Appointed
Tax Assessor-Collector	Kristin Bulanek	Tax A/C BC Tax Office
Member	Gail Robinson	Appointed
Member	Patrick O'Day	Appointed
Member	Robert York-Westbrook	Elected
Member	John Luquette	Elected
Member	Elizabeth Day	Elected

Staff reached out to the Brazoria County Appraisal District for biographies of the applicants. Included in your packet are responses received from Susan Spoor and Gail Robinson.

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with

explanation.

Council member DeKeyzer moved to approve Resolution 25-R-28, casting 16 votes for Susan Spoor and casting 16 votes for Gail Robinson to serve on the Board of Directors of the Brazoria County Appraisal District Board. 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.

Council member Salter requested an amendment to the Personnel Policy to address the consumption of alcohol by employees while in uniform.

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 Vaughn thanked Police Chief Lee for his fast and efficient coordination with TX DPS regarding large trucks on the Bypass.

Council member Salter reminded everyone that the Alvin Fire Department Christmas Open House will be Friday and Saturday, December 12-13, from 6:00 p.m. to 9:00 p.m. He also encouraged donations to the Alvin Blue Santa Program.

Council member Davis mentioned the upcoming SantaPaws Photos being hosted by the Alvin Animal Adoption Center.

Council member DeKeyzer remarked that the Alvin ISD YET Mentoring Program is in need of male volunteers and encouraged those interested in serving to attend their informational event, Saturday, December 6, 2025, at Keating Toyota in Manvel.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:50 p.m.

PASSED and APPROVED the 18th of December 2025.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary