

City of Alvin, Texas

Gabe Adame, Mayor

Meagan DeKeyzer, Mayor Pro-tem, District E
Martin Vela, District A
Chris Vaughn, District B
Richard Garivey, District C



Ashley Davis, District D
Keko Moore At-Lg P1
Scott Salter, At-Lg P2

Alvin City Council Agenda

Thursday, February 5, 2026

7:00 PM

(Council Chambers)

Alvin City Hall, 216 West Sealy, Alvin, Texas 77511

Persons with disabilities who plan to attend this meeting that will require special services please contact the City Secretary's Office at 281-388-4255 or dixie.roberts@alvin.gov 48 hours prior to the meeting time. City Hall is wheelchair accessible, and a sloped curb entry is available at the south entrance to City Hall.

NOTICE is hereby given of a Regular Meeting and Executive Session of the City Council of the City of Alvin, Texas, to be held on Thursday, **FEBRUARY 5, 2026**, at 7:00 PM in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

- A. Presentation of the Alvin Police Department 2025 Officer of the Year, Trace Darnell, the 2025 Rookie of the Year, Christopher Eklund, and 2025 Civilian of the year, Charlotte Esther.

4. PUBLIC COMMENT

5. CONSENT AGENDA

- A. Consider approval of the January 15, 2026, City Council workshop minutes.
- B. Consider approval of the January 15, 2026, City Council meeting minutes.
- C. Consider Resolution 26-R-03, calling and establishing the procedures for the May 2, 2026, General Election in Alvin, Texas; authorizing the execution of an Election Services Agreement with Brazoria County upon legal review; and providing for other matters related thereto.
- D. Consider a License Agreement for the Exclusive Use of City Property between the City of Alvin and the Alvin Sunrise Rotary Foundation for the Alvin Crawfest & Cook-Off at Briscoe Park from March 23, 2026, to March 29, 2026, with the actual event scheduled for Friday, March 27, 2026, at 10:00 a.m. through Sunday, March 29, 2026, at 12:00 a.m.; and authorize the City Manager to sign the Agreement upon legal review.
- E. Consider the 2026 Interlocal Agreement for Emergency Services and Amendment with Brazoria County Emergency Services District #3 (ESD); and authorize the Mayor to sign upon legal review.

6. OTHER BUSINESS

- A. Consider a variance request from the homeowner at 1740 Glennview Drive to encroach

twenty-five feet into the twenty-five-foot front building setback for the construction of a carport.

- B. Consider a variance request from the homeowner at 2710 Westfield to encroach twenty-five feet into the twenty-five-foot street side building setback for the construction of a carport.
- C. Consider Resolution 26-R-02, authorizing an Interlocal Agreement with the City of Iowa Colony, adjusting the boundaries between Iowa Colony and the City of Alvin so that the current Alvin City limit strip will be reduced from 100 feet to 1 foot for approximately 0.6131 miles in the Meridiana Master Planned Community, and authorize the Mayor to sign the Agreement upon legal review.
- D. Consider Resolution 26-R-04, authorizing City staff to submit one or more State of Texas cybersecurity grant applications; designating an authorized official; acknowledging required matching funds; and providing for other matters related thereto.
- E. Consider Resolution 26-R-05, affirming City Council's intent and policy direction to proceed with preliminary consideration and evaluation of zoning, consistent with the City's adopted Strategic Plan and Comprehensive Plan; and providing for other matters related thereto.
- F. 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.

7. REPORTS FROM THE CITY MANAGER

- A. Items of Community Interest and/or review preliminary list of items for next Council meeting.

8. ITEMS OF COMMUNITY INTEREST

Pursuant to 551.0415 of the Texas Government Code reports or an announcement about items of community interest during a meeting of the governing body. No action will be taken or discussed.

- A. Hear announcements concerning items of community interest from the Mayor, Council members, and City staff, for which no action will be discussed or taken.

9. EXECUTIVE SESSION

- A. 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.
- B. **Section 551.074** of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

10. RECONVENE TO OPEN SESSION

11. ADJOURNMENT

I hereby certify that a copy of this notice was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website: www.alvin.gov, in compliance with Chapter 551, Texas Government Code, on **MONDAY February 2, 2026, at 5:15 p.m.**



/s/ Dixie Roberts
Dixie Roberts, City Secretary

Removal Date: _____

**** All meetings of the City Council are open to the public, except when there is a necessity to meet in Executive Session (closed to the public) under the provisions of Chapter 551, Texas Government Code. The Council reserves the right to convene into executive session on any of the above posted agenda items that qualify for an executive session by publicly announcing the applicable section of the Open Meetings Act, including but not limited to sections 551.071 (litigation and certain consultation with the attorney), 551.072 (acquisition of interest in real property), 551.073 (contract for gift to city), 551.074 (certain personnel deliberations), or 551.087 (qualifying economic development negotiations).**

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, JANUARY 15, 2026
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; 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; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Shana Church, Assistant City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss a proposed 533 Acre Master Planned Community Development by Starwood Land along FM 1462 in the City's ETJ and adjacent to the future Grand Parkway property.

Carson Nunnally with Starwood Land Development, presented this item before City Council with explanation. Mr. Nunnally provided an overview of the company's history, key accomplishments, and recent projects. He also discussed the average lot sizes of nearby development projects in Brazoria County and presented maps illustrating the proximity of the proposed subdivision to the City of Alvin's limits.

Harry Thompson, an attorney with ABHR representing Starwood Land, explained the proposed master-planned community of approximately 1,450 homes with associated commercial development, green space, trails, and parks. To support the project, the developer requested the creation of a Municipal Utility District (MUD) through TCEQ to provide water, wastewater, drainage, park, and roadway facilities.

The MUD would construct and finance all facilities at its sole expense, retain bonding authority, and assume ownership and maintenance of public roads, which would be designed to City standards. The developer and the City would enter into a Development Agreement and Strategic Partnership Agreement addressing MUD creation, future annexation, shared sales tax revenue, development standards, and parkland dedication.

Discussion followed regarding the proposed variance for 40–45 foot lot sizes, with several council members expressing concerns. Council generally expressed that while they do not wish to discourage development, the City of Alvin's existing building standards are in place for a reason and should be carefully considered. Additional discussion addressed potential amenities and the overall feasibility of the proposal within the Alvin community.

Discuss commercial motor vehicles parking on city streets, alleys, or other public rights of way of the city.

Council Member DeKeyzer presented the item to City Council and provided an overview of the issue. Council Member DeKeyzer reviewed the applicable City ordinances and discussed potential updates to address concerns on Hood Street. Discussion included comparisons to deed-restricted neighborhoods with more restrictive provisions and whether the ordinance could be amended to reflect similar standards. Council Member DeKeyzer stated that while she is seeking a resolution, she does not wish to negatively impact the livelihoods of individuals who operate commercial vehicles. Police Chief Lee explained that the current ordinance applies only to vehicles 25 feet or longer, which limits enforcement by the Alvin Police Department. Additional discussion followed regarding possible amendments to expand the ordinance's provisions. Council member DeKeyzer will work with Chief Lee to explore potential solutions.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:55 p.m.

PASSED and APPROVED the 5th of February 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, JANUARY 15, 2026
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; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Shana Church, Asst. City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Kurt Wise with Alvin Bible Church gave the invocation. Council member DeKeyzer led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATION

Proclamation — National Mentoring Month — Honoring YET Mentoring Program.

Mayor Adame proclaimed January as National Mentoring Month and formally issued the proclamation to members of Alvin ISD and YET Mentoring staff in attendance.

PUBLIC COMMENT

Mrs. Kristina Cox and Darrell Bailey presented comments regarding the first Martin Luther King Jr. event and parade in the community, commencing at the Morgan Falls Event Center, 2300 Koster Road, Monday, January 19, 2026, with the parade beginning in the Stanton's downtown parking lot.

CONSENT AGENDA

Consider Approval of the December 18, 2025, City Council workshop minutes.

Consider approval of the December 18, 2025, City Council meeting minutes.

Consider a final plat of Magnolia Trails Section 1, a subdivision of 51.4068 acres (2,239,282.05 square feet) of land, being out of and a part of a 140.702 acre tract of land located in the William Harris 2/3 League, Abstract Number 72, Brazoria County, Texas; said 140.702 acre tract being all those particular tracts as conveyed by deeds recorded under Brazoria County Clerk's File Numbers 2022040995, 2022040900 and 2022040749 all of the official public records of Brazoria County, Texas.

On November 6, 2025, the Engineering Department received a final plat of Magnolia Trails, Section 1 for review. The property is located off FM 2403, in the City of Alvin. This final plat consists of 113 lots, 6 reserves and 6 blocks, and complies with the master preliminary plat previously approved by Council. The City Planning Commission approved the plat unanimously at their meeting on December 16, 2025. Staff recommends approval of the plat.

Acknowledge receipt of the Quarterly Investment Report as of December 31, 2025.

The City Charter, along with Texas Government Code 2256.023, requires that the investment officer present to the governing body not less than a quarterly written report on the investment transactions of the City. Chapter 2256 is also referred to as the Public Funds Investment Act and guides investment officers on how to create and modify policies relating to investments, implement internal

controls, incorporate ethics, find suitable investment options, complete training and create or present reports including pertinent financial investment data. Attached is the quarterly investment report for the period ending December 31, 2025. The City's investment portfolio as of December 31, 2025, totaled \$140,145,724.33. In summary:

- *\$109,834,641.92 in the investment pool options*
- *\$30,311,082.41 in the bank depository accounts*
- *\$1,204,577.66 in interest earned during the quarter*
- *The City's average yield for the quarter was 3.3722%, while the City's benchmark rate (i.e. 90-day T-Bill) would be between 3.7290% and 3.8160%*

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

OTHER BUSINESS

Consider an Interlocal Agreement with the City of Iowa Colony, adjusting the boundaries between Iowa Colony and the City of Alvin so that the current Alvin City limit strip will be reduced from 100 feet to 1 foot for approximately 0.6131 miles in the Meridiana Master Planned Community, and authorize the Mayor to sign the Agreement upon legal review.

Vision Element 4.1 of the Strategic Master Plan states: "Determine reducing [the] size of the 100' strip due to code enforcement issues with City Council direction." Over the last several years, we have been working with the City of Iowa Colony on the portion of our City limits strip that runs through the Meridiana master planned community.

Section 43.003 of the Texas Local Government Code, cities are permitted to:

- (1) fix the boundaries of the municipality;*
- (2) extend the boundaries of the municipality and annex area adjacent to the municipality; and*
- (3) exchange area with other municipalities.*

Cities are also permitted, pursuant to Section 43.015 of the Texas Local Government Code, to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width. Attached is the Meridiana General Development plan. Sections 34B, 34C, and 35B and the Southwest Village Center encroach into the City of Alvin's 100-foot City limits strip. With assistance from the MUD District and Developer's attorneys, we are proposing to reduce the width of the strip that runs through that portion of Meridiana from 100 feet to 1 foot, keeping our City limit strip intact. Although the Iowa Colony City Council approved the Agreement at their Council meeting on Monday, December 15, 2025, the reduction of the strip will not be effective until Alvin's City Council approves the Agreement and the reduction of the strip.

During City Council workshops on January 17, 2023, and October 17, 2024, Council discussed the City's 100-foot City limits strip in Iowa Colony and throughout the County. Staff recommends approval.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. Council Member Vela expressed concerns regarding the proposed interlocal agreement with the City of Iowa Colony stating that, contrary to prior assertions, the agreement would result in the City of Alvin relinquishing annexed city limits rather than only extraterritorial jurisdiction, with potential impacts on existing or planned residential development. Council Member Vela noted that the information provided was vague and did not clearly illustrate how the proposed boundary adjustment would affect development areas or resolve existing boundary issues. He further questioned what benefit the City of Alvin would receive in exchange for the proposed boundary changes and expressed concern that the agreement would not fully address existing boundary complications. Council Member Vela emphasized the need for greater Council involvement in negotiations and additional time to review comprehensive information before taking action, noting the limited time Council had to review the agenda materials. Ms. Hanneman explained this has been an ongoing discussion since 2018, and has been addressed in many workshops and council meetings and the agreement was emailed to City Council in December. Attorney from Allen Boone Humphries Robinson echoed Ms. Hanneman's summary and timeline of this unique issue and how it potentially affects homeowners in that residential development.

The consensus of Council was to take no action until such time that more information can be provided to Council members for consideration. No action was taken on this item.

Consider authorizing Randall Scott Architects to incorporate the closing and abandonment of North Hood Street (from Sealy Street to Willis Street) and North Hardie Street (from Sealy Street to Willis Street) into the design of the new City Hall / Municipal Court Building located at 216 West Sealy Street, Alvin, Texas.

At the December 18, 2025, City Council workshop, Randall Scott (Randall Scott Architects) presented a preliminary site concept plan which incorporated the abandonment of Hardie Street (from Sealy to Willis) and Hood Street (from Sealy to Willis) into the site plan for the new City Hall. This item requests authorization for staff and Randall Scott Architects to explore and proceed with the design and subsequent closure of a portion of Hood Street, from Sealy Street to Willis Street, and a portion of Hardie Street, from Sealy Street to Willis Street, in connection with the construction of the new City Hall/Municipal Court Building at 216 West Sealy Street, Alvin, Texas. This authorization allows the project team to evaluate site design options, right-of-way impacts, and necessary coordination related to the proposed street closures as part of the overall City Hall/Municipal Court project. The official abandonment or release of the public right-of-way is not authorized by this action. The official closure, abandonment, or disposition of the right-of-way would require separate City Council consideration and approval through formal action at a future meeting.

Junru Roland, City Manager, presented this item before City Council with explanation.

Council member Moore moved to authorize Randall Scott Architects to incorporate the closing and abandonment of North Hood Street (from Sealy Street to Willis Street) and North Hardie Street (from Sealy Street to Willis Street) into the design of the new City Hall / Municipal Court Building located at 216 West Sealy Street, Alvin, Texas. Seconded by Council member Salter; motion carried with all members present voting Aye.

Consider authorizing staff and Randall Scott Architects to proceed with the design of the new City Hall / Municipal Court Building based on an approximate building size of 31,190 gross square feet.

In August 2024, AGCM provided the City with a preliminary cost estimate for the construction of a new City Hall based on the existing City Hall square footage of 26,750. In 2025, Randall Scott (Randall Scott Architects) met with City Hall staff and conducted "needs assessment interviews." The initial needs assessment interviews resulted in a 39,535 square feet facility. However, after more thorough review and collaboration with City administration, the square footage was reduced from 39,535 to 31,190. At the December 18, 2025, City Council workshop, Randall Scott presented a preliminary site plan that encompassed a 31,190 square feet new City Hall, and also provided an estimation of the associated costs.

This agenda item requests authorization for staff and Randall Scott Architects to proceed with the design of the new City Hall/Municipal Court Building based on an approximate building size of 31,190 gross square feet, with an estimated Construction Only Cost (COC) range of \$21,053,549 to \$22,613,071, and an estimated Total Project Cost (TPC) range of \$26,948,543 to \$28,944,731. TPC include: construction cost, fees, materials testing, commissioning, test and balance, surveying, geotechnical engineering, and contingencies. This action does not constitute final approval of construction costs, project scope, or procurement of construction services. Any future action related to construction authorization, guaranteed maximum pricing, or funding approval will require separate City Council consideration and approval at a future meeting.

Junru Roland, City Manager, presented this item before City Council with explanation.

Council member Vela moved to authorize staff and Randall Scott Architects to proceed with the design of the new City Hall / Municipal Court Building based on an approximate building size of 31,190 gross square feet. 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 Garivey requested a workshop to discuss future redistricting.

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 Salter reminded everyone of the upcoming Alvin ISD Education Foundation Turtle Race on February 21, 2026.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:46 p.m. in accordance with the following:

Section 551.074 of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the (1) Municipal Court Judge and (2) Associate Municipal Court Judge(s).

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 7:54 p.m.

Consider Resolution 26-R-01 of the City Council of the City Of Alvin, Texas, appointing Mohamad (“Mo”) Ghuneim as the Presiding Municipal Court Judge for the Alvin Municipal Court for a two (2) year term; approving an Employment Agreement with Mohamad (“Mo”) Ghuneim as the Presiding Municipal Court Judge of the City of Alvin Municipal Court; authorizing the Mayor to sign the Employment Agreement; and setting forth other provisions related thereto.

Council member Garivey moved to approve Resolution 26-R-01 of the City Council of the City Of Alvin, Texas, appointing Mohamad (“Mo”) Ghuneim as the Presiding Municipal Court Judge for the Alvin Municipal Court for a two (2) year term; approving an Employment Agreement with Mohamad (“Mo”) Ghuneim as the Presiding Municipal Court Judge of the City of Alvin Municipal Court; authorizing the Mayor to sign the Employment Agreement; and setting forth other provisions related thereto. Seconded by Council member Vela; motion carried with all members present voting Aye.

Consider employment agreements for the Associate Municipal Court Judges.

Council member Vela moved to approve employment agreements for the Associate Municipal Court Judges. Seconded by Council member Moore; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:55 p.m.

PASSED and APPROVED the 5th of February 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: City Secretary

Contact: Dixie Roberts, Asst. City Manager/City Secretary

Agenda Item: Consider Resolution 26-R-03, calling and establishing the procedures for the May 2, 2026, General Election in Alvin, Texas; authorizing the execution of an Election Services Agreement with Brazoria County upon legal review; and providing for other matters related thereto.

Type of Item: Resolution

Summary: This Resolution calls the City of Alvin General Election to be held on Saturday, May 2, 2026, for the purpose of electing a Mayor and one member of the City Council for District E, and state law requires the governing body to order the election no later than Friday, February 13, 2026, and to authorize execution of an Election Services Agreement with Brazoria County.

The City of Alvin will contract with the Brazoria County Elections Office to conduct the upcoming election, as Brazoria County provides the necessary voting equipment for the process. The City Secretary's Office will oversee candidate filings, required documentation, and postings in compliance with state election law.

The filing period for a place on the May 2026 General Election ballot began on Wednesday, January 14, 2026, and will remain open through Friday, February 13, 2026.

The main Early Voting location for Alvin will be at the Alvin Library from Monday, April 20, 2026, through Saturday, April 25, 2026; and Monday, April 27, 2026, through Tuesday, April 28, 2026, with voting hours from 8:00 a.m. to 5:00 p.m. each day (No Sunday voting). On Election Day, voting will be conducted at the Alvin Library from 7:00 a.m. - 7:00 p.m. Qualified voters may also cast their ballots at any Early Voting or Election Day voting location across Brazoria County. All other EV and Election Day voting locations throughout the county will be designated after the filing deadline.

This Resolution also includes the Election Services Agreement with Brazoria County, which is similar to the agreement authorized by City Council each year for the conduct of the City's General Election. The cost of this election is estimated to range from \$5,000 to \$10,000, depending on the number of other jurisdictions conducting elections on the May uniform election date. Election costs are allocated among all participating entities.

Historical Election Cost (General May Election):

May 2021:	\$ 6,200
May 2022:	\$10,600
May 2023:	\$ 8,020
May 2024:	\$10,940

May 2025: \$ 5,470

Staff recommends approval of Resolution 26-R-03.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A
Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No
Legal Review Required: N/A Required **Date Completed:** 1/27/2026 SLH
Finance Review Required: N/A Required **Date Completed:** _____

Supporting documents attached:

1. Res 26-R-03; Calling for General Election
-

Recommendation: Move to approve Resolution 26-R-03, calling and establishing the procedures for the May 2, 2026, General Election in Alvin, Texas; authorizing the execution of an Election Services Agreement with Brazoria County upon legal review; and providing for other matters related thereto.

Reviewed by Department Head, if applicable:
Reviewed by City Attorney, if applicable:

Reviewed by Chief Financial Officer, if applicable:
Reviewed by City Manager, if applicable:

RESOLUTION 26-R-03

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, ESTABLISHING THE PROCEDURE FOR THE MAY 2, 2026, GENERAL ELECTION IN ALVIN, TEXAS; AUTHORIZING THE EXECUTION OF AN ELECTION SERVICES AGREEMENT WITH BRAZORIA COUNTY UPON LEGAL REVIEW; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, on May 2, 2026, there shall be elected the following officials for this City: Mayor and a member to City Council District E, each for a term of three (3) years; and

WHEREAS, the *Texas Election Code* is applicable to the election and this Resolution establishes procedures consistent with the Code, and designates the voting places and times for the election; and

WHEREAS, the City of Alvin, Texas (hereinafter the “City”), has made provisions to contract with Brazoria County to conduct the City’s election, pursuant to Chapter 31 of the *Texas Election Code*, and Chapter 791 of the *Texas Government Code* (the Joint Election Agreement and Contract for Election Services, hereafter called the “Election Agreement”), and such Election Agreement provides for political subdivisions subject to the election agreement that hold elections on the same day in all or part of the same territory to hold a joint election as authorized by Chapter 271 of the *Texas Election Code*.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

Section 1. General Election Ordered. The General Election of the City shall be held on Saturday, May 2, 2026, to elect Mayor and a member to City Council District E; each for a term of three (3) years.

Section 2. Filing Period. Candidates at the election for the above offices shall file their application to become candidates with the City Secretary of the City at City Hall, 216 W. Sealy, Alvin, Texas 77511, beginning January 14, 2026, and continuing through February 13, 2026. Candidates shall file their applications with the City Secretary on any weekday that is not a City holiday, between 7:00 a.m. and 6:00 p.m., Monday through Thursday. On Friday, February 13, 2026, the office hours will be from 8:00 a.m. to 5:00 p.m. All applications for candidacy shall be on a form as prescribed by the *Texas Election Code*.

Section 3. Drawing. The order in which the names of the candidates for each office are to be printed on the ballot shall be determined by a drawing conducted by the City Secretary as provided by the *Texas Election Code*. Such drawing will be held in the Office of the City Secretary at City Hall on Tuesday, February 17, 2026, at 5:30 p.m., for the general election.

Section 4. Notice of Election. Notice of the election shall be given and the election shall be held in compliance with the provisions of the *Texas Election Code*, the *Federal Voting Rights Act of 1965, as amended*, and the *City Charter* in all respects. Notice of the election shall be made by publishing the Notice of Election, in both English and Spanish, at least one time, not earlier than thirty (30) days nor later than ten (10) days prior to said election, in a newspaper of general

circulation published within the City; and by posting of the notice on the bulletin board used for posting notices of meetings of City Council at City Hall as required by state law.

Section 5. Ballots. The ballots for the election shall comply with the *Texas Election Code* and be in the form provided by the City to the Brazoria County Election Officer for use on the voting devices and ballots used by Brazoria County.

Section 6. Election Procedures. The Brazoria County Election Officer and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the Election Agreement and the law governing the holding of general elections by home rule cities of the State of Texas; and the official ballots, together with such other election materials as are required by the *Texas Election Code*, shall be prepared in both the English and Spanish languages and shall contain such provisions, markings and language as is required by law.

Section 7. Early Voting. Early voting, both by personal appearance and by mail, will be conducted by the Brazoria County Election Officer, who is designated and appointed as the Early Voting Clerk, in accordance with the *Texas Election Code*. Early voting by personal appearance shall be conducted at places and locations authorized by state law and the Brazoria County Election Officer. The main Early voting location will be at the Alvin Library, 105 S. Gordon and shall commence on Monday, April 20, 2026, through Saturday, April 25, 2026 and then Monday, April 27 through Tuesday, April 28, 2026; early voting polls shall remain open for the time specified by the *Texas Election Code* and at any time and location authorized by the Brazoria County Election Officer. Early voting by City residents may be conducted at any Brazoria County early voting location and any location exclusively designated by the Brazoria County Election Officer.

Section 8. Election Precincts and Polling Places. The election precincts for the election shall be the election precincts established by Brazoria County, provided that each shall contain and include geographic area that is within the City. The polling place for each such election precinct shall be the polling place established by Brazoria County for such election precincts in Brazoria County and voting by residents of the City. Voting by qualified voters may be conducted at any Brazoria County voting location and any location exclusively designated by the Brazoria County Election Officer. The main voting location for the City of Alvin will be the Alvin Library, 105 S. Gordon; polls shall remain open on the day of the election from 7:00 a.m. to 7:00 p.m. The returns for precincts in Brazoria County will be provided by precinct and the Brazoria County Election Officer shall tabulate and provide the election returns for the election.

Section 9. Joint Election. The City agrees to conduct a joint election with other political subdivisions within Brazoria County, provided that such political subdivision holds an election on May 2, 2026, in all or part of the same territory as the City (the "Political Subdivisions"). The joint election shall be conducted in accordance with state law, this Resolution, and the 2026 Joint Election Agreement and Contract for Election Services with Brazoria County as authorized by the Alvin City Council.

Section 10. Duties of City Secretary and Election Officer. The City Secretary, or designee, is instructed to aid the Brazoria County Election Officer in the acquisition and furnishing of all election supplies and materials necessary to conduct the election as provided by the Election Agreement. The City Secretary is further authorized to give or cause to be given notices required for the election, and to take such other and further action as is required to conduct the election in compliance with the *Texas Election Code*; provided that, pursuant to the Election Agreement between Brazoria County

and the City, the Brazoria County Election Officer shall have the duty and be responsible for organizing and conducting the election in compliance with the *Texas Election Code*; and for providing all services specified to be provided in the Election Agreement. The Brazoria County Election Officer shall give the notices required by the *Texas Election Code* to be given for the election not required to be given by the City under the Election Agreement.

Section 11. Election Judges. The presiding judges, alternate presiding judges and clerks for the election shall be selected and appointed by Brazoria County and its appointees in compliance with the requirements of state law, and such judges and clerks so selected by Brazoria County and its appointees are hereby designated and appointed by the City Council as the election officers, judges, and clerks, respectively, for the holding of said general election. The presiding judges, alternate presiding judges and clerks shall perform the functions and duties of their respective positions that are provided by state law. The City Council confirms and appoints the election judges and alternate election judges that are appointed by Brazoria County for the election.

Section 12. Official Newspaper. It is hereby found and determined that The Alvin Sun is a newspaper published within the City of Alvin, Texas, is a newspaper of general circulation within the City, and is the official newspaper of the City of Alvin. Brazoria County and/or the City Secretary is hereby authorized and directed to cause notice to be given as directed above in Section 4. Further orders are reserved until the returns of the election are made by the duly authorized election officials and received by this body.

Section 13. General. The election shall be held and conducted by the Brazoria County Election Officer in compliance with the *Texas Election Code* and the Election Agreement.

Section 14. Effective Date. This Resolution shall be in force and effect from and after its passage on the date shown below.

Section 15. Open Meetings Act. It is hereby officially found and determined that this meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551 of the *Texas Government Code*.

AND, IT IS SO RESOLVED.

PASSED AND APPROVED on this the 5th day of February 2026.

CITY OF ALVIN, TEXAS

ATTEST:

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: Parks and Recreation

Contact: Dan Kelinske, Director of Parks and Recreation

Agenda Item: Consider a License Agreement for the Exclusive Use of City Property between the City of Alvin and the Alvin Sunrise Rotary Foundation for the Alvin Crawfest & Cook-Off at Briscoe Park from March 23, 2026, to March 29, 2026, with the actual event scheduled for Friday, March 27, 2026, at 10:00 a.m. through Sunday, March 29, 2026, at 12:00 a.m.; and authorize the City Manager to sign the Agreement upon legal review.

Type of Item: Contract/Agreement

Summary: This Agreement is unchanged from the previous year. No material, substantive, or operational changes have been made; all terms, conditions, and obligations remain the same as the prior year's approved agreement.

This License Agreement for Exclusive Use of City Property is used as an annual instrument to acknowledge the dates of exclusive use of Briscoe Park and to capture City-owned resources such as equipment and personnel requested by the Alvin Sunrise Rotary Foundation for the purpose of holding the fundraising event known as the Alvin Crawfest and Cook-Off.

Under this Agreement, exclusive use of Briscoe Park is requested beginning **Monday, March 24, 2026, at 6:00 a.m.**, and continuing through **Sunday, March 29, 2026, at 9:00 p.m.** The event activities, including food service, alcoholic beverage sales, music, and other entertainment, are scheduled to occur on **Friday, March 27, 2026, and Saturday, March 28, 2026**, with activities concluding at **12:00 a.m. on Sunday, March 29, 2026**, in accordance with the License Agreement.

Pursuant to the Licensing Agreement, Alvin Sunrise Rotary Club agrees to:

- Adhere to governmental regulations concerning the sale of food and alcohol and obtain appropriate permits
- Adhere to the City's Noise ordinance and obtain an appropriate sound/noise permit
- Fence the area used exclusively for Sunrise Rotary Club's alcohol sales and consumption
- Ensure the deployment of police for security and pay the cost of City of Alvin police officers to perform security and/ or traffic control
- Maintain the property in clean condition
- Abide by all terms of the Event Application, including insurance requirements
- Maintain Comprehensive General Liability Insurance naming the City of Alvin as an additional insured

Pursuant to the Licensing Agreement, the City agrees to:

- Contribute \$25,000 of Hotel Occupancy Tax funds from the HOT fund grant program
- Authorize Alvin Sunrise Rotary to sell alcoholic beverages on City property
- Waive tent fees for individual participating cookers/cook teams
- Waive Park user fees as outlined in the Event Application
- Reimbursement to Alvin Sunrise Rotary not to exceed \$1,500 for rental of a portable restroom trailer
- Provide up to 15 hours of Alvin Fire Marshal or Assistant Fire Marshal's time for inspection of cookers and other Fire Safety and Prevention services required by the City
- Provide barricades and cones for street closure
- Provide EMS personnel and ambulance
- Provide Mobile Command Truck
- Provide up to 20 picnic tables and 30 trash barrels with liners
- Provide electricity and water where not already furnished

Staff recommends approval of this Agreement.

Funding Expected: Revenue <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Budgeted Item: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>
Funding Account: _____ Amount:	1295 Form Required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Legal Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	Date Completed: <u>1/27/2026 SLH</u>
Finance Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	Date Completed: <u>CT 2/2/26</u>

Supporting documents attached:

1. 2026 Sunrise Rotary Music Fest; License Agreement
-

Recommendation: Move to approve a License Agreement for the Exclusive Use of City Property between the City of Alvin and the Alvin Sunrise Rotary Foundation for the Alvin Crawfest & Cook-Off at Briscoe Park from March 23, 2026, to March 29, 2026, with the actual event scheduled for Friday, March 27, 2026, at 10:00 a.m. through Sunday, March 29, 2026, at 12:00 a.m.; and authorize the City Manager to sign the Agreement upon legal review.

Reviewed by Department Head, if applicable:
 Reviewed by City Attorney, if applicable:

Reviewed by Chief Financial Officer, if applicable:
 Reviewed by City Manager, if applicable:

**LICENSE AGREEMENT
FOR EXCLUSIVE USE OF CITY PROPERTY**

THIS LICENSE AGREEMENT (“Agreement”) is entered into on this _____ day of _____, 2026, by and between the City of Alvin, a municipal corporation (“the City”), and Alvin Sunrise Rotary Foundation, a Domestic Non-Profit Corporation (“Licensee”).

RECITALS:

- A. The Licensee hereby requests use of a City park for a fundraising event for the Alvin Sunrise Rotary Foundation and agrees to abide by all rules and procedures as set forth by the City.
- B. Licensee has requested the City to issue Licensee a license for the purpose of holding the Crawfest and Cook-Off in the City park known as Briscoe Park, located at 3625 Briscoe Drive, Alvin, Texas, for the purpose of providing music and other entertainment. Licensee will have exclusive use of the City park and will sell beer, food, and other items.
- C. The City and Licensee entered into a donation agreement signed by Mayor Paul Horn with authorization from the City Council on December 18, 2014, which granted the Licensee naming rights to the pavilion located at Briscoe Park ending January 1, 2034.

NOW, THEREFORE, and subject to the terms and conditions below, the City hereby grants to Licensee the exclusive use of the city park described and defined below and, in consideration of the license granted to Licensee herein, Licensee agrees to the following:

1. Licensed Property. The licensed property consists of that city park property highlighted on the map attached as Exhibit A, (the “Licensed Property”), known as Briscoe Park, located at 3625 Briscoe Drive, Alvin, Texas. The Licensee accepts the property “as is” and the City makes no warranty or guarantee as to the suitability of said property for the purpose of a fundraising event involving the sale of beer and food and providing music and other entertainment.

2. Purposes. Licensee may use the Licensed Property for the purposes stated herein and for no other purpose or use without the express written consent of the City.

3. Term of License. This License shall begin Monday, March 23, 2026, at 6:00 a.m. and continue through Sunday, March 29, 2026, at 9:00 p.m. (a period of approximately seven (7) consecutive days), unless revoked earlier by the City at its sole discretion.

4. Operation Requirements.

Licensee agrees to the following:

- a. Licensee shall adhere to all local, state and federal regulations concerning the sale and distribution of food and alcohol, including obtaining a food/beverage sales permit and alcoholic beverage distribution requirements and permit.

- b. Licensee shall obtain a sound and noise permit. The approval of said permit shall exempt the Licensee from the current maximum permissible sound levels outlined in Section 15-9.2 of the City of Alvin's Code of Ordinances. This exemption is clearly stated in Section 15-9.4 of the Code of Ordinances.
- c. Licensee shall fence area to be used for Licensee's alcohol sales and consumption.
- d. Licensee shall provide security personnel for the entire time Licensee sells or distributes alcoholic beverages on Friday, March 27, 2026, beginning at 11:00 a.m. through 12:30 a.m. and Saturday, March 28, 2026, beginning at 11:00 a.m. through Sunday, March 29, 2026, 1:00 a.m., and in accordance with all local, state and federal regulations concerning the sale and distribution of alcoholic beverages.
- e. Licensee agrees the security and traffic operational plan will be developed and staffed by Alvin Police Department and Office of Emergency Management. Licensee shall pay the personnel contracted to provide security and traffic control for the event.
- f. Licensee acknowledges the required security personnel is defined in the Event Application. Licensee further acknowledges the Alvin Chief of Police or designee reserves the right to establish, change or modify the amount and type of peace officers needed.
- g. Licensee and its agents shall maintain the property in a reasonably clean condition, and, at the end of the license period, shall remove all equipment, garbage/trash and any other materials brought onto the property by the Licensee and/or its guests.
- h. Licensee shall abide by all the terms of the Event Application, Ordinances and/or Fees that are not excepted in this Agreement.

City agrees to the following:

- a. Authorize Licensee (TABC permit holder) to sell alcoholic beverages on the Licensed Property during the term of the License in accordance with local, state and federal regulations concerning the sale and distribution of alcohol.
- b. Provide necessary barricades and cones for street closures at no cost to Licensee.
- c. Provide onsite EMS personnel and ambulance at no cost to Licensee.
- d. Provide onsite Alvin Office of Emergency Management Mobile Command Truck at no cost to Licensee.
- e. Provide use of up to 20 picnic tables and 30 trash barrels with liners at no cost to Licensee.

- f. Provide electricity and water, where already furnished, which includes electrical outlets, security lights, athletic field lighting as well as interior and exterior lighting on the concession stand and press box buildings at no cost to Licensee.
- g. Contribute Twenty-Five Thousand and No/100 Dollars (\$25,000) from the Hotel Occupancy Tax Fund to be used in accordance with the Hotel Occupancy Tax Funding Application approved by the Hotel Occupancy Tax (H.O.T.) grant review committee on September 23, 2025.
- h. Provide up to 15 hours of the Alvin Fire Marshal or Assistant Fire Marshal's time for inspection of cookers and other Fire Safety and prevention services required by the City at no cost to Licensee.
- i. Waive tent permit fee for each participating cooker/cook team required by Section 28-2, Code of Ordinances.
- j. Reimbursement to Alvin Sunrise Rotary not to exceed \$1,500 for rental of a portable restroom trailer.

5. Qualifications of Licensee. Licensee shall be qualified to perform all activities described in the Recitals and shall perform all activities in compliance with applicable laws and regulations.

6. Indemnification and Insurance. Licensee shall defend, indemnify and hold harmless the City, its officers, agents, employees, successors and assigns from any and all claims, losses, costs, damages, expenses and liabilities, including reasonable attorneys' fees, for or from loss of life or damage or injury to any person or property of any person or entity, including, without limitation, the agents, officers, employees, invitees and licensees of the City, arising out of, connected with or incidental to, either directly or indirectly, Licensee's negligent use of, construction on, or maintenance of the Licensed Property during the term of this License by Licensee's, its employees, agents, contractors and subcontractors, licensees or invitees or the exercise by Licensee of any of its rights or the performance by Licensee of any of its obligations. Licensee shall not interfere with or damage existing utility facilities or City infrastructure, on, off, under, or near the Licensed Property, and shall indemnify and reimburse the City for any damages, costs, expenses or liabilities resulting from Licensee damage or interference therewith. The indemnity obligation contained in this Section shall survive the expiration or earlier termination of this License. In no event, however, shall the foregoing agreement to defend, indemnify and hold harmless the City be deemed to extend to any liability for any environmental condition of the Licensed Property.

Licensee shall, at its own expense, defend the City in all litigation, pay all reasonable attorneys' fees, reasonable damages, court costs and other reasonable expenses arising out of such litigation or claims incurred in connection therewith; and shall, at its own expense, satisfy and cause to be discharged such judgments as may be obtained against the City, or any of its officers, agents or employees, arising out of such litigation.

Licensee shall not cause or permit any mechanic's or similar liens to be filed against City's property arising from any work done by Licensee, and Licensee hereby agrees to and shall indemnify and

defend and hold harmless City with respect to any such lien or claim (including any attorneys' fees incurred by City in connection with any such lien or claim). If any mechanic's lien or other lien shall be created or filed against City's property by reason of labor performed by or materials furnished to Licensee, then Licensee shall, within ten (10) days thereafter, at Licensee's sole cost and expense, cause such lien or liens, together with any notices of intention to file mechanic's liens that may have been filed with respect thereto, to be satisfied or discharged of record.

Licensee shall take out and maintain at its own expense during the term of this License, Comprehensive General Liability insurance, wherein the City is named as an additional insured, as shall protect itself, the City, and any entity performing work covered by this License from claims for damage for personal injury, disease, illness or death, including accidental death, as well as from claims for property damages which may arise from operations under this License, whether such operations be by itself or by any entity or by anyone directly or indirectly employed by either of them. The Comprehensive General Liability insurance policy shall have limits of liability of not less than One Million Dollars (\$1,000,000.00) applicable to the liability assumed by Licensee under this Section 5. Licensee shall provide the City Manager for the city of Alvin, Texas, with a copy of its Certificate of Insurance at the time of execution of this License.

All insurance required hereunder shall be effected under valid and enforceable policies issued by insurers of recognized responsibility authorized to do business in the State of Texas, and shall contain a provision whereby the insurer agrees not to cancel the insurance without ten (10) days prior written notice to the City Manager, 216 W. Sealy, Alvin, Texas 77511.

7. Events of Default. Each of the following, without limitation, shall constitute an event of default by Licensee:

- a. Licensee fails to keep, perform and observe any promise or agreement contained in this License; or
- b. Any lien is filed against the Licensed Premises because of any act or omission of Licensee.

7.1. Upon the occurrence of any of items (a) through (b) of Section 7, the City may, at its option, exercise any one or more of the following rights and remedies:

- a. deny access to the Licensed Property; or
- b. terminate this License Agreement; or
- c. exercise any and all additional rights and remedies that the City may have at law or in equity.

7.2. No waiver by the City at any time of any of the terms or conditions of this License Agreement shall be deemed or taken as a waiver at any time thereafter of the same or any other terms or condition herein or of the strict and prompt performance thereof.

No delay, failure or omission of the City to take or to exercise any right, power, privilege or option arising from any default, or subsequent acceptance of any fee then or thereafter accrued shall impair or be construed to impair any such right, power, privilege or option to waive any such default or relinquish thereof, or acquiescence

therein and no notice by the City shall be required to restore or revive any option, right, power, remedy or privilege after waiver by the City of default in one or more instances.

No waiver shall be valid against the City unless reduced to writing and signed by an officer of the City duly empowered to execute same.

- 7.3. Except as otherwise provided herein, neither the City nor Licensee shall be deemed to be in default or breach of this License Agreement by reason of failure to perform any one or more of its obligations hereunder if, while and to the extent that such failure is due to acts of God, acts of government authority, or any other circumstances for which it is not responsible and which are not within its control; provided that Licensee's obligation to pay fees, additional fees, charges or other money payments required by this License Agreement which have been incurred prior to the force majeure event or following its cessation shall continue.

8. Compliance with Laws. Licensee shall comply with local, state, and federal laws, regulations, ordinances and orders governing the Licensed Property and the activities authorized hereunder, and shall obtain all necessary permits from the City prior to commencement of the activities authorized hereunder.

9. Safety Measures. Licensee shall fence, barricade or take such other measures as are necessary or appropriate to protect the general public from any danger posed by Licensee's activities or Licensee's property under this License. Licensee shall also take measures to protect existing City infrastructure on the property, including but not limited to sidewalks, water and sewer lines, water meters and other utilities.

10. Taxes and Other Charges. Licensee agrees to timely pay all taxes, if applicable, and any other charges or expenses attributable to Licensee's activities.

11. Surrender of Premises and Title to Improvements. Licensee shall release to the City possession of the Licensed Property at the time prescribed on this License, whether such cessation be by revocation, termination, expiration or otherwise, promptly and in good condition.

Prior to such surrender of the Licensed Property, Licensee shall restore and repair any and all damage to the Licensed Property caused by, related to or resulting from Licensee operations thereon, normal wear and tear excepted.

12. Entire Agreement. This License constitutes the entire agreement between the parties as of the date hereof. Any provisions of prior licenses, agreements or documents which conflict in any manner with the provisions of this License are hereby specifically declared void and of no effect. Except as otherwise specifically provided, any change in the terms of this Agreement shall be made by an amendment in writing and signed by both parties.

13. City's Right of Entry. The City of Alvin, its officers and employees, shall be entitled to enter the Licensed Property at any time for all reasonable purposes, including, without limitation, inspection of the Licensee's activities hereunder.

14. Right to Assign or Sublet. This License may not be assigned to any person or group, nor sublet in any part for any purpose without written consent from the City.

15. Notices. Notices shall be in writing and directed to the parties at the addresses below. Delivery shall be by hand delivery, facsimile, messenger, overnight courier, or via first class U.S. mail.

To the City of Alvin:

City Manager
216 W. Sealy
Alvin, Texas 77511

To the Licensee:

Name: Alvin Sunrise Rotary Foundation
Address: P.O. Box 42
Alvin, Texas 77512

Contact Person:
Phone:

IN WITNESS WHEREOF, the parties hereto have caused this License to be executed as of the date first set forth above.

CITY OF ALVIN, TEXAS

By: _____
Junru Roland, City Manager

Date: _____

The undersigned hereby agrees and consents to the terms and conditions of this License, and further states that she/he has authority to sign on behalf of the Licensee.

Signature: _____

Title: _____, Alvin Sunrise Rotary Foundation

Print Name: _____

Date: _____

Attachment: Exhibit A [map]



AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: Fire Department

Contact: Kendall Hunting, Fire Chief

Agenda Item: Consider the 2026 Interlocal Agreement for Emergency Services and Amendment with Brazoria County Emergency Services District #3 (ESD); and authorize the Mayor to sign upon legal review.

Type of Item: Contract/Agreement

Summary: The Brazoria County Emergency Services District #3 was first formed in 2004. Brazoria County Commissioners appoint five (5) ESD #3 Board of Directors to authorize and appropriate funding for Fire and Emergency Medical Services (EMS) to the approximately 120 square miles surrounding the city limits of Alvin. Each entity/provider is allowed to submit a budget to the five (5) member ESD #3 Board of Directors each year. The ESD #3 Board of Directors then review the budget requests and allows each entity/provider the opportunity to give a short presentation on their budget requests. Upon approval, the Board of Directors allocates the funds to each entity/provider accordingly.

The agreement remains largely unchanged. The primary revision is in Section V, Subsection (g) – Quarterly Reports to the District, which adds a requirement to include additional information on specific types of incidents in the City’s quarterly reports to the District.

There is also an addendum to the existing interlocal agreement between Brazoria County Emergency Services District No. 3, the City of Alvin, and the Liverpool area, related to fire protection services. This addendum is part of the overall ESD agreement and has been in place for several years following the District’s assumption of operations for the Liverpool Volunteer Fire Department in 2023. No changes from previous years.

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT #3 ANNUAL CONTRIBUTIONS TO THE CITY OF ALVIN				
Calendar Year	Emergency Medical Services	Fire & Rescue Services	Fire & Rescue Services (Liverpool)	Total
2022	\$408,000	\$399,240	\$12,000	\$819,240
2023	\$420,000	\$419,202	\$12,000	\$851,202
2024	\$445,000	\$431,778	\$12,000	\$888,778
2025	\$463,000	\$453,367	\$12,000	\$928,367
2026 (Proposed)	\$486,000	\$476,035	\$12,000	\$974,035

Staff recommends approval.

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A
Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No
Legal Review Required: N/A Required **Date Completed:** 1/28/2026 SLH
Finance Review Required: N/A Required **Date Completed:** CT 2/2/26

Supporting documents attached:

1. BC ESD #3 Interlocal Agreement; 2026
-

Recommendation: Move to approve the 2026 Interlocal Agreement for Emergency Services and Amendment with Brazoria County Emergency Services District #3 (ESD); and authorize the Mayor to sign upon legal review.

Reviewed by Department Head, if applicable:
Reviewed by City Attorney, if applicable:

Reviewed by Chief Financial Officer, if applicable:
Reviewed by City Manager, if applicable:

**INTERLOCAL AGREEMENT FOR
EMERGENCY SERVICES**

This **INTERLOCAL AGREEMENT FOR EMERGENCY SERVICES** (herein "Agreement") is entered into effective the 1st day of January, 2026, by and between **BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3** ("DISTRICT"), a political subdivision of the State of Texas, organized and operating pursuant to the provisions of Section 48-e, Article III of the Texas Constitution and Chapter 775 of the Health and Safety Code and **THE CITY OF ALVIN, TEXAS** ("CITY OF ALVIN") for TEN AND NO/100 (\$10.00) DOLLARS, the mutual covenants and agreements herein contained, and other good and valuable consideration. Accordingly, **DISTRICT** and **CITY OF ALVIN** agree to the following:

I.

PARTIES

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3 is a political subdivision of the State of Texas, organized and operating in portions of Brazoria County, Texas under Chapter 775 of the Texas Health & Safety Code. **THE CITY OF ALVIN, TEXAS** is a municipal body politic of the State of Texas. Both DISTRICT and CITY OF ALVIN propose to enter into an Agreement pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code. The purpose of the Agreement is for CITY OF ALVIN to perform certain government functions and services for DISTRICT. Such government functions and services are limited to emergency medical services, emergency ambulance services, fire protection and suppression services to protect life and property from fire and conserve natural and human resources, and to provide rescue services (referred to herein as "emergency services") to persons and commercial interests located within the geographic boundaries of a portion of the DISTRICT (herein the "Service Area", as described and set forth in Exhibits "A1 - Fire" and "A2- EMS", attached hereto and incorporated by reference). The City and the Department agree that the Emergency Services are "governmental functions" as defined in the Interlocal Agreement Act, Texas Government Code §791.003. The City and the Department further

agree that the Emergency Services are “homeland security activities” as defined under Texas Government Code § 421.001.

CITY OF ALVIN acknowledges and represents that it is familiar with the Service Area and agrees to provide the emergency services in accordance with this Agreement. The parties, CITY OF ALVIN and DISTRICT, agree and acknowledge that CITY OF ALVIN shall in its sole discretion determine the manner in which to perform and deliver said emergency services, including the selection of the service provider. The parties, CITY OF ALVIN and DISTRICT, both agree and acknowledge that CITY OF ALVIN intends to select and assign the responsibility of providing such emergency services to the service area to Alvin Emergency Medical Services Department and Alvin Volunteer Fire Department, departments of the CITY OF ALVIN.

II.

TERM; EARLY TERMINATION

The term of this Agreement will be for a period beginning January 1, 2026 and ending December 31, 2026. Either party may terminate this Agreement upon six months written notice to the other party, along with a copy of same to the Alvin Emergency Medical Services Department and Alvin Volunteer Fire Department.

The term of this Agreement may be extended only upon the mutually signed agreement of both parties upon such terms and conditions as agreed to at that time.

III.

TERMS OF COMPENSATION

- (a) During the original term of this Agreement, the Compensation to be paid by DISTRICT to CITY OF ALVIN for the services to be provided by CITY OF ALVIN hereunder shall be as follows: DISTRICT to pay to CITY OF ALVIN an amount of **\$962,035** per annum. These payments shall be made in quarterly installments paid at the District’s regular meetings held in January, April, July and October. The Parties agree that the distribution of the funds is to be **\$486,000** for emergency medical services and **\$476,035** for fire and rescue services. Any payments made to the CITY by the

DISTRICT for fire protection, suppression and rescue services under a temporary extension of the 2025 annual contract shall be applied towards the total annual Compensation amount stated above.

- (b) In the event DISTRICT shall choose to terminate the Agreement during the term, the compensation paid to the date of termination shall be non-refundable. In the event CITY OF ALVIN terminates this Agreement during the term, the compensation paid or due and payable shall be refundable to DISTRICT based on a pro rata basis (to wit, the percentage of the term completed as of the termination date).
- (c) The CITY OF ALVIN has the sole discretion to determine how these funds are expended.

IV.

LIMITATIONS ON REPRESENTATIONS AND WARRANTIES

CITY OF ALVIN agrees to use its best efforts in carrying out its duties under this Agreement, and represents that the quality of the emergency services provided will be equal to or better than the services that had been provided in the Service Area as of January 1, 2025. Neither CITY OF ALVIN nor Alvin Emergency Medical Services Department (including its employees, volunteers or members) nor Alvin Volunteer Fire Department (including its employees, volunteers or members) may waive or limit any grounds or basis of immunity or limitation of liability as a political subdivision or as a volunteer or emergency organization (as the case may be), including, but not limited to, V.T.C.A., Civil Practice & Remedies Code, Subchapter B. Tort Liability of Governmental Units, Section 101.001, et seq.

V.

DUTIES AND RESPONSIBILITIES OF THE CITY OF ALVIN AND THE DEPARTMENTS

- (a) CITY OF ALVIN agrees to provide the emergency services to the Service Area, as provided and subject to the limitations and provisions contained herein.

However, DISTRICT acknowledges that it recognizes that CITY OF ALVIN is a municipality with similar statutory obligations to its own corporate area and that the Alvin Emergency Medical Services Department and Alvin Volunteer Fire Department similarly provide similar emergency services to CITY OF ALVIN. DISTRICT further acknowledges that it recognizes that the providing of necessary emergency services to DISTRICT shall not be exclusive, but shall be rendered in the context of the CITY OF ALVIN's and Alvin Emergency Medical Services Department's and Alvin Volunteer Fire Department's emergency response protocols, including CITY OF ALVIN's use and reliance from time to time on mutual aid agreements that it has or will have with other emergency services providers.

(b) CITY OF ALVIN shall provide the necessary staffing and equipment for the providing of the emergency services to the service area in accordance with this Agreement, and shall enter into and maintain reciprocal mutual aid agreements with surrounding EMS departments and fire departments when necessary or advisable. Firefighting personnel are required to complete a minimum of 40 hours of certified training per year, prorated for partial year for any personnel who join the Fire Department later than January 15th. EMS personnel shall maintain training as required by the Texas Department of State Health Services.

(c) The Mayor of the CITY OF ALVIN or his/her designee shall be the liaison with DISTRICT.

(d) Notwithstanding anything in this Agreement which may be construed to the contrary, this interlocal agreement shall not operate as a merger, consolidation or annexation of one political subdivision by another.

(e) It is not the intention of the parties hereto to create a partnership or association. The duties and liabilities of CITY OF ALVIN and DISTRICT are intended to be separate and not joint or collective. Nothing contained in this Agreement and in any agreement made pursuant hereto shall ever be construed to create a partnership or association or impose a partnership duty, obligation or liability with respect to any one or more of the parties hereto.

(f) CITY OF ALVIN shall name DISTRICT as an additional insured on its liability insurance policies during the original and any extended term of this Agreement.

(g) QUARTERLY REPORTS TO DISTRICT

(1) CITY OF ALVIN shall furnish to DISTRICT no later than 30 days following the end of each fiscal quarter, a copy of the monthly reports listing the total number of runs made by Alvin Volunteer Fire Department within the Service Area for the prior quarter, including a breakdown of total runs by category using the Department's category designations. Failure to provide the required quarterly reports will result in the District withholding quarterly payments until the reports are received.

(2) Quarterly report information shall include response times for the prior quarter using the following criteria:

(A). From time of dispatch or time Department receives call to time first fire unit on location

(B). Average Response times overall

(C). Response times to these categories of calls - Structure Fires, Motor vehicle crashes, and EMS calls, including

(i). Average response time to each category;

(ii). Fastest response time to each category; and

(iii). Slowest response time to each category

(3) CITY OF ALVIN shall furnish to District no later than 30 days following the end of each fiscal quarter, a copy of the monthly reports listing the total number of runs made by Alvin EMS within the Service Area for the prior quarter, including a breakdown of total runs by category using the Department's category designations. Failure to provide the required quarterly reports will result in the District withholding quarterly payments until the reports are received. Quarterly report information shall include response times for the prior quarter using the following criteria:

(A). Incident information to be provided:

(i). Total number of incidents responded to within the District service area.

(ii). Number of incidents by incident type, specifically noting the number of Cardiac Arrest, Traumatic injuries, Motor vehicle crashes, Difficulty breathing, or any other Echo or Delta or high acuity incident.

(iii). Number & Type of calls by the hour & day of the week.

(B). Response Times information to be provided:

(i). From time of dispatch/time EMS receives call to time first EMS unit on location

(ii). Average Response times overall for all District incidents

(iii). Response times to Cardiac Arrest, Traumatic injuries, Motor vehicle crashes, Difficulty breathing, or any other Echo or Delta or high acuity incident.

(aa). Average response time to each category;

(bb). Fastest response time to each category; and

(cc). Slowest response time to each category.

(4) City shall include a list of Department personnel with the 2nd and 4th quarter reports filed with the District. The City/Department providing lists/rosters of personnel to the District is not a waiver of the Government Code section 418.176 requirement to keep staffing information confidential, as the District will not publicly discuss or distribute the staffing information. The District is an emergency services provider and any exchange of staffing information between the District and City/Department is an intergovernmental transfer of information and not a public release of said information. Information provided under this subsection shall include NIMS certifications for each emergency responder.

(h) CITY OF ALVIN will provide to the DISTRICT an audit, or portion of the City's audit, showing the funding and expenditures for EMS and fire services funded by the DISTRICT for the prior fiscal year. The audit will be provided to the DISTRICT no later than 60 days after it is completed and accepted by the CITY OF ALVIN.

(i) City and Department agree that for any dispatched call in the District's contracted area for a structure fire, the Department shall have automatic aid or automatic mutual aid with neighboring agencies in place to ensure adequate response to such calls.

(j) Upon receiving an extrication dispatch, the Department will take reasonable steps to ensure that the response will include personnel with two sets of rescue tools. Department shall request mutual aid if needed to meet this objective.

VI.

DISPATCH COOPERATION

DISTRICT and CITY OF ALVIN both agree to cooperate in presenting any letters or Resolutions to the 911 Network and the CITY OF ALVIN's local dispatchers.

VII.

AUTOMATIC AMENDMENT

This Agreement shall be automatically amended to conform to any laws or city ordinances that are applicable to CITY OF ALVIN or DISTRICT. Should any of the provisions of this Agreement be in such conflict, the contrary provision of this Agreement shall be amended to conform to said law or ordinance.

VIII.

AMENDMENT BY MUTUAL AGREEMENT

This Agreement may be amended only by the mutually signed and written agreement of the parties.

IX.

ASSIGNABILITY

This Agreement shall not be assigned by either party regarding delivery of necessary emergency services by CITY OF ALVIN.

X.

MISCELLANEOUS

If any term or provision of this Agreement shall be held invalid or unenforceable, then the remainder of the Agreement, other than the invalid unenforceable part, shall not be affected thereby and each other term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

This Agreement embodies the whole agreement of the parties and supersedes all previous communications, representations or agreements between the parties with respect to the matters contained herein.

**XI.
NOTICES**

All notices hereunder shall be in writing and delivered or sent Certified Mail, Return Receipt Requested to the parties at their addresses below. Notices sent to the District shall be copied to the District's counsel, Coveler & Peeler, P.C. at 820 Gessner, Suite 1710, Houston, Texas 77024.

**XII.
VENUE AND CONTROLLING LAW**

The validity, interpretation, and performance of this Contract shall be governed by the laws of the State of Texas. This Contract is fully performable and enforceable in Brazoria County, Texas wherein venue hereunder shall lie.

CITY OF ALVIN, TEXAS

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3

By: _____
Print Name: _____
Title: _____

By:  _____
Darrell Valusek, President

Address for Notice: _____

Date: _____

Address for Notice: _____
P.O. Box 1253
Manvel, TX 77578
Date: October 13, 2025

Acknowledged: _____

Acknowledged: _____

ALVIN EMERGENCY MEDICAL SERVICES DEPARTMENT

ALVIN VOLUNTEER FIRE DEPARTMENT

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

Address for Notice:

Address for Notice:

EXHIBIT "A-1 Fire"

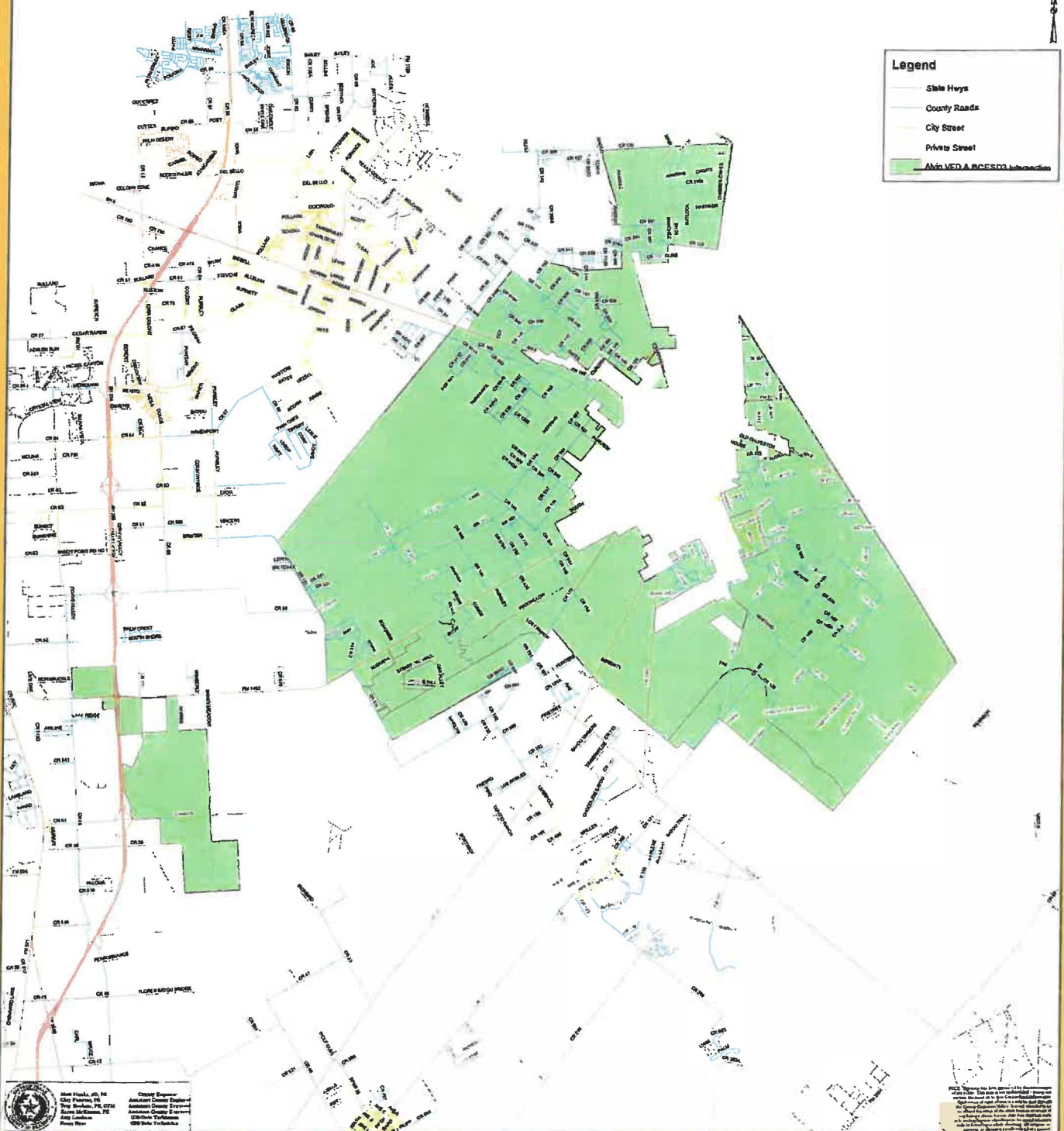
Alvin Fire District & Brazoria County Emergency Service District 3

Miles
0 0.425 0.85 1.7 2.55 3.4



Legend

-  State Highways
-  County Roads
-  City Street
-  Private Street
-  Alvin VED & BCESD3 Jurisdiction

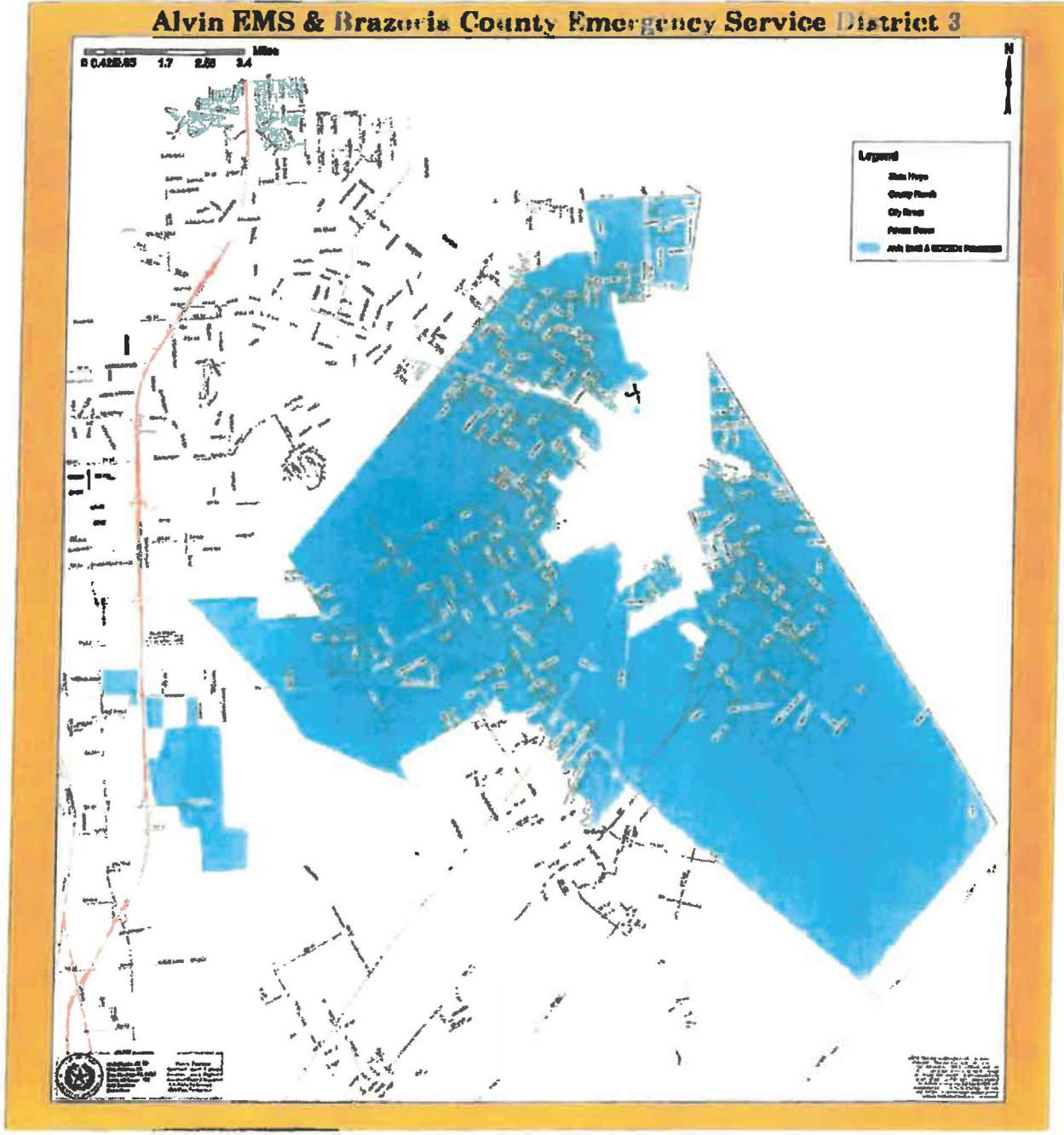



 City Engineer
 Alvin Fire District
 Brazoria County Emergency Service District 3
 Alvin, Texas 77511

This map was prepared by the City Engineer and the City Engineer's Office. It is intended for informational purposes only and should not be used for legal or financial purposes. The City Engineer's Office is not responsible for any errors or omissions on this map.

EXHIBIT "A-2 EMS"

Alvin EMS & Brazoria County Emergency Service District 3



**Addendum to Interlocal Agreement for Providing Fire Protection Services
Between
Brazoria County Emergency Services District No. 3
and City of Alvin
Effective for Fiscal Year 2026**

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3 ("DISTRICT"), and **CITY OF ALVIN** ("CITY") have entered into an Interlocal Agreement for Providing Fire Protection Services (the "Contract") which was entered into and effective as of January 1, 2026. The Parties agree to the following amendments to the Contract.

Article I –Costs for Coverage of District’s Liverpool Area Territory

The parties agree to amend that Contract by adding Article III, Sections (d)-(f) that state:

(d) The District and City agree that City’s Alvin Fire Department will act as Co-Provider for the area which receives fire suppression and rescue services from the District’s Liverpool Fire Station (“Liverpool Coverage Area” as described in Exhibit AA, attached), effective January 1, 2026.

(e) The District and City agree that in order to fund the additional costs to be incurred by the City for the provision of fire protection and suppression services to the Liverpool Coverage Area, the District will provide additional funding to the City in the amount of \$1,000 per month, to be paid quarterly when the District makes its normal payments to the City under the Contract.

(f) Either Party may cancel this Amendment and terminate the Department’s operations as Co-Provider for the Liverpool Coverage Area upon 30 days written notice to the other Party. Upon cancellation of this Amendment, the remaining portion of the Contract shall remain in full force and effect.

Article II – All other Terms Unchanged

All other terms of the Contract remain in full effect for the duration of the Contract including sections concerning the Term of the Contract and the Renewal Term(s).

[Remainder of this page is left intentionally blank. Signatures are found on the following page.]

This amendment is effective January 1, 2026.

CITY OF ALVIN, TEXAS

BRAZORIA COUNTY EMERGENCY SERVICES DISTRICT NO. 3

By: _____
Print Name: _____
Title: _____

By:  _____
Darrell Valusek, President

Address for Notice:

Address for Notice:
P.O. Box 1253
Manvel, TX 77578

Date: _____

Date: October 13, 2025

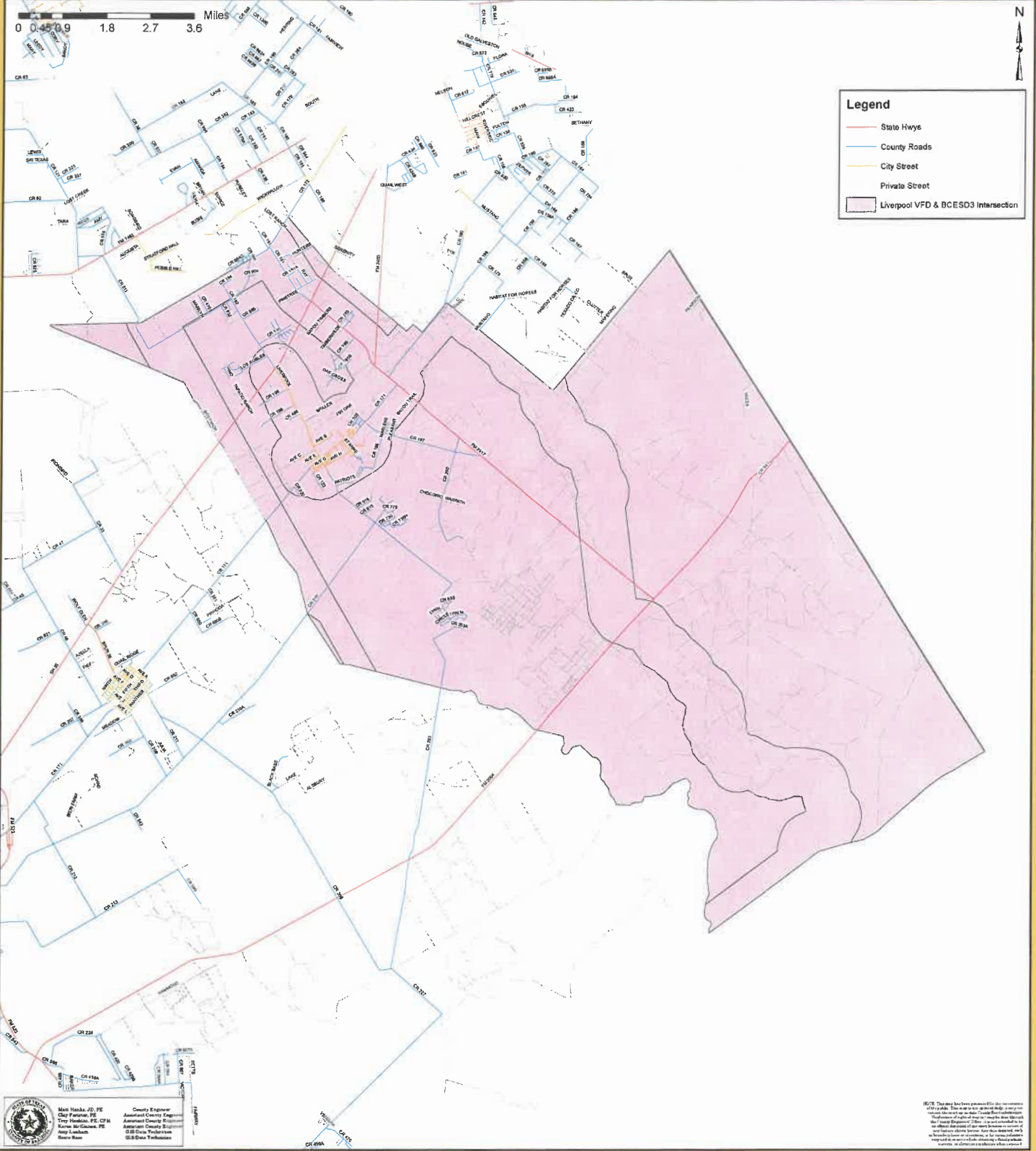
Acknowledged:

ALVIN VOLUNTEER FIRE DEPARTMENT

By: _____
Print Name: _____
Title: _____

Address for Notice:

Liverpool Fire District & Brazoria County Emergency Service District 3



Legend

- State Hwy
- County Roads
- City Street
- Private Street
- Liverpool VFD & BCESD3 Intersection


Math Hanko, J.D., P.E. County Engineer
Clay Farnham, J.E. City Engineer
Tracy Harkins, P.E., C.F.M. Assistant County Engineer
Kenneth McCallum, P.E. Assistant County Engineer
Andy Luskath GIS Data Technician
Shawn Ryan GIS Data Technician

NOTES: This map has been prepared for the convenience of the public. It is not to be regarded as a survey or map and does not constitute a warranty or representation of any kind. The accuracy of the information shown on this map is not guaranteed. The user assumes all responsibility for the use of this map. The information shown on this map is not to be used for any purpose other than that for which it was prepared. The user assumes all responsibility for the use of this map. The information shown on this map is not to be used for any purpose other than that for which it was prepared. The user assumes all responsibility for the use of this map.



AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a variance request from the homeowner at 1740 Glennview Drive to encroach twenty-five feet into the twenty-five-foot front building setback for the construction of a carport.

Type of Item: Action Item

Summary: On January 12, 2026, the Engineering Department received a variance request from the homeowners at 1740 Glennview Drive, to be permitted to encroach twenty-five feet into the twenty-five-foot front building setback for the construction of a carport. The homeowners are proposing to construct a carport along the front of their home located at 1740 Glennview Drive, for reasons outlined in the attached request letter. The carport, as proposed on the attached property survey, will encroach 25 feet into the 25' front building setback; however, it will still be approximately 14 feet from the nearest edge of the Glennview Drive pavement.

The City Planning Commission approved the variance request unanimously at their meeting on January 20, 2026. Staff recommends approval.

Funding Expected: Revenue <input type="checkbox"/> Expenditure <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Budgeted Item: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Funding Account: _____ Amount: _____	1295 Form Required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Legal Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	Date Completed: <u>1/28/2026 SLH</u>
Finance Review Required: N/A <input checked="" type="checkbox"/> Required <input type="checkbox"/>	Date Completed: _____

Supporting documents attached:

- Variance Request; 1740 Glennview Dr

Recommendation: Move to approve the variance request from the homeowner at 1740 Glennview Drive to encroach twenty-five feet into the twenty-five-foot front building setback for the construction of a carport.

Reviewed by Department Head, if applicable:
Reviewed by City Attorney, if applicable:

Reviewed by Chief Financial Officer, if applicable:
Reviewed by City Manager, if applicable:

Southern Styles

10601 North Ave H

La Porte, Texas 77571

713-898-2138 cell / Coppedge.md@gmail.com

France Beechinor

1740 Glennview

Alvin, Texas 77511

Request of Variance

Install freestanding Carport over the concrete pad.

- On behalf of the Beechinor family, I Michael D. Coppedge requesting a variance to build a carport approximately 25' beyond the building line.
- The end of the carport will be 14' from the edge of the street.
- Approximate height at the garage will be 10'-6" and approximately 9'-9" at the front of the carport.
- Customer is requesting the carport to extend so that both vehicles are cover during weather events.
- Both Mr. and Mrs. Beechinor are coming up of age in their late 70's.
- Mrs. Beechinor has fallen multiple times over the last few years.
- By allowing the carport to extend the 25' past the build line, this will help with the slippery surface when it rains or ices over.
- Encroaching 25' into the building setback.
- By allowing the variance to approve the carport the extend 25' past the build line it would allow both Mr. & Mrs. Beechinor to safely get in and out of their vehicles in a timely and safe manner.
- Please see the drawings of the plot survey and the pictures I have taken of other carports in the neighborhood.
- **Description of materials to be used**
- 8" galvanized framework 12-gauge for the cee beams and 14-gauge for the open face beams.
- All the frameworks will be screwed together using tek screws.
- 6 - 4"x 4" galvanized 14-gauge posts will be set in the ground 28" to 32" in concrete.
- 26-gauge White r-panel for the roof system.
- White for the trim color.
- The cover will meet the 140 mph per City of Alvin code.
- Drawings will be engineered and stamped once the variance is approved.
- 811 will be called before any work is performed, to mark all lines in the area.

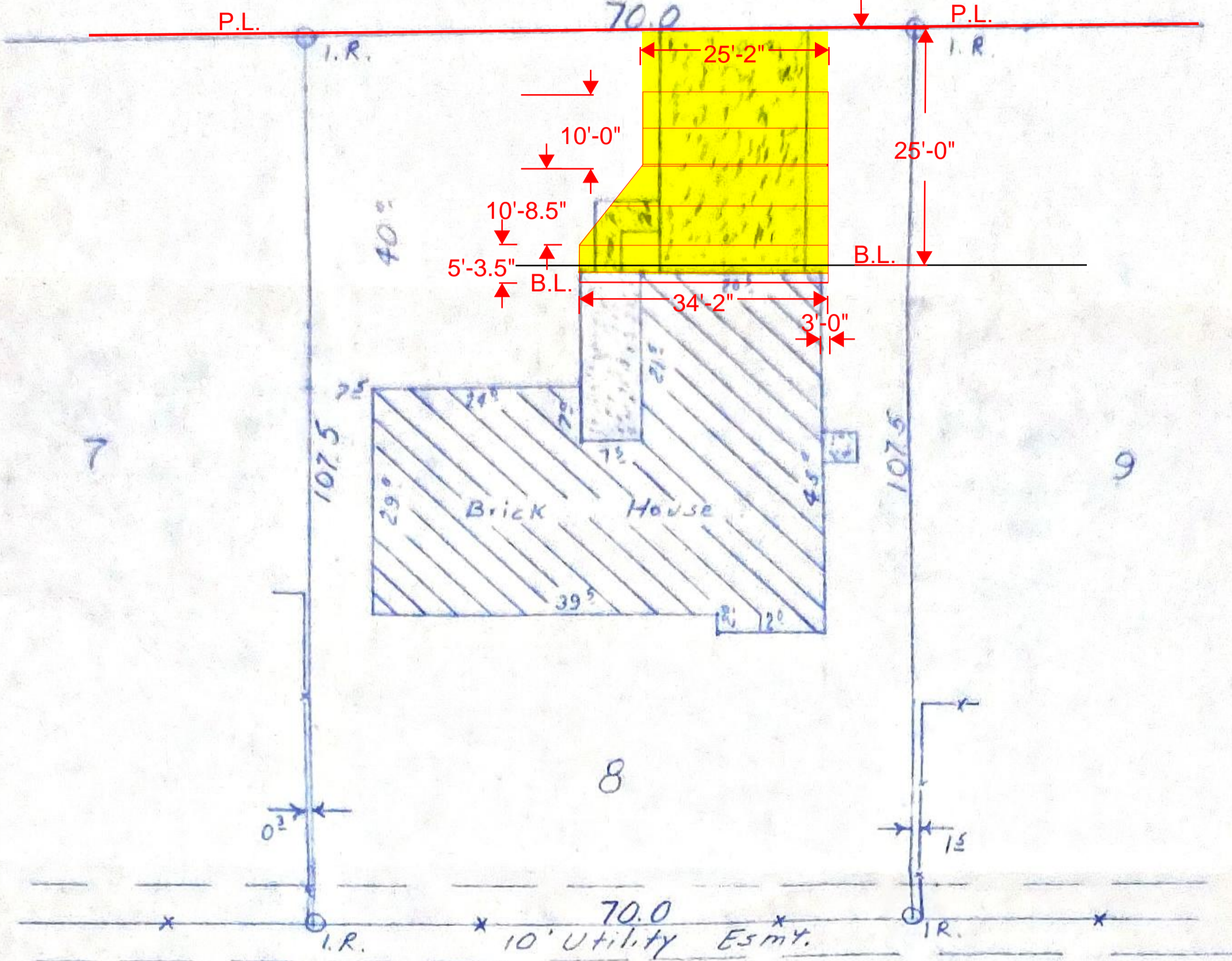
Thank you for your time:

Michael D. Coppedge

Southern Styles

GLENN VIEW DRIVE

14'-0" to the edge of Glennview Dr.



SCALE: 1" = 20.0'

GF# 6670

Purchaser:

France M. Beechinor et ux
Thelma R. Beechinor

1740 Glennview Drive
Alvin, Texas 77511

SURVEY PLAT SHOWING BOUNDARIES AND IMPROVEMENTS ON LOT EIGHT (8), BLOCK THREE (3), GLENNVIEW SUBDIVISION OF PART OF TRACT 1 AND ALL OF TRACTS 6 AND 7, BIERING SUBDIVISION OF SECTION 13, H. T. & B. RR COMPANY SURVEY, ABSTRACT 225, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 66, PLAT RECORDS, BRAZORIA COUNTY, TEXAS.



I, D. H. ADAMS, Registered Public Surveyor No. 580, do hereby certify that the above survey was made on the ground under my supervision, June 8, 1977, and this plat is true and correct to the best of my knowledge and belief.

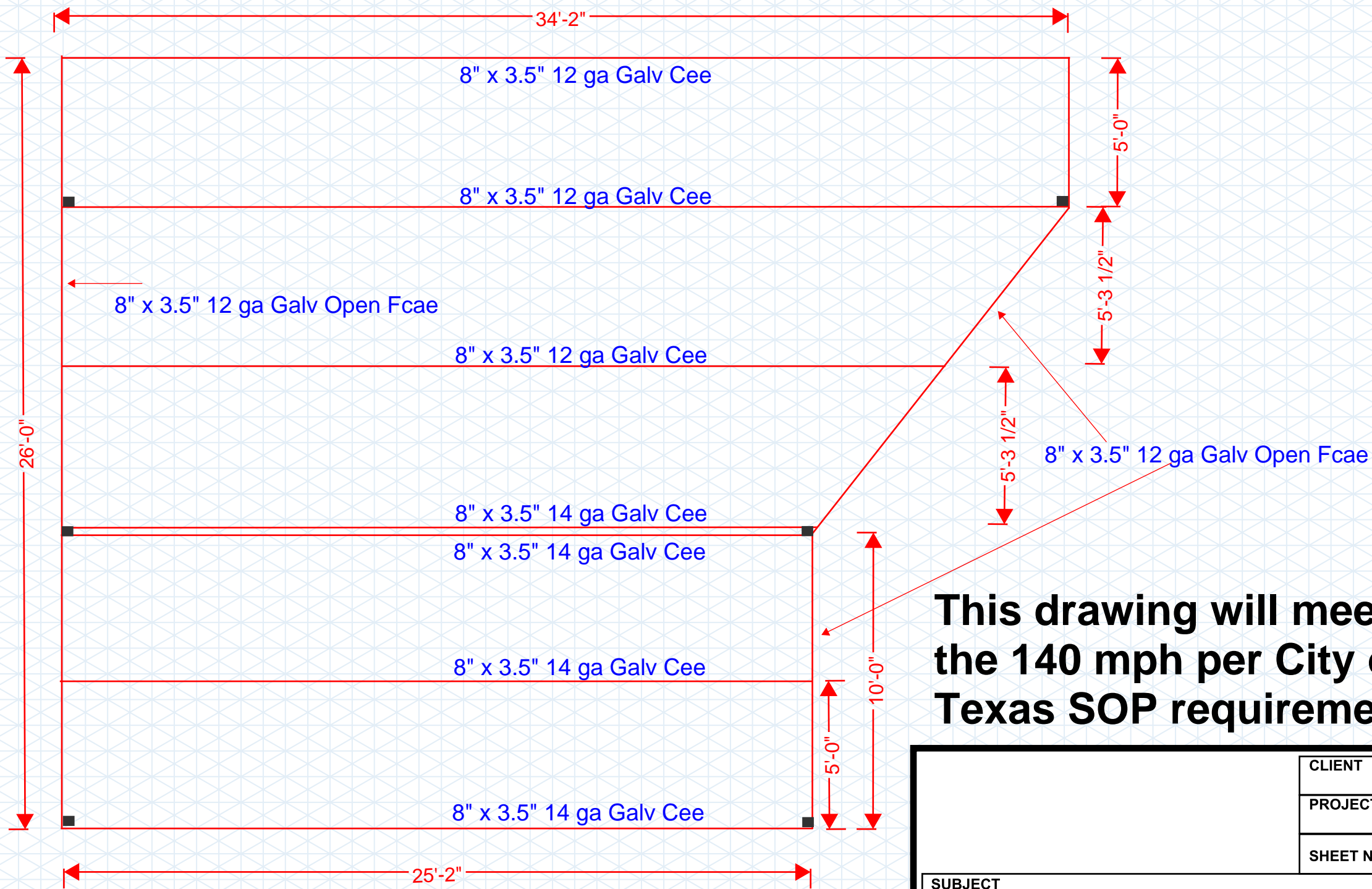


D. H. Adams
D. H. Adams, Registered Public Surveyor No. 580

Contractor will be:
Southern Styles
10601 North Ave H
La Porte, Texas 77571
713-898-2138

Address to be built at:
France Beechinor
1740 Glennview
Alvin, Texas 77511

-  8" x 2.875" 14 ga Galv Open Face
-  8" x 3.5" 12 ga Galv Cee
-  8" x 3.5" 14 ga Galv Cee
-  4" x 4" 14 ga Galv. Post



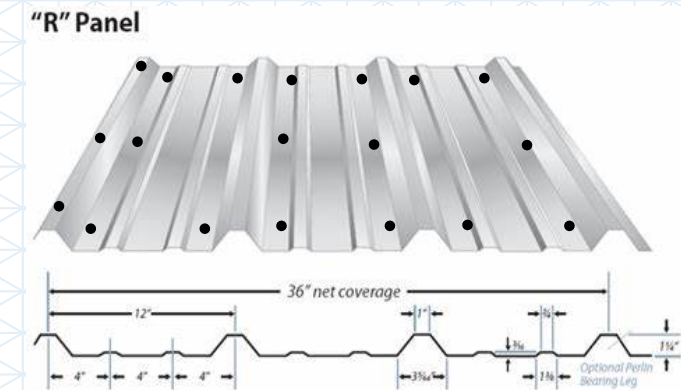
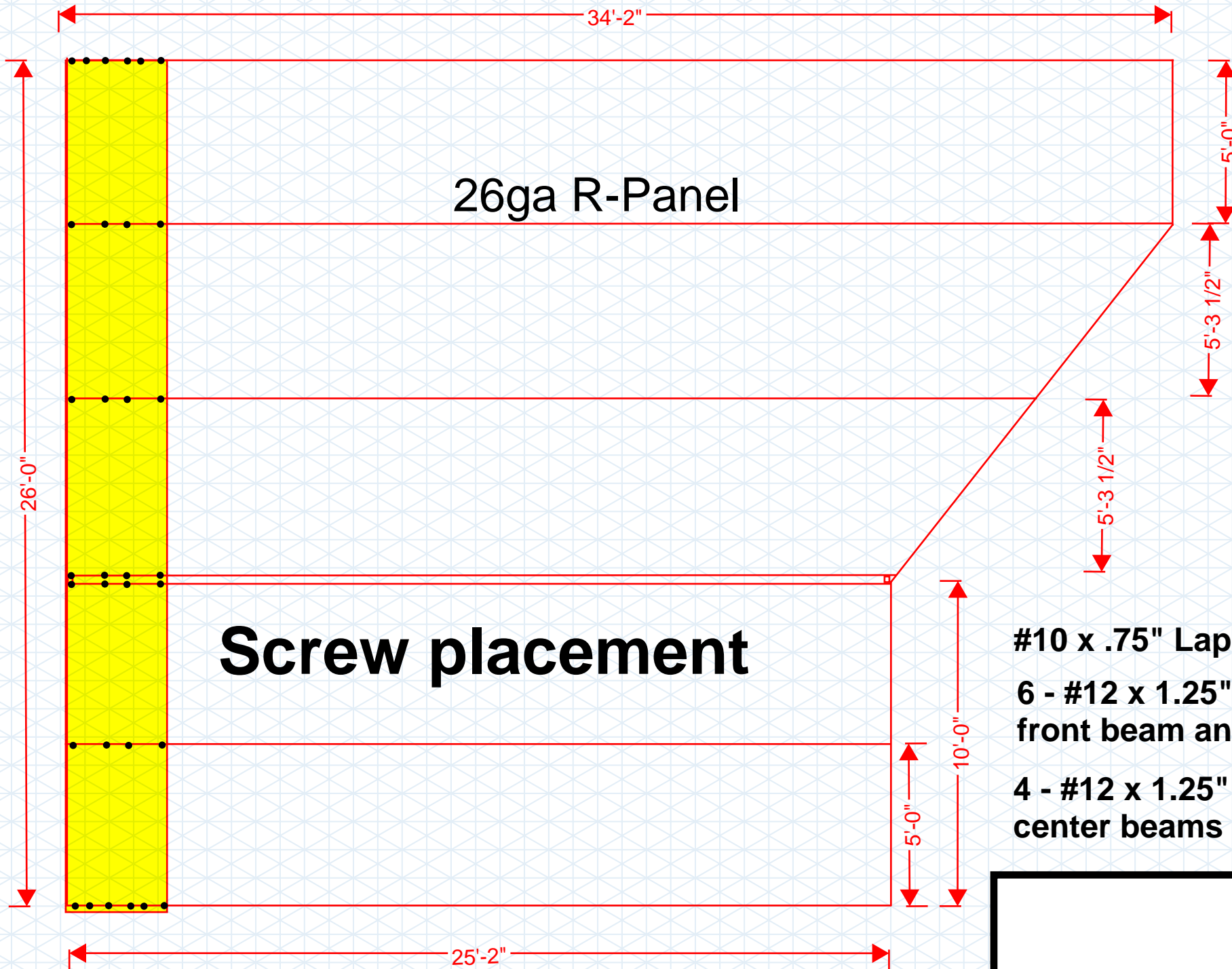
This drawing will meet and exceed the 140 mph per City of Alvin, Texas SOP requirements.

CLIENT		DATE	
PROJECT NO.	PROJECT TITLE		
SHEET NO. ____ OF ____	BY	CHK'D BY	
SUBJECT			

Contractor will be:
Southern Styles
10601 North Ave H
La Porte, Texas 77571
713-898-2138

Address to be built at:
France Beechinor
1740 Glennview
Alvin, Texas 77511

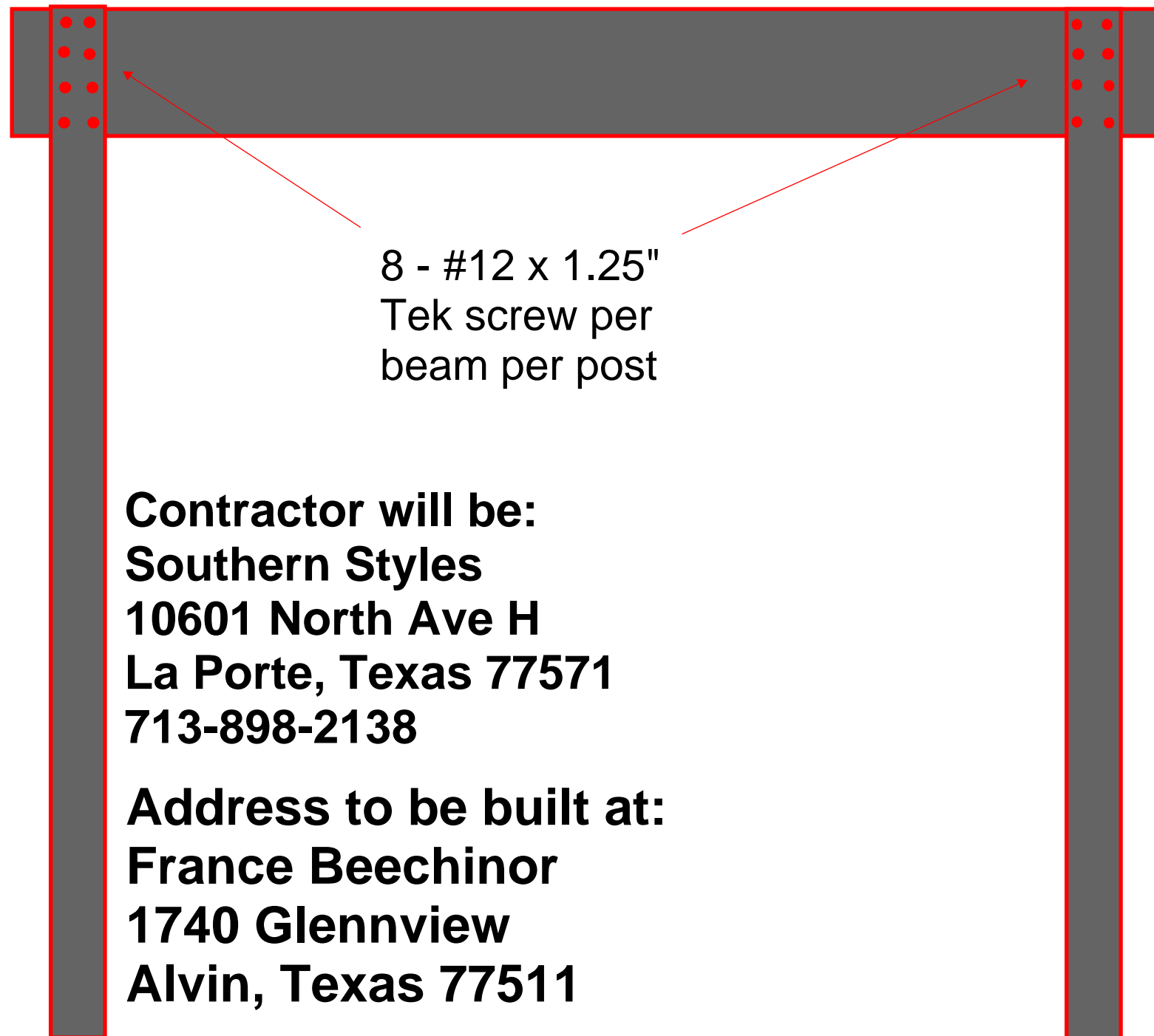
**This drawing will meet and exceed
the 140 mph per City of Alvin,
Texas SOP requirements.**



- #10 x .75" Lap-Tek screw every cross beam on the high per sheet**
- 6 - #12 x 1.25" Tek screw per beam per sheet on the front beam and back beam**
- 4 - #12 x 1.25" Tek screw per beam per sheet on the center beams**

CLIENT		DATE	
PROJECT NO.	PROJECT TITLE		
SHEET NO. ____ OF ____	BY	CHK'D BY	
SUBJECT			

Screw placement for mounting the post



8 - #12 x 1.25"
Tek screw per
beam per post

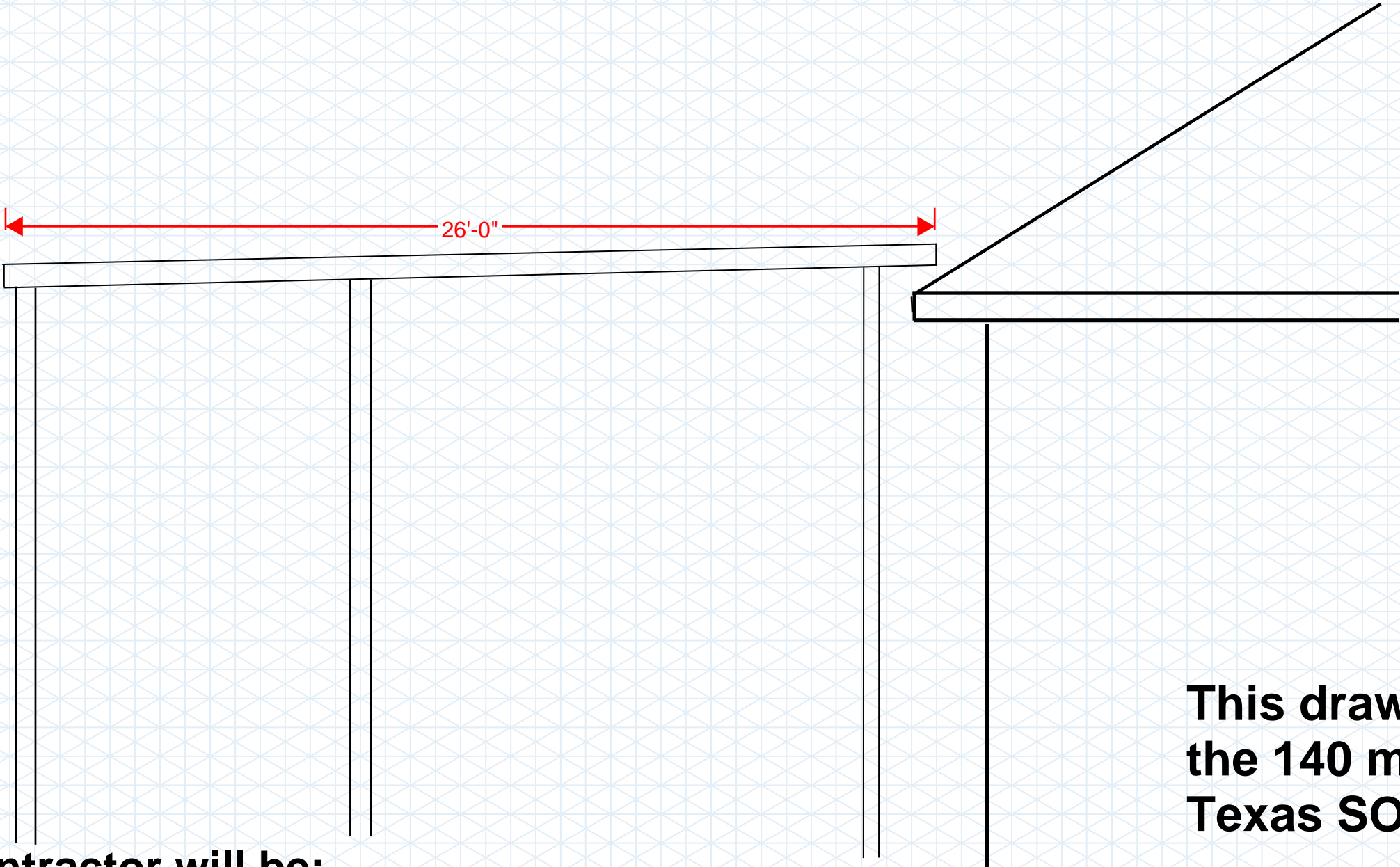
Contractor will be:
Southern Styles
10601 North Ave H
La Porte, Texas 77571
713-898-2138

Address to be built at:
France Beechinor
1740 Glennview
Alvin, Texas 77511

**All post will be set in the ground
24" to 28" with a bell hole. The post
on the west side will be mounted to
the top of the concrete.**

**This drawing will meet and exceed
the 140 mph per City of Alvin,
Texas SOP requirements.**

Side view



This drawing will meet and exceed the 140 mph per City of Alvin, Texas SOP requirements.

**Contractor will be:
Southern Styles
10601 North Ave H
La Porte, Texas 77571
713-898-2138**

**Address to be built at:
France Beechinor
1740 Glennview
Alvin, Texas 77511**

SUBJECT	CLIENT		DATE
	PROJECT NO.	PROJECT TITLE	
	SHEET NO. ____ OF ____		BY

1817 Meadowview Dr

21'-6" from the curb of the street

Legend

● XP Automotive

This house is on the same street

1731 Glennview

1728

1732

1734

1736

1738

1815

1817 Meadowview

1817

1819

1821

Meadowview Dr

Meadow

Meadowvie

This house is one street behind them

1814

1816

1818

1820

Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

100 ft



Customer house that is requesting the variance.



Customer house that is requesting the variance.



Customer house that is requesting the variance.



1731 Glennview

This house is on the same street



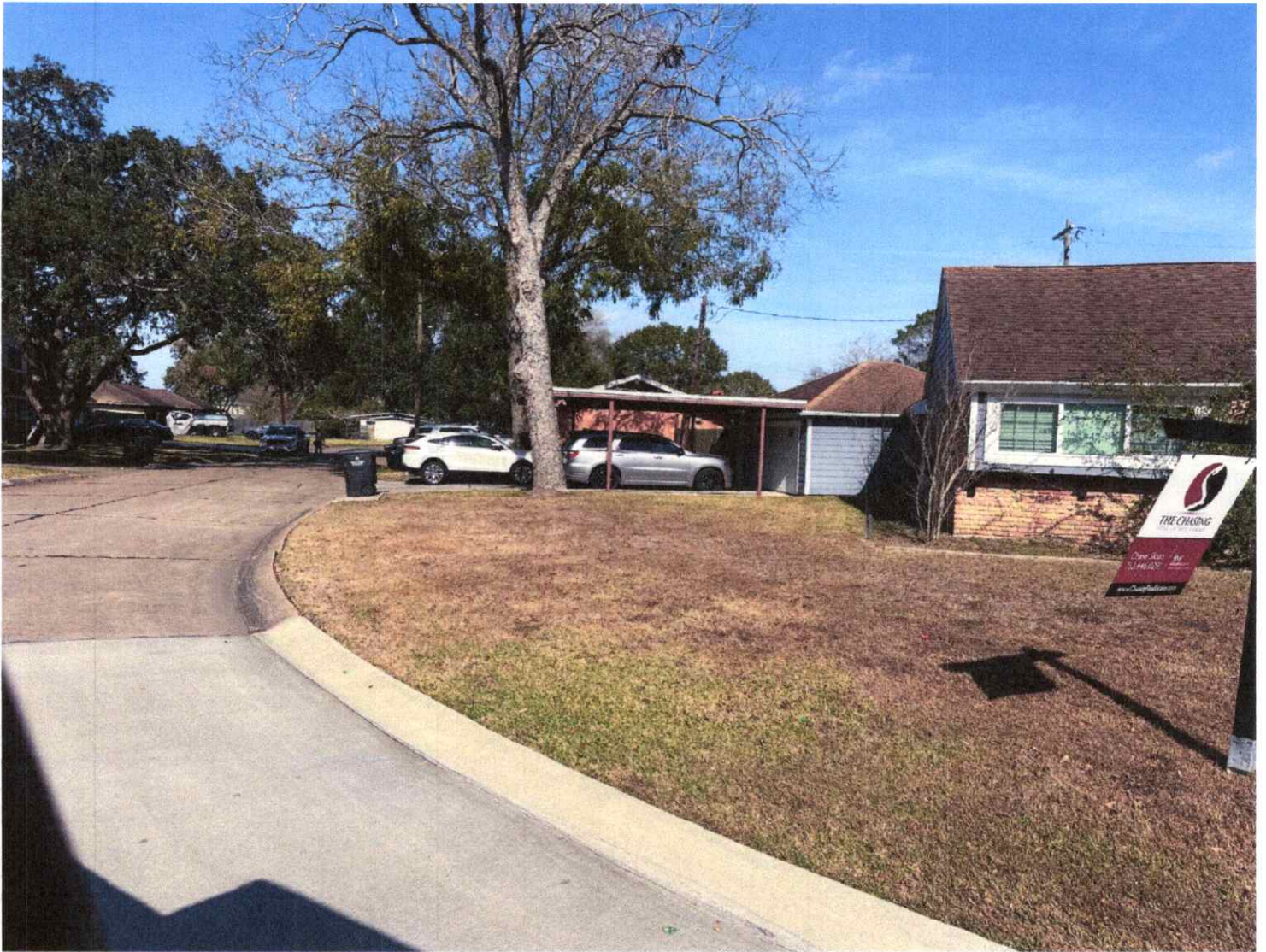
1823 Meadow view

This house is one
street behind them



This house is one
street behind them

1817 Meadow view



1813 Meadow view dr

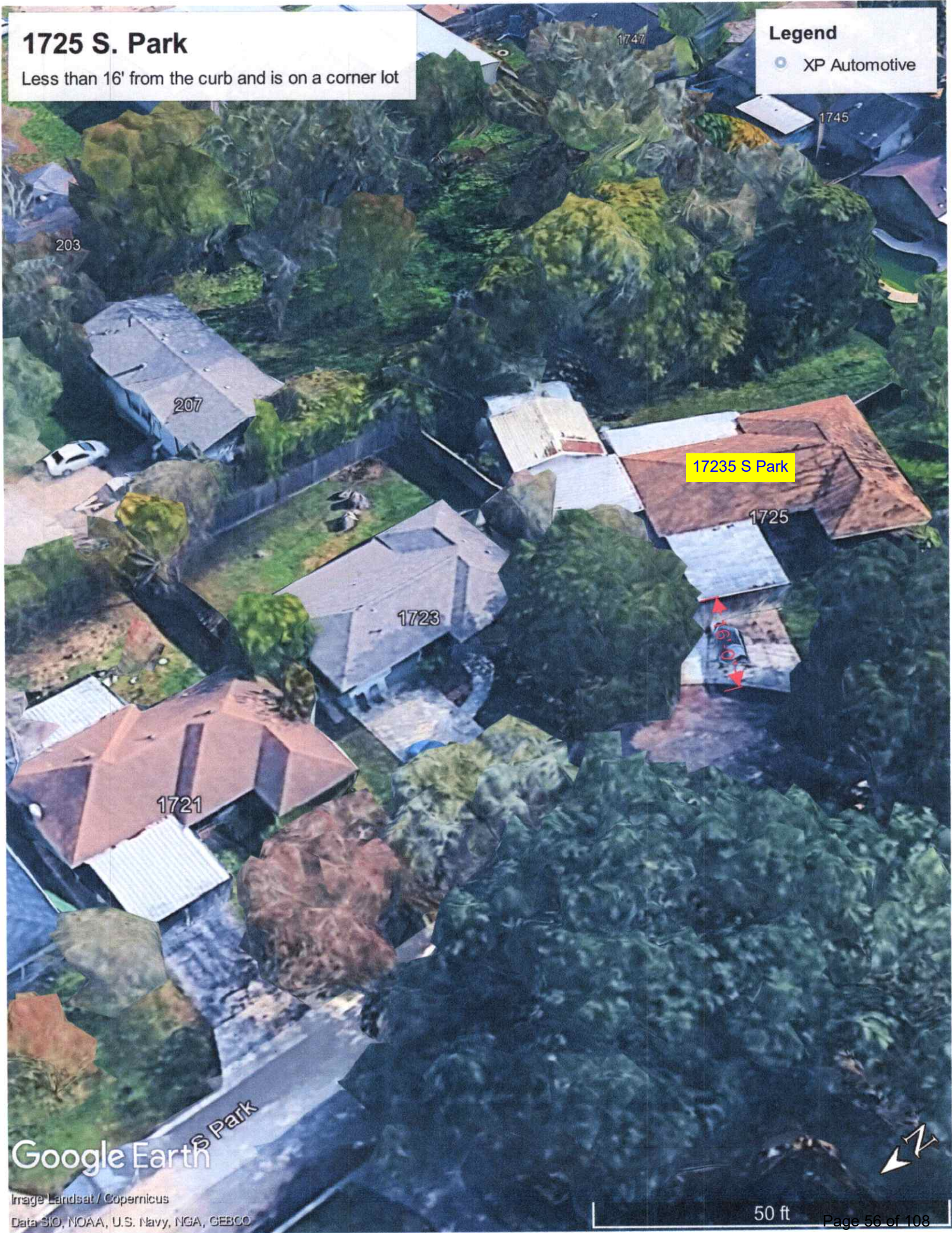
This house is one
street behind them

1725 S. Park

Less than 16' from the curb and is on a corner lot

Legend

● XP Automotive



Google Earth

Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

50 ft

1813 Meadowview Dr

Less than 20' from the curb and is on a corner lot

Legend

● XP Automotive



This house is one street behind them





AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a variance request from the homeowner at 2710 Westfield to encroach twenty-five feet into the twenty-five-foot street side building setback for the construction of a carport.

Type of Item: Action Item

Summary: On January 12, 2026, the Engineering Department received a variance request from the homeowners at 2710 Westfield, to be permitted to encroach twenty-five feet into the twenty-five-foot street side building setback for the construction of a carport. The homeowners are proposing to construct a carport along the side of their home located at 2710 Westfield, for reasons outlined in the attached request letter. The carport, as proposed on the attached property survey, will encroach 25 feet into the 25' street side building setback; however, it will still be approximately 17 feet from the nearest edge of the Jones Drive pavement.

The City Planning Commission approved the variance request unanimously at their meeting on January 20, 2026. Staff recommends approval.

Funding Expected: Revenue <input type="checkbox"/> Expenditure <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Budgeted Item: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Funding Account: _____ Amount: _____	1295 Form Required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Legal Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	Date Completed: <u>1/28/2026 SLH</u>
Finance Review Required: N/A <input checked="" type="checkbox"/> Required <input type="checkbox"/>	Date Completed: _____

Supporting documents attached:

- Variance Request; 2710 Westfield

Recommendation: Move to approve a variance request from the homeowner at 2710 Westfield to encroach twenty-five feet into the twenty-five-foot street side building setback for the construction of a carport.

Reviewed by Department Head, if applicable:
Reviewed by City Attorney, if applicable:

Reviewed by Chief Financial Officer, if applicable:
Reviewed by City Manager, if applicable:

BUNKY AND SON CONSTRUCTION, LLC

Mailing: PO Box 1755, Alvin, TX 77512
Office: 798 FM 517, Bldg B, Alvin, TX 77511
Email: Bunkyandson@gmail.com
Office # 281-245-6243



January 9, 2026

Michelle Segovia, City of Alvin Engineering
1100 W HWY 6
Alvin, TX 77511

Re: Variance request (sideyard setback) for 2710 Westfield Street, Alvin, TX- Malone

Dear Michelle Segovia,

Enclosed please find Windstorm Engineered plans for the construction of a 22' x 30' freestanding, timber and metal carport to be built at 2710 Westfield Street, Alvin, TX 77511. We are requesting a variance to the 25' ft side yard setback.

The Homeowner has an adult, handicapped son that enters and exits the house with a wheelchair. This house was built in 1974. The garage doors are not large enough to fit a full-size suburban which is the vehicle that carries the handicapped son and wheelchair. A carport would help with moving son in and out of house to the vehicle in bad weather. (See photo of suburban in front of garage area)

In reference to other carport structures in the area, a photo is attached of an older metal carport (2613 Westfield) on same street which appears to be approximately 16' x 16" from the road.

The attached PE Engineer windstorm plans detail a framed lumber carport with a metal roof, meeting the 2024 IRC and 144 MPH windspeed for Alvin.

A survey from Gormly surveying is attached, as well as a 'cropped area' of the survey and driveway/carport area, marked in red, of the proposed carport.

Upon reviewing, any questions or comments please advise.

Sincerely,

A handwritten signature in black ink that reads "Bunky Jordan".

Bunky Jordan, Owner

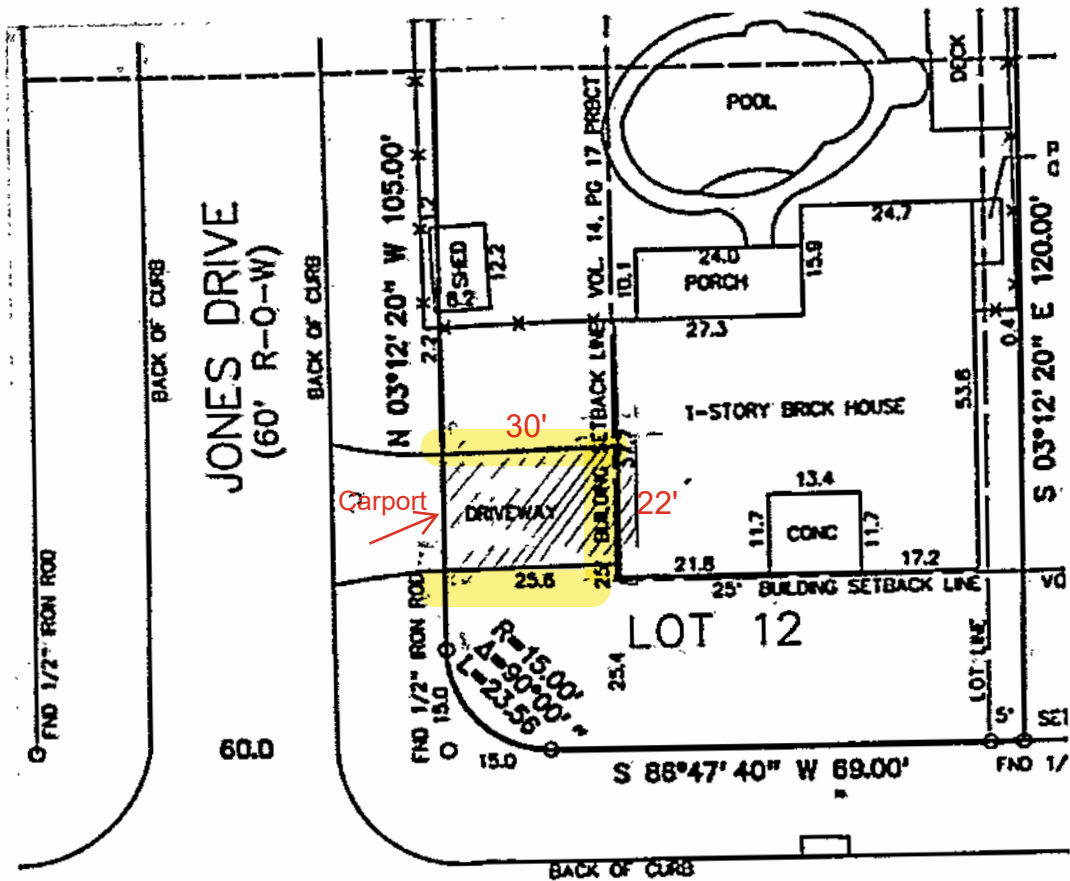
For up-to-date information or project pictures:

Visit our Facebook page: Bunky and Son Construction, LLC, or visit our website for other information about our company at: www.bunkyandsonconstruction.com

****Please note**** For project scheduling purposes, ALL visits to the Office are done by appointment only.



Cc: File, City of Alvin Engineering VIA US Mail



General Contractor:

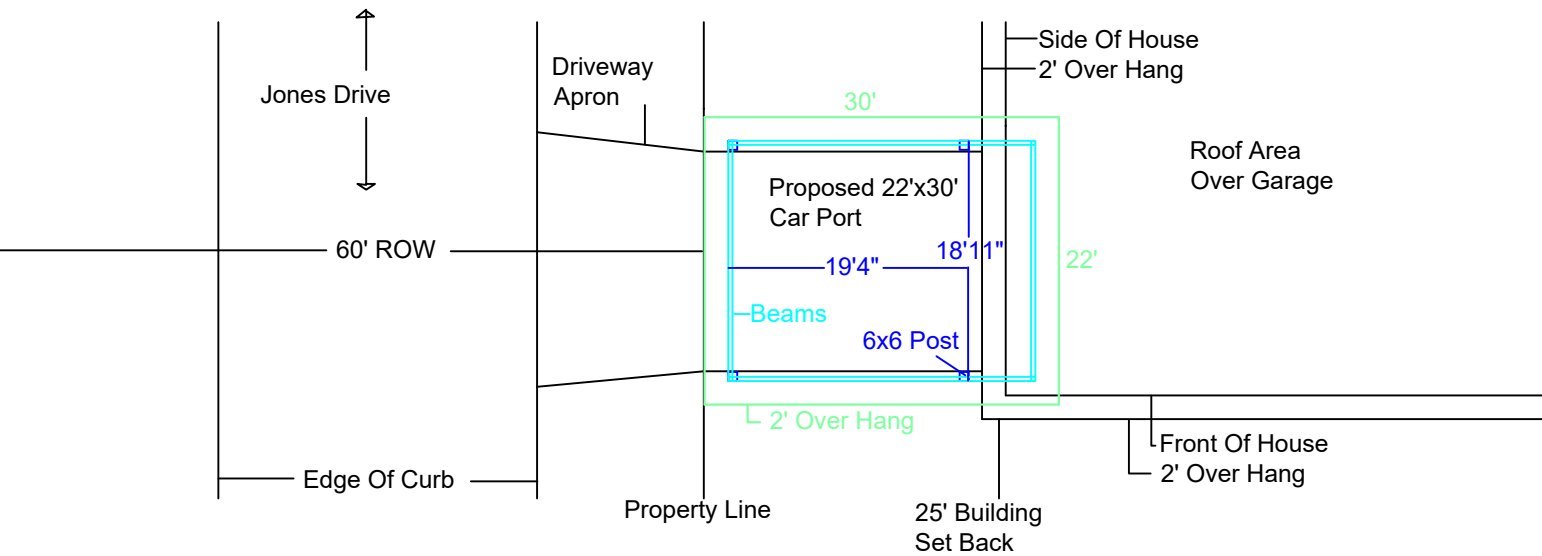
Bunky And Son Construction LLC
P.O Box 1755 Alvin TX 77512
Phone: 281-245-6243
bunkyandsonconstruction@gmail.com

Customer Name & Location:

Ray & Jean Malone
Sheryl Black
2710 Westfield St
Alvin TX 77511

Project Work Description:

Proposed Car Port Plot Plan



Disclaimer:

Per the attached proposal, these plans are for visual purposes only. The Contractor is not an Architect or Engineer. Per the proposal if a set of Engineered plans is required, once proposal is accepted a set of Engineered plans will be provided. Any questions, please ask. Changes to these plans can be made prior to Engineer plans being drawn. These drawings are to be used on a Bunky and Son Construction project only and not reproduced without the Contractor's permission.

Date: 1-12-2026

Scale: (Not To Scale)

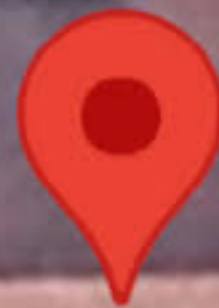
2710 Westfield Str...



Jones Dr

Jones Dr

Jones Dr



2710 West
Recently view



Westfield St

20 ft

10

Westfield









2613 Westfield St

11 months ago · [See more dates](#) >





AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: Legal Department

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Consider Resolution 26-R-02, authorizing an Interlocal Agreement with the City of Iowa Colony, adjusting the boundaries between Iowa Colony and the City of Alvin so that the current Alvin City limit strip will be reduced from 100 feet to 1 foot for approximately 0.6131 miles in the Meridiana Master Planned Community, and authorize the Mayor to sign the Agreement upon legal review.

Type of Item: Contract/Agreement

Summary: Vision Element 4.1 of the *Strategic Master Plan* states: "Determine reducing [the] size of the 100' strip due to code enforcement issues with City Council direction." Over the last several years, we have been working with the City of Iowa Colony on the portion of our City limits strip that runs through the Meridiana master planned community.

Section 43.003 of the Texas Local Government Code, cities are permitted to:

- (1) fix the boundaries of the municipality;
- (2) extend the boundaries of the municipality and annex area adjacent to the municipality; and
- (3) exchange area with other municipalities.

Cities are also permitted, pursuant to Section 43.015 of the Texas Local Government Code, to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

Attached is the Meridiana General Development plan. Sections 34B, 34C, and 35B and the Southwest Village Center encroach into the City of Alvin's 100-foot City limits strip.

With assistance from the MUD District and Developer's attorneys, we are proposing to reduce the width of the strip that runs through that portion of Meridiana from 100 feet to 1 foot, keeping our City limit strip intact.

Although the Iowa Colony City Council approved the Agreement at their Council meeting on Monday, December 15, 2025, the reduction of the strip will not be effective until Alvin's City Council approves the Agreement and the reduction of the strip.

During City Council workshops on January 17, 2023, and October 17, 2024, Council discussed the City's 100-foot City limits strip in Iowa Colony and throughout the County.

Staff recommends approval.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Funding Account: **Amount:**

1295 Form Required? Yes No

Legal Review Required: N/A Required

Date Completed: 1/11/2026 SLH

Finance Review Required: N/A Required

Date Completed: _____

Supporting documents attached:

1. Resolution 26-R-02; 100 ft Strip Iowa Colony
 2. Interlocal Agreement (Alvin and Iowa Colony) re Alvin Strip
 3. Exhibit C; City of Iowa Colony Resolution 2025-35
 4. Email RE: Iowa Colony Interlocal Agreement
 5. Meridiana Development
 6. 100 ft Strip Strategic Plan Goal
 7. 20251121 Conceptual Master Plan_Meridiana
 8. Meridiana Alvin Strip Exhibit_20250925 (1)
 9. Meridiana Section 34C PPlat_20260114
 10. Meridiana Section 34D_PPlat_20260106
 11. Map_11_10_2022
 12. Google Maps 2026
-

Recommendation: Move to approve Resolution 26-R-02, authorizing an Interlocal Agreement with the City of Iowa Colony, adjusting the boundaries between Iowa Colony and the City of Alvin so that the current Alvin City limit strip will be reduced from 100 feet to 1 foot for approximately 0.6131 miles in the Meridiana Master Planned Community, and authorize the Mayor to sign the Agreement upon legal review.

Reviewed by Department Head, if applicable:

Reviewed by Chief Financial Officer, if applicable:

Reviewed by City Attorney, if applicable:

Reviewed by City Manager, if applicable:

RESOLUTION 26-R-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF ALVIN AND THE CITY OF IOWA COLONY ADJUSTING MUNICIPAL BOUNDARIES BY REDUCING THE EXISTING ALVIN CITY LIMIT STRIP FROM ONE HUNDRED (100) FEET TO ONE (1) FOOT FOR APPROXIMATELY 0.6131 MILES WITHIN THE MERIDIANA MASTER PLANNED COMMUNITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Alvin, Texas (“Alvin”), and the City of Iowa Colony, Texas (“Iowa Colony”), are home-rule municipalities located in Brazoria County, Texas; and

WHEREAS, Chapter 791 of the Texas Government Code (the Interlocal Cooperation Act) authorizes local governmental entities to enter into interlocal agreements for the performance of governmental functions and services; and

WHEREAS, Sections 43.003 and 43.015 of the Texas Local Government Code authorize municipalities to fix and adjust municipal boundaries and to make mutually agreeable boundary changes for areas less than 1,000 feet in width; and

WHEREAS, Alvin and Iowa Colony desire to enter into an Interlocal Agreement to adjust the municipal boundary between the two cities within the Meridiana Master Planned Community, including reducing the width of the existing Alvin city limit strip from approximately one hundred (100) feet to one (1) foot for a distance of approximately 0.6131 miles, as more particularly described by metes and bounds and depicted in the exhibits attached to the Interlocal Agreement; and

WHEREAS, the City Council of the City of Alvin finds that approving the Interlocal Agreement and adjusting the municipal boundary as described therein serves a valid public purpose and is in the best interest of the City of Alvin.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Approval. The Interlocal Agreement between the City of Alvin and the City of Iowa Colony providing for the adjustment of municipal boundaries within the Meridiana Master Planned Community, including the reduction of the existing Alvin city limit strip from approximately one hundred (100) feet to one (1) foot for approximately 0.6131 miles, is hereby approved.

Section 2. Authorization. The Mayor of the City of Alvin is hereby authorized to execute the Interlocal Agreement upon legal review and approval by the City Attorney.

Section 3. Administration. The City Secretary is authorized to take all necessary administrative actions to effectuate this Resolution, including recording the approved Interlocal Agreement and this resolution in the Official Public Records of Brazoria County, Texas, as required by law.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED on this 5th day of February 2026.

THE CITY OF ALVIN, TEXAS

ATTEST

Gabe Adame, Mayor

Dixie Roberts, City Secretary

development that is occurring within the boundaries of BC MUD 55, with such corporate boundaries described by metes and bounds and depicted on **Exhibits A-1 and A-2** attached hereto (the "Current Alvin Strip"). The Current Alvin Strip is less than 1,000 feet in width.

Pursuant to Sections 43.003 and 43.015 of the Texas Local Government Code, the Parties wish to adjust their boundaries as set forth in Section 1.a. below, and as depicted on **Exhibits B-1 and B-2** attached hereto (the "Boundary Adjustment").

The City Council for Alvin and Iowa Colony approved entering into this Agreement by resolution, dated _____, and _____, respectively, which are attached hereto as **Exhibit C**.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing premises and mutual covenants and agreements expressed herein, Alvin and Iowa Colony hereby agree as follows:

1. Boundary Adjustment. The Parties agree to adjust their boundaries in the following order:
 - a. First, pursuant to Texas Local Government Code Sections 43.003 and 43.015, Alvin and Iowa Colony hereby agree that the boundaries between the cities are adjusted so that the Current Alvin Strip will be reduced in width to one (1) foot, as described by metes and bounds and depicted on **Exhibits B-1 and B-2** attached hereto (the "Revised Alvin Strip"). Alvin and Iowa Colony agree to protect, preserve, and defend the mutually agreeable changes in their boundaries as depicted above.
 - b. Within forty-five (45) days after submission of a Petition for Addition of Certain Land, Iowa Colony will adopt a resolution or ordinance consenting to the annexation of the property within the Current Alvin Strip (save and except the Revised Alvin Strip), into BC MUD 55.
 - c. Pursuant to Section 54.739, et. seq. of the Texas Water Code, BC MUD 55 will annex the land within the Current Alvin Strip, save and except the Revised Alvin Strip, into its boundaries.
2. Jurisdiction of Iowa Colony and Alvin. From and after the Effective Date, the Parties agree as follows:

- a. Iowa Colony will have complete jurisdiction over all zoning, platting, permitting, and land use matters within the Revised Alvin Strip.
 - b. Iowa Colony agrees to operate, maintain, repair, and replace any water, sewer, drainage facilities and provide water and sewer service within the Revised Alvin Strip after conveyance of such facilities by BC MUD 55 to Iowa Colony, and to accept roads to be constructed within the Revised Alvin Strip for operation, maintenance, repair, and replacement.
 - c. Iowa Colony and Alvin agree that Alvin will have no obligation to provide municipal services or otherwise exert jurisdiction over the Current Alvin Strip, and that Iowa Colony shall have no obligation to provide municipal services or otherwise exert jurisdiction over the Revised Alvin Strip except as set forth in subsections 2.a. and b. above.
3. Official Map. The respective governing bodies of Alvin and Iowa Colony shall take appropriate action to effectuate the terms of this Agreement through the adoption of the official map showing their respective boundaries as required by Texas Local Government Code Section 41.001, shown on **Exhibit D** attached hereto (the "Official Map"). Alvin and Iowa Colony agree that each Party will cause its GIS map to be updated to reflect the Official Map within forty-five (45) days of the Effective Date.
 4. Notice of Boundary Adjustment. Alvin and Iowa Colony will each record a certified copy of this Agreement with the ordinance or resolution adopting and authorizing the execution of this Agreement in the Official Public Records of Brazoria County within thirty (30) days of the Effective Date.
 5. Interpretation and Authority. The Parties acknowledge that this Agreement is entered into pursuant to the authority of Texas law, including, without limitation, the authority conferred in the Texas Government Code, Chapter 791, et. seq. In the event of any conflict between the provisions of this Agreement and the provisions of any other agreement entered into by and between the Parties, the provisions of this Agreement shall prevail with respect to the subject matter hereof. Except as set forth above, this Agreement shall not be construed so as to modify, supplement, or otherwise alter the provisions of any other agreement entered into by and between Alvin and Iowa Colony.
 6. Payment from Current Revenues. The Parties agree that any payments due hereunder be made from current revenues or other funds of said party lawfully available for this purpose.

7. Entirety. This Agreement contains the entire agreement of the Parties and supersedes all prior and contemporaneous understandings or representations, whether oral or written, respecting the subject matter hereof.
8. No Third-Party Beneficiaries. Except as expressly provided above, nothing herein shall be construed to confer upon any person other than the Parties hereto any rights, benefits or remedies under or by reason of this Agreement.
9. No Joint Venture, Partnership, Agency. This Agreement shall not be construed in any form or manner to establish a partnership, joint venture or agency, express or implied, or any employer-employee or borrowed servant relationship by and among the Parties hereto.
10. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.
11. Venue. Venue for any suit arising under this Agreement shall be Brazoria County, Texas.
12. Duplicate Originals. This Agreement may be executed in one or more duplicate originals, each of equal dignity.
13. Warranty. By execution of this Agreement, the Parties warrant that the duties accorded herein are within their respective powers and authority.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement effective as of the Effective Date.

The City of Alvin, Texas

By: _____

Gabe Adame, Mayor

ATTEST:

By: _____

Dixie Roberts, City Secretary

The City of Iowa Colony, Texas

By: _____

Wil Kennedy, Mayor

ATTEST:

By: _____

Kayleen Rosser, City Secretary

EXHIBIT A-1

**Current Alvin Strip
Metes and Bounds**

**METES AND BOUNDS DESCRIPTION
BEING 7.341 ACRES
SITUATED IN THE
W.H. DENNIS SURVEY, ABSTRACT 514,
BRAZORIA COUNTY, TEXAS**

A 7.341 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 514, BRAZORIA COUNTY, TEXAS, BEING A OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 7.341 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeasterly corner of said 120.58 acre tract and the southeasterly corner of Merdiana Section 34A, as per plat recorded under Brazoria County Plat Record Number (B.C.P.R. No.) 2024053575;

(1) **THENCE**, South 29°57'08" East, along the northeasterly line of said 120.58 acre tract for a distance of 1,342.93 feet to the southeasterly corner of called 120.58 acre tract being in the northerly line of Lulling Stone Section 2 as per plat recorded in Volume 23, Pages 77 through 82 of the Brazoria County Plat Records from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.4 feet;

(2) **THENCE**, South 36°36'16" West, along the common line between the called 120.58 acre tract and Lulling Stone Section 2 for a distance of 109.00 feet to a point for corner;

THENCE, over and across the called 120.58 acre tract the following two (2) courses and distances:

(3) North 29°57'08" West, parallel with and 100.00 feet at a right angle from the northeasterly line of said 120.58 acre tract for a distance of 1,325.34 feet to a point for corner being 100.00 feet at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A;

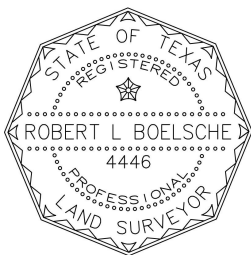
(4) South 87°19'17" West, parallel with and 100.00 feet at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,833.04 feet to a point for corner;

(5) North 02°40'43" West, for a distance of 100.00 feet to a point for corner in the northerly line of the said 120.58 acre tract marking the northwesterly corner of the herein described tract of land;

(6) **THENCE**, North 87°19'17" East, along the common line between the said 120.58 acre tract and said Meridiana Section 34A for a distance of 1,893.99 feet to **POINT OF BEGINNING** and containing 7.341 Acres of land. This description was prepared in conjunction with an exhibit map (08101100V-2025-EH-ALVIN-STRIP-100'.DWG) dated November 11, 2025.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc.

TBPELS NO. 10092300



Robert L. Boelsche

Robert L. Boelsche, R.P.L.S. _____
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500

Date: November 11, 2025

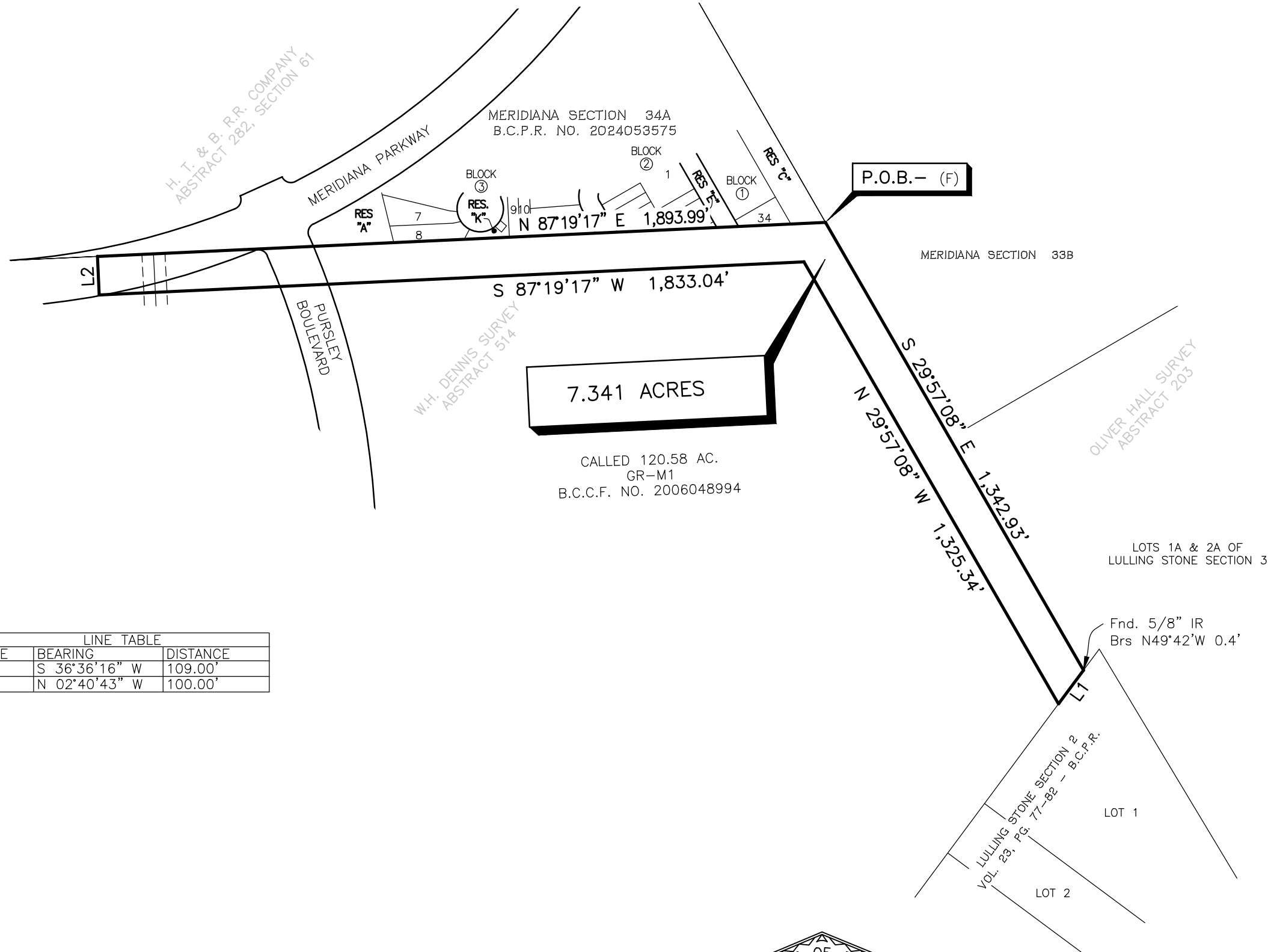
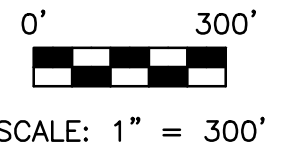
Job No: 081-011-00

File No: R:\2008\081-011-00\documents\technical\Exhibits\2025\08101100V-2025-EH-ALVIN-STRIP-100' MB.docx

EXHIBIT A-2
Current Alvin Strip
Survey

LEGEND

AC.	Acres
FND.	Found
B.C.C.F.	Brazoria County Clerk File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
I.R.	Iron Rod
P.O.B.	Point of Beginning
PG.	Page
SQ. FT.	Square Feet
VOL.	Volume
(F)	Found 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500"



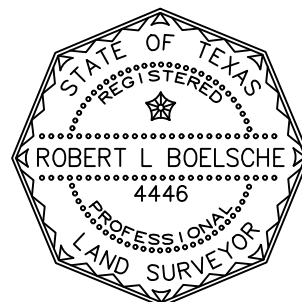
7.341 ACRES

CALLED 120.58 AC.
GR-M1
B.C.C.F. NO. 2006048994

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 36°36'16" W	109.00'
L2	N 02°40'43" W	100.00'

NOTES:

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
3. For additional information about the subject tract, see the metes and bounds description prepared separately.
4. No Visible or apparent improvements or features are shown hereon.



Robert L. Boelsche

	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300	
	EXHIBIT MAP OF A 7.341 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, A-514, BRAZORIA COUNTY, TEXAS	
DATE: November 11, 2025	SCALE: 1" = 300'	JOB NO.: 081-011-00
DWG. NAME: 08101100V-2025-EH-ALVIN-STRIP-100'.dwg	DRAWING NO.: NONE	

EXHIBIT B-1

**Revised Alvin Strip
Metes and Bounds**

**METES AND BOUNDS DESCRIPTION
BEING 3,237 SQUARE FEET OR 0.0743 ACRES
SITUATED IN THE
W.H. DENNIS SURVEY, ABSTRACT 514,
BRAZORIA COUNTY, TEXAS**

A 3,237 SQUARE FOOT OR 0.0743 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 514, BRAZORIA COUNTY, TEXAS, BEING A OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 3,237 SQUARE FOOT OR 0.0743 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeasterly corner of said 120.58 acre tract and the southeasterly corner of Merdiana Section 34A, as per plat recorded under Brazoria County Plat Record Number (B.C.P.R. No.) 2024053575;

(1) **THENCE**, South 29°57'08" East, along the northeasterly line of said 120.58 acre tract for a distance of 1,342.93 feet to the southeasterly corner of called 120.58 acre tract being in the northerly line of Lulling Stone Section 2 as per plat recorded in Volume 23, Pages 77 through 82 of the Brazoria County Plat Records from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.4 feet;

(2) **THENCE**, South 36°36'16" West, along the common line between the called 120.58 acre tract and Lulling Stone Section 2 for a distance of 1.09 feet to a point for corner;

THENCE, over and across the called 120.58 acre tract the following two (2) courses and distances:

(3) North 29°57'08" West, parallel with and 1.00 foot at a right angle from the northeasterly line of said 120.58 acre tract for a distance of 1,342.75 feet to a point for corner being 1.00 foot at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A;

(4) South 87°19'17" West, parallel with and 1.00 foot at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,893.38 feet to a point for corner;

(5) North 02°40'43" West, for a distance of 1.00 foot to a point for corner in the northerly line of the said 120.58 acre tract marking the northwesterly corner of the herein described tract of land;

(6) **THENCE**, North 87°19'17" East, along the common line between the said 120.58 acre tract and said Meridiana Section 34A for a distance of 1,893.99 feet to **POINT OF BEGINNING** and containing 3,237 Square Feet or 0.0743 Acres of land. This description was prepared in conjunction with an exhibit map (08101100V-2025-EH-ALVIN-STRIP-REV_2.DWG) dated July 9, 2025 and revised October 21, 2025.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc.

TBPELS NO. 10092300



Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: July 9, 2025; rev. October 21, 2025

Job No: 081-011-00

File No: R:\2008\081-011-00\documents\technical\Exhibits\2025\08101100V-2025-EH-ALVIN-STRIP-REV_2 MB.docx

EXHIBIT B-2

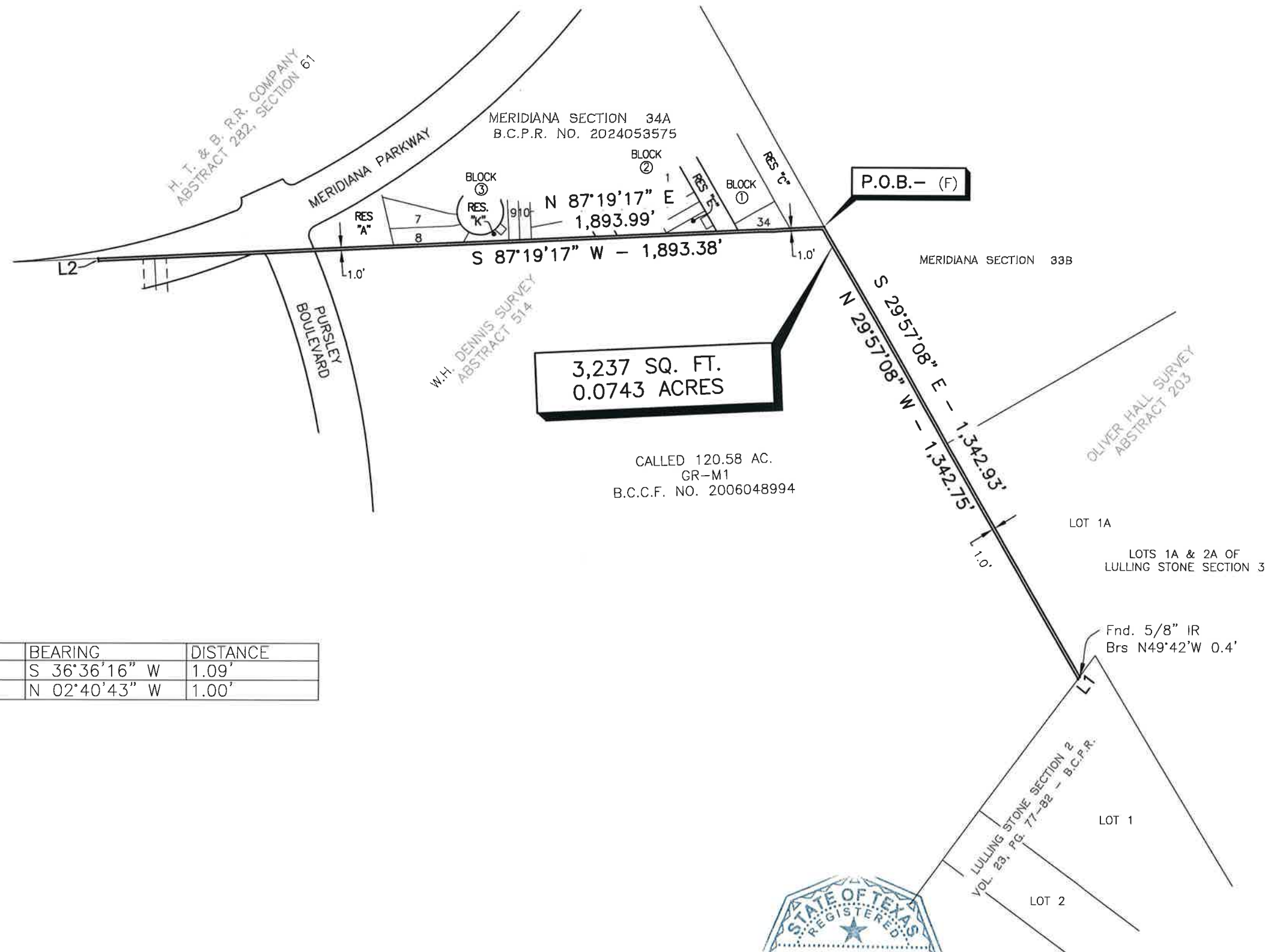
**Revised Alvin Strip
Survey**

LEGEND

AC.	Acres
FND.	Found
B.C.C.F.	Brazoria County Clerk File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
I.R.	Iron Rod
P.O.B.	Point of Beginning
PG.	Page
SQ. FT.	Square Feet
VOL.	Volume
(F)	Found 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500"



SCALE: 1" = 300'



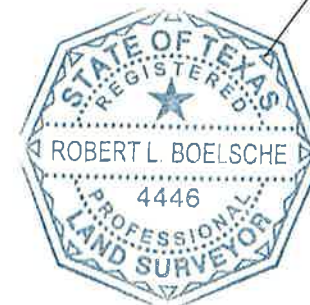
**3,237 SQ. FT.
0.0743 ACRES**

CALLED 120.58 AC.
GR-M1
B.C.C.F. NO. 2006048994

LINE	BEARING	DISTANCE
L1	S 36°36'16" W	1.09'
L2	N 02°40'43" W	1.00'

NOTES:

- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
- For additional information about the subject tract, see the metes and bounds description prepared separately.
- No Visible or apparent improvements or features are shown hereon.



Robert L Boelsche

Revised: October 21, 2025



10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

EXHIBIT MAP OF A 3,237 SQUARE FOOT OR 0.0743 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, A-514, BRAZORIA COUNTY, TEXAS

DATE: July 9, 2025	SCALE: 1" = 300'	JOB NO.: 081-011-00
DWG. NAME: 08101100V-2025-EH-ALVIN-STRIP-REV_2.dwg	DRAWING NO.: NONE	

R:\2008\081-011-00\EXHIBITS\2025\08101100V-2025-EH-ALVIN-STRIP-REV_2.dwg

EXHIBIT C

**Resolutions of City of Alvin
and City of Iowa Colony**

Exhibit D
Official Map

RESOLUTION NO. 2025-35

COPY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, APPROVING AND AUTHORIZING THE CITY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF ADJUSTING CITY BOUNDARIES AND RELATED MATTERS; AND AUTHORIZING THE NECESSARY ACTIONS FOR THE IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Iowa Colony, Texas (“Iowa Colony”) and the City of Alvin, Texas (“Alvin”) desire to enter into an Interlocal Agreement pursuant to Chapter 791 of the Texas Government Code for the mutual benefit of both municipalities; and

WHEREAS, the Interlocal Agreement provides for a mutually agreed boundary adjustment involving the reduction of the existing Alvin boundary strip and subsequent actions related to Brazoria County Municipal Utility District No. 55; and

WHEREAS, the City Council finds that entering into this Agreement is in the best interest of Iowa Colony and promotes orderly development, jurisdictional clarity, and efficient governmental services; and

WHEREAS, the City Council desires to approve the Interlocal Agreement and authorize the Mayor to execute the Agreement on behalf of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:


SECTION 1. The City Council hereby approves the Interlocal Agreement between the City of Iowa Colony and the City of Alvin, attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 2. The Mayor is authorized to execute the Interlocal Agreement and any necessary supporting documents on behalf of the City of Iowa Colony.

SECTION 3. City staff is directed to take all actions necessary to implement the Agreement, including but not limited to updating official maps, preparing required filings in the Official Public Records of Brazoria County, and coordinating with Brazoria County Municipal Utility District No. 55.

PASSED AND APPROVED ON THIS 15th DAY OF DECEMBER, 2025.

CITY OF IOWA COLONY

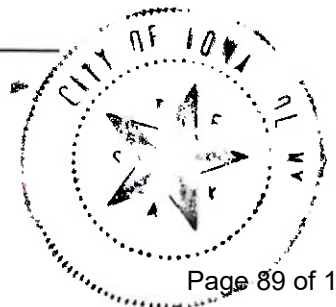


Wil Kennedy, Mayor

ATTEST:



Kayleen Rosser, City Secretary



From: Suzanne Hanneman

Sent: Thursday, December 18, 2025 1:19 PM

To: Gabe Adame ; Ashley Davis <ashley.davis@alvin.gov>; Meagan DeKeyzer <mdekeyzer@cityhall.cityofalvin.com>; Scott Salter <scott.salter@alvin.gov>; Keko C. Moore <kmoore@cityhall.cityofalvin.com>; Chris Vaughn <cvaughn@cityhall.cityofalvin.com>; Martin Vela <mvela@cityhall.cityofalvin.com>; Richard Garivey <rgarivey@cityhall.cityofalvin.com>

Cc: Junru Roland <junru.roland@alvin.gov>; Dixie Roberts <dixie.roberts@alvin.gov>

Subject: Iowa Colony Interlocal Agreement

Mayor and Council,

As you know, we have been working with Iowa Colony for years on the portion of our City limits strip that runs through Meridiana in Iowa Colony. After several discussions, Iowa Colony (and the Developer/MUD district) have agreed to reduce the size of the Strip running through Meridiana from 100 feet to 1 foot, keeping our strip intact.

The Iowa Colony City Council approved the Agreement at their Council meeting on Monday. The reduction of the strip will not be effective until Alvin's City Council consents to or approves the reduction of the strip. This Agreement will be on our January 15th agenda.

Let me know if you have any questions.

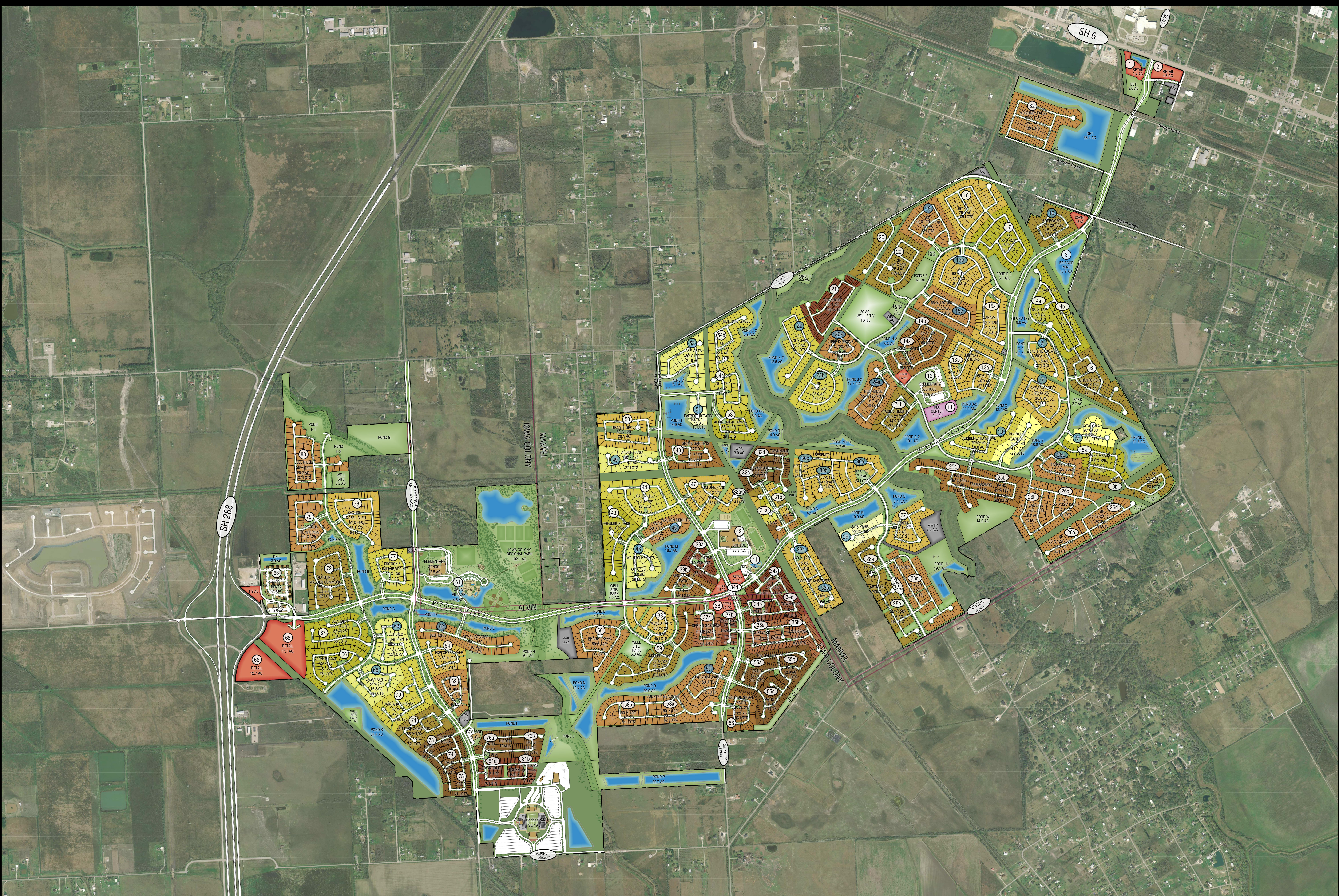
~Suzanne



Vision Element #4 Governance

Guiding Principle: The City of Alvin will govern in a way that provides leadership, meaningful communication, outlines expectations for themselves and staff and established a vision for the future.

Strategic Initiatives		Goals	Action Steps	Dept	FY 25	FY 26	FY 27
4.1	Review the ETJ issues.	Determine the continued feasibility of the ETJ in light of legislative constraints with council direction.		Legal CM Council		X	
		Determine reducing size of the 100' strip due to code enforcement issues with Council direction		Legal CM Council		X	



Meridiana: Conceptual Master Plan

Brazoria County, TX

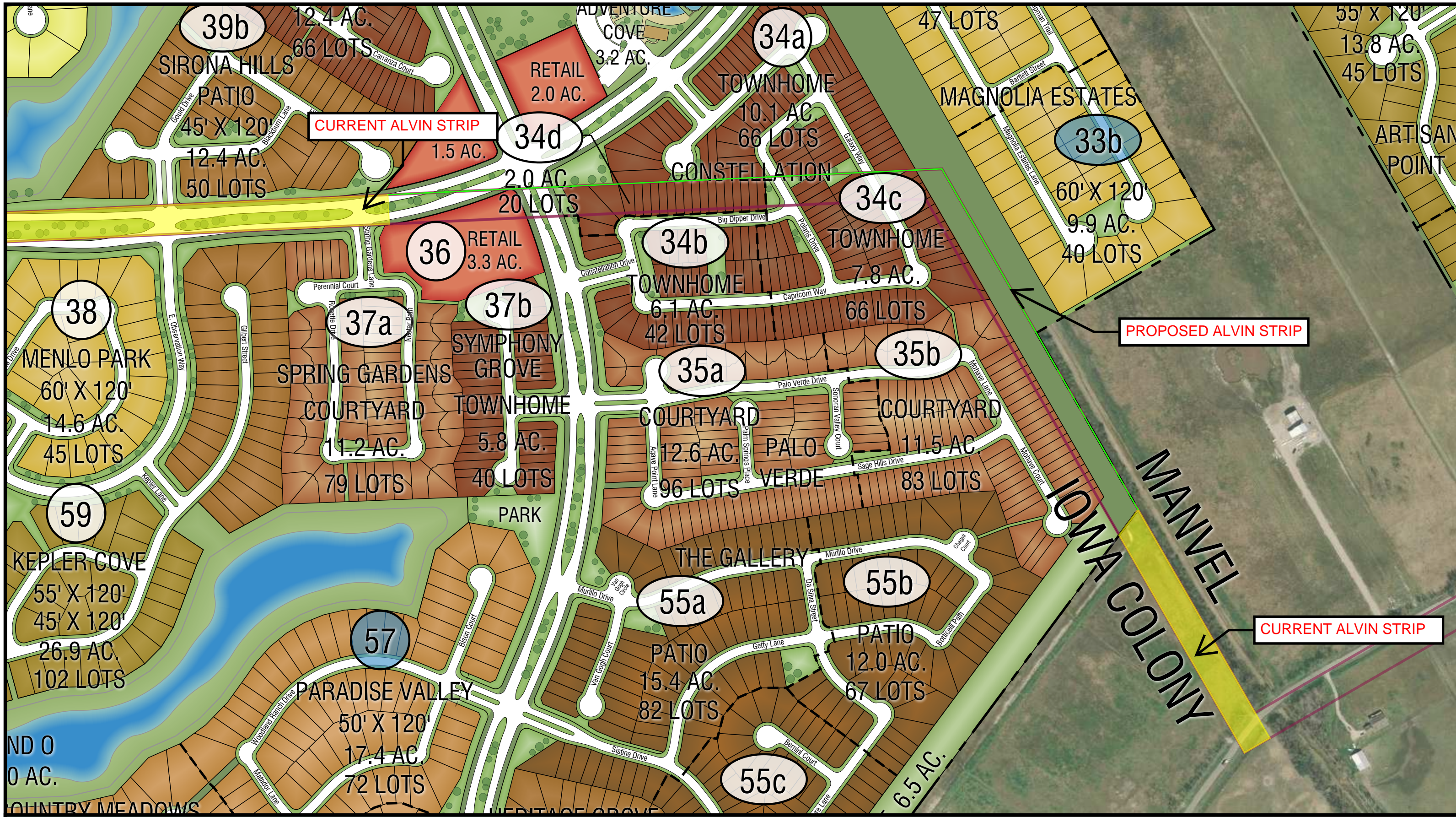
November 21, 2025

SCALE: 1"=600'



EHRA
 ENGINEERING THE FUTURE
 SINCE 1958
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHR@EHRA.COM
 TBPE No. F-726
 TBPLS No. 10092300

EHRA JOB NO: 081-011-150



Meridiana: Alvin Strip Exhibit

Brazoria County, Texas.

September 29, 2025
 SCALE: 1" = 200'
 TRUE SCALE AT 11" x 17"



EHRA JOB NO. 081-011-150
 No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRA.TEAM
 TBPE NO. F-726
 TBPLS NO. 10092300

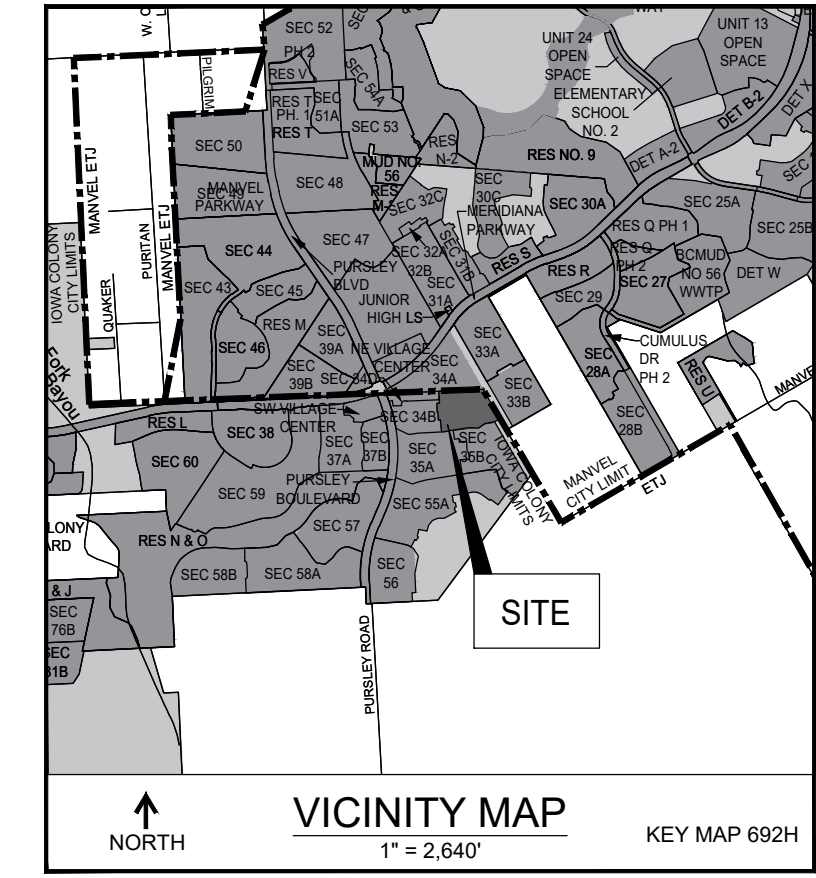
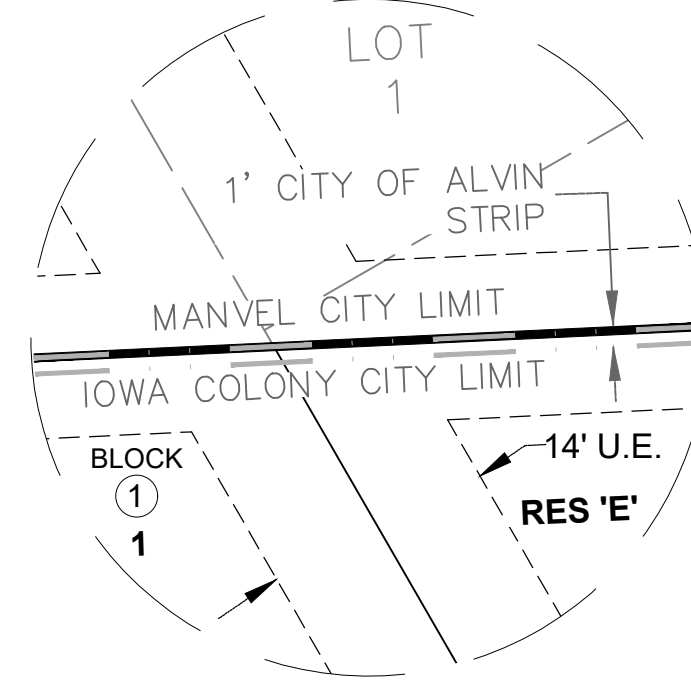
GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and No. 48039C0120K, dated December 30, 2000, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. db/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
NO. indicates Number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Iowa Colony, the City of Alvin, BCMUD 55, and Brazoria County Drainage District No. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association/Municipal Utility District/Drainage District shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve (12) months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six (6) months.
- Drainage plans to be provided prior to final plat submittal.
- Owners to hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 34C where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4.
- This plat is subject to an interlocal agreement between Iowa Colony and Alvin whereby Iowa Colony is granted authority to approve subdivisions within the 1 foot strip along the northern boundary of this plat, as recorded at _____ of the Brazoria County Clerk's Files.
- All area of this subdivision except the 1 foot Alvin Strip shall be annexed into Brazoria County Municipal Utility District No. 55 prior to final plat approval.

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED WITHIN R.O.W.	NO. OF GUEST SPACES PROVIDED OUTSIDE R.O.W.
66	17	0	17

DETAIL 'A'



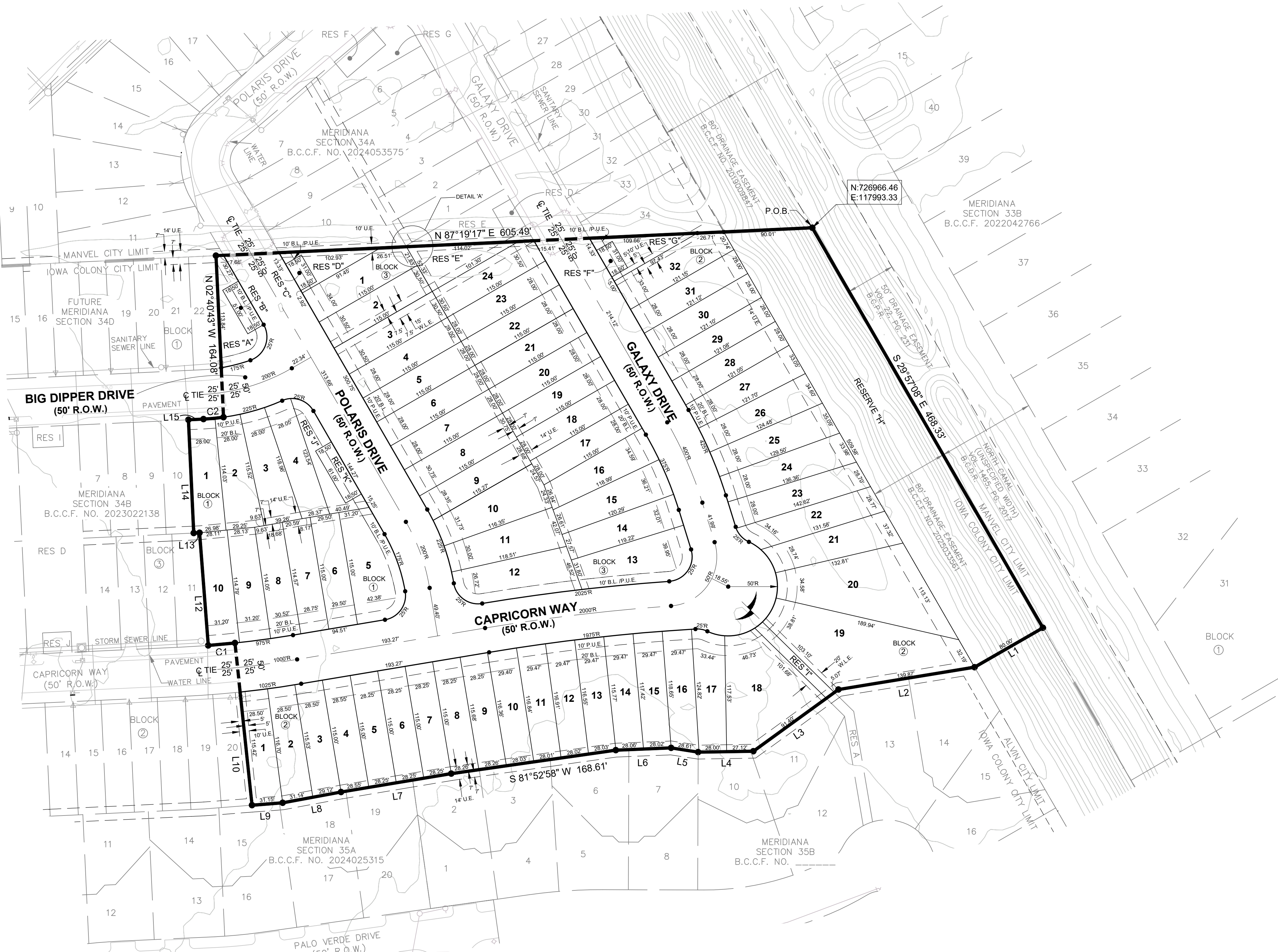
LINE TABLE

LINE	ANGLE	DISTANCE
L1	S 60°02'52" W	60.00'
L2	S 80°40'54" W	139.87'
L3	S 54°04'41" W	106.61'
L4	S 89°02'39" W	56.00'
L5	N 81°00'09" W	27.74'
L6	S 87°43'07" W	56.06'
L7	S 80°30'26" W	113.30'
L8	S 79°30'30" W	60.26'
L9	S 85°33'45" W	31.15'
L10	N 06°00'02" W	165.42'
L11	S 84°48'01" W	27.25'
L12	N 04°23'56" W	114.61'
L13	S 87°19'17" W	5.91'
L14	N 02°40'43" W	115.00'
L15	N 87°19'17" E	15.36'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	975.00'	27.25'	S 84°48'01" W	27.25'
C2	225.00'	20.35'	N 84°43'49" E	20.34'

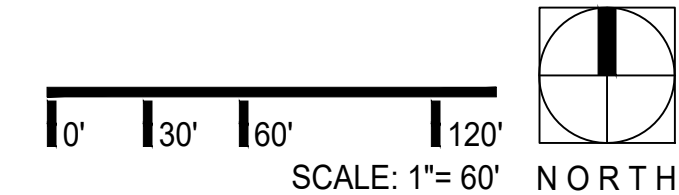
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,632.57	0.06
B	PARKING	943.50	0.02
C	PARKING	573.50	0.01
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,586.63	0.04
E	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,650.83	0.06
F	PARKING	573.50	0.01
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,869.19	0.04
H	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	39,116.40	0.90
I	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,017.94	0.02
J	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,186.75	0.05
K	PARKING	1,128.50	0.03
TOTAL		54,279.31	1.24



OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT



Meridiana Section 34C A subdivision of 8.72 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-514, City of Iowa Colony and City of Alvin, Brazoria County, Texas.

66 Lots, 3 Blocks and 11 Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership

February 6, 2025



ENGINEERING THE FUTURE SINCE 1956

EHRA JOB NO. 081-011-34-03

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM.COM
TBP# NO. F-726
TBP# LS NO. 10072500

No warranty or representation of intended use, design or construction is made by EHRA. The user of this drawing or plan is advised that the user is responsible for obtaining all necessary permits and for obtaining any required approvals. The user is advised that the user is responsible for obtaining all necessary permits and for obtaining any required approvals.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.9998742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48030110K and No. 48030120K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Alvin, the City of Iowa Colony, and Brazoria County Drainage District No. 5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association and Municipal Utility District shall be responsible for maintenance of all reserves.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The approval of the preliminary plat shall expire twelve months after City Council approval unless the final plat has been submitted for final approval during that time. An extension of time may be given at the discretion of the City Council for a single extension period of six months.
- Drainage plans to be provided prior to final plat submittal.
- Owners do hereby certify that they are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 34B where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.
- This plat is subject to the Development Agreement for Meridiana PUD Amendment Number 4
- This plat is subject to an interlocal agreement between Iowa Colony and Alvin whereby Iowa Colony in granted authority to approve subdivisions within the 1 foot strip along the northern boundary of this plat as recorded at _____ of the Brazoria County Clerk's Files.
- All area of this subdivision except the 1 foot Alvin Strip shall be annexed into Brazoria County Municipal Utility District No. 55 prior to final plat approval.
- Off-street guest parking spaces will be provided by Section 34B, which has 5 excess parking spaces

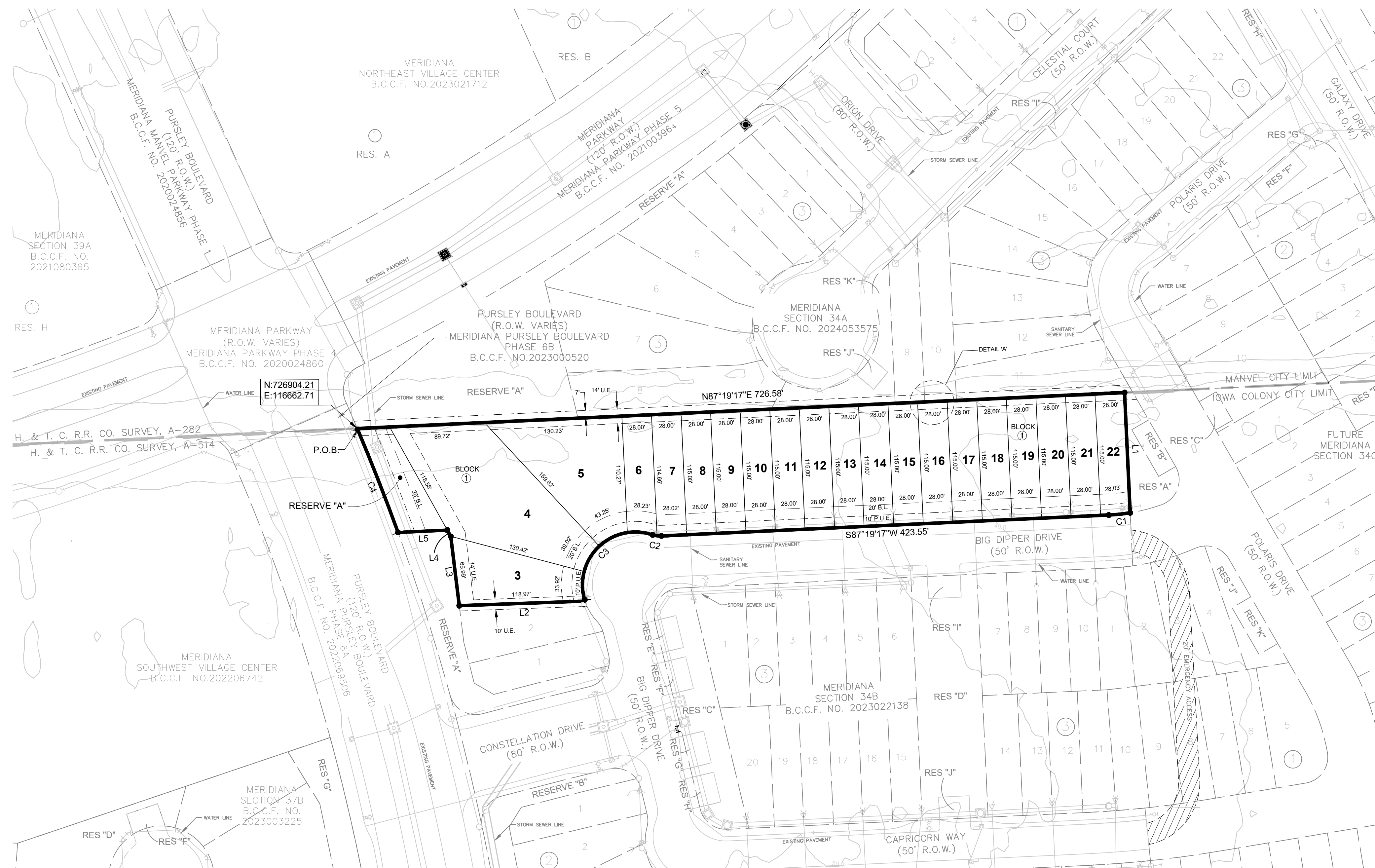
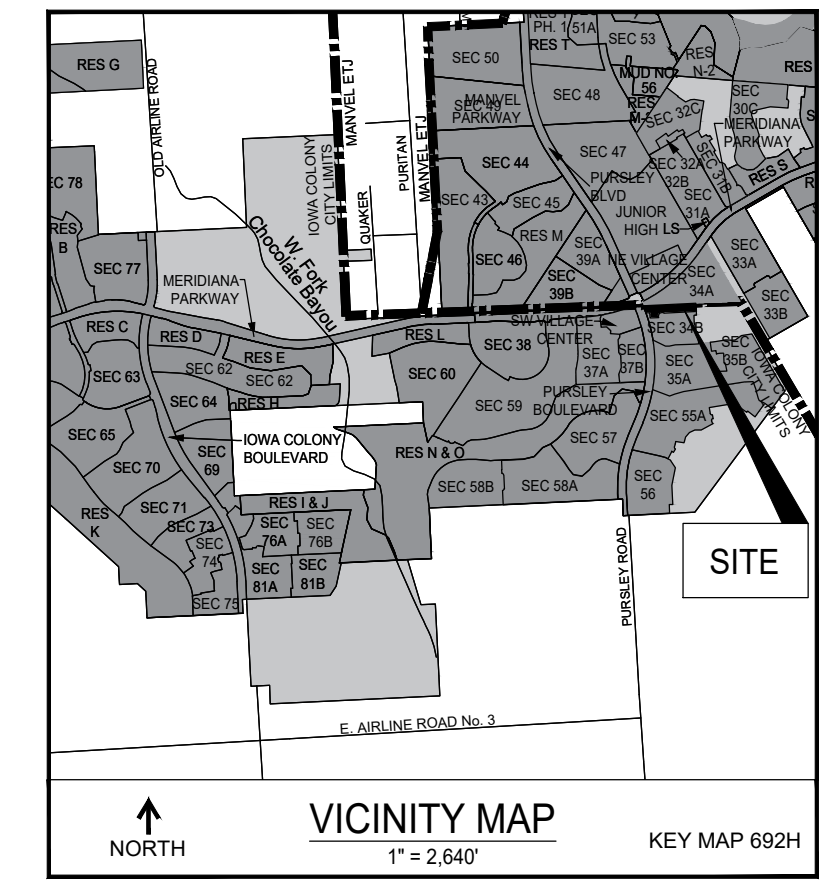
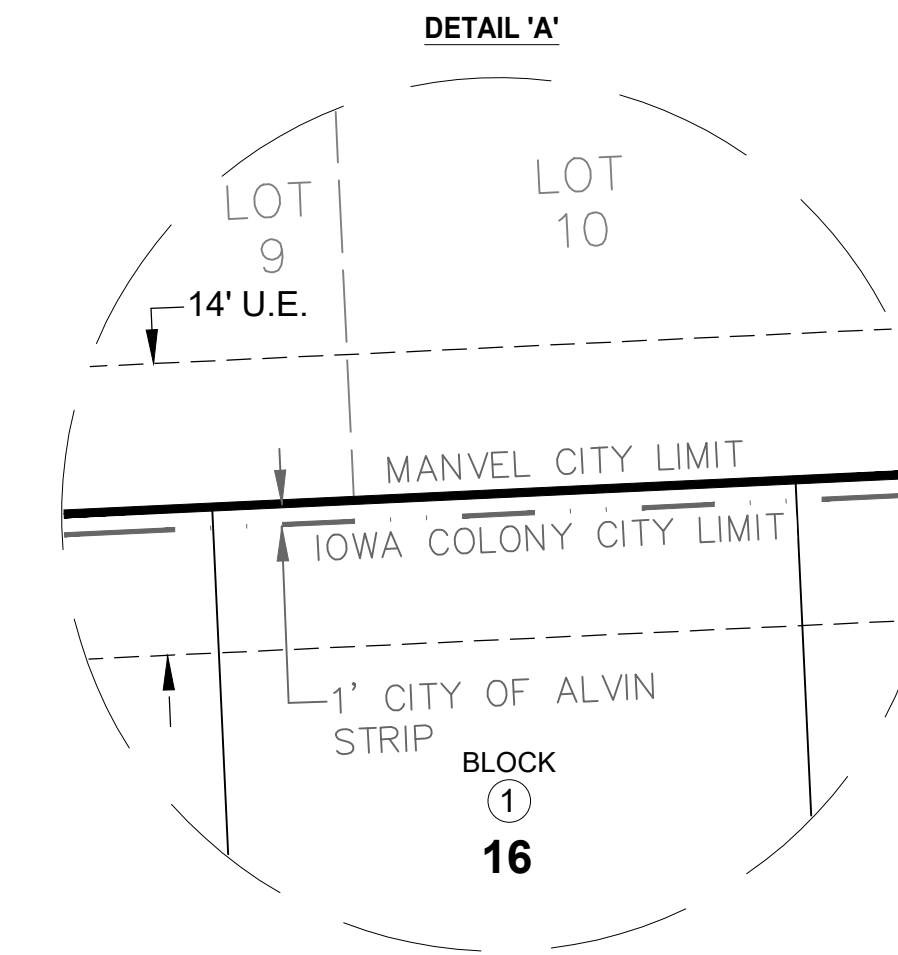
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°40'43"E	113.82'
L2	S87°56'07"W	118.97'
L3	N07°00'52"W	65.99'
L4	N29°12'27"W	6.81'
L5	S87°19'17"W	46.58'

CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	175.00'	S83°59'14"W	20.36'	20.37'
C2	25.00'	N82°09'32"W	9.13'	9.18'
C3	50.00'	S45°12'26"W	89.22'	110.22'
C4	2060.00'	N21°25'31"W	106.94'	106.95'

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
20	5	0

5 EXCESS SPACES IN SECTION 34B

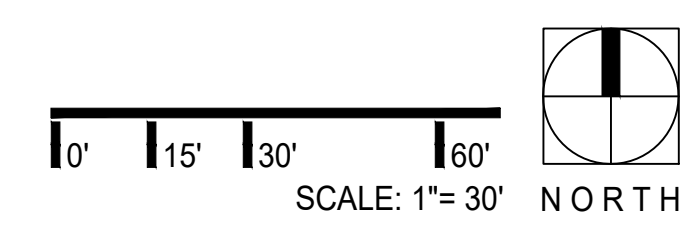
RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3,813.43'	0.09
TOTAL		3,813.43'	0.09



N:726904.21
E:116662.71

BENCHMARK(S):
 NOS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

OWNER CONTACT INFORMATION
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, STE. 100
 KATY, TX 77493
 832-916-2162



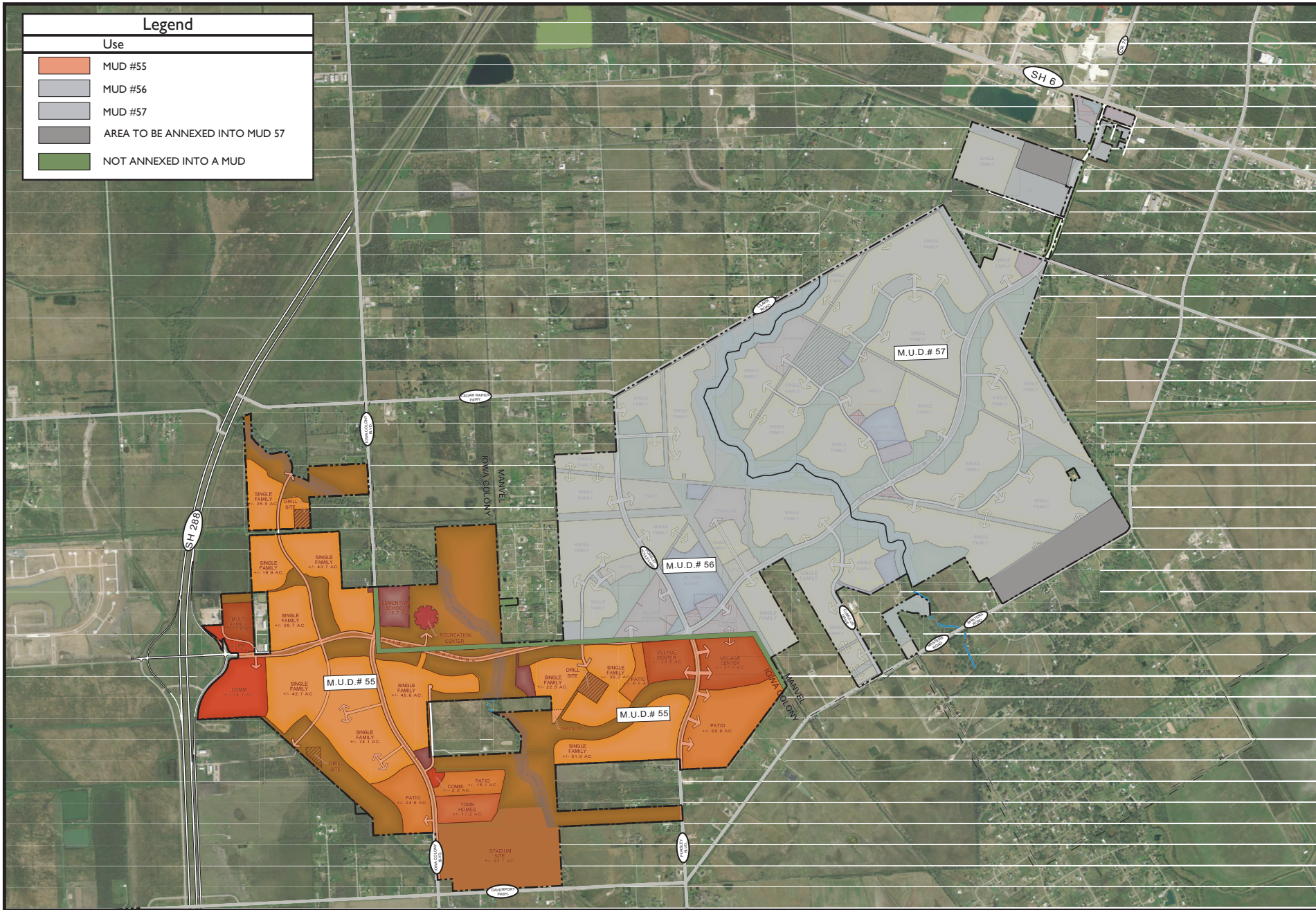
Meridiana Section 34D
 A Subdivision of 2.01 acres out of the H.T. & B. R.R. Co. Survey, Section 54, A-512, City of Iowa Colony and City of Alvin, Brazoria County, Texas.
 20 Lots, 1 Block and 1 Reserve
 Owner: GR-M1, LTD., a Texas Limited Partnership

January 7, 2026

10311 MADONVILLE LANE
 HOUSTON, TEXAS 77042
 WWW.EHRAINC.COM
 TBP# NO. F-726
 TBP# L5 No. 10092800

EHRA
 ENGINEERING THE FUTURE
 SINCE 1936

EHRA JOB NO. 081-011-34-04



Legend	
Use	
	MUD #55
	MUD #56
	MUD #57
	AREA TO BE ANNEXED INTO MUD 57
	NOT ANNEXED INTO A MUD

10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 EHRAINIC.COM
 TBPE No. E-226
 TBPLS No. 1002300

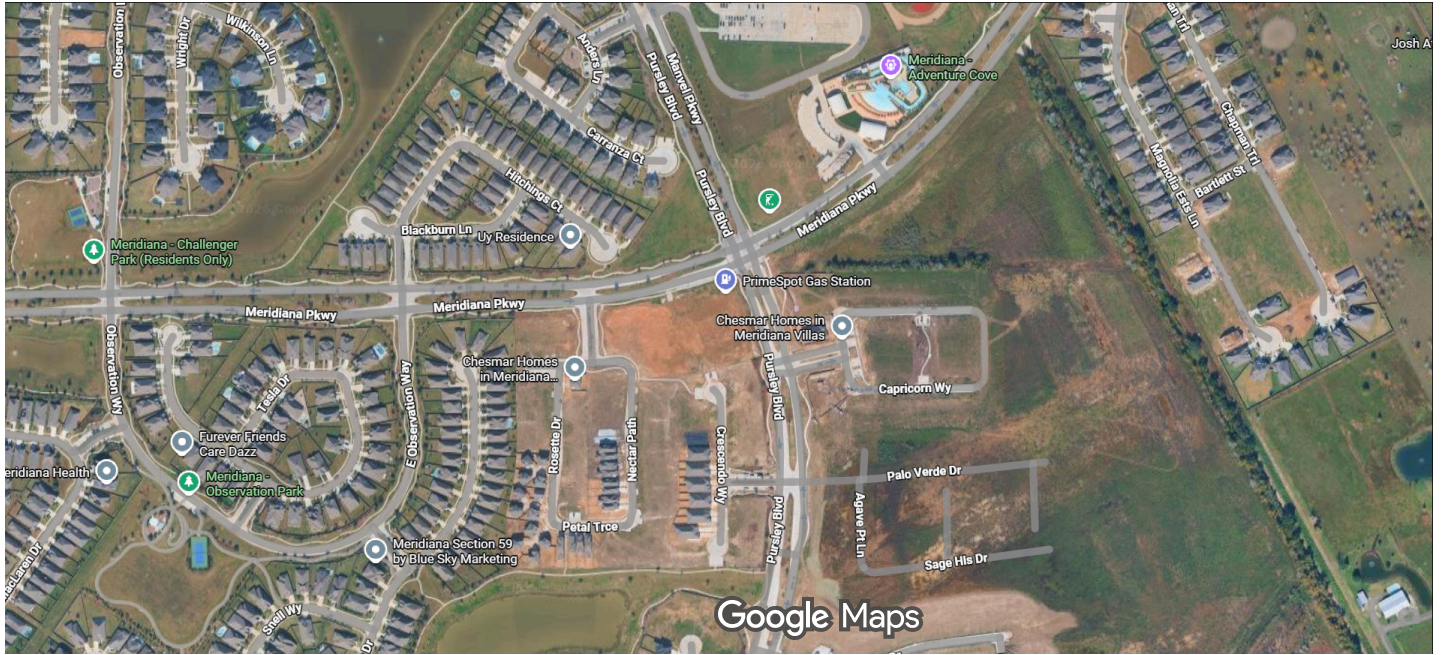


EHRA JOB NO
 081-011-150
 No warranty is made, expressed or implied, as to the accuracy of design or proposed improvements or the results to be obtained therefrom.



March, 2022
 NOT TO SCALE

Meridiana
 Municipal Utility District No. 55 Map
 Brazoria County, Texas
 P:\081-011-150\LandPlan\Map\081-011-150-Map-Overall.dwg, Mar 09, 2022, 4:04pm, Elected by: mtrizzio



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2026 Google 200 ft



AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: Information Technology

Contact: Nicholas Newell, Chief IT Officer

Agenda Item: Consider Resolution 26-R-04, authorizing City staff to submit one or more State of Texas cybersecurity grant applications; designating an authorized official; acknowledging required matching funds; and providing for other matters related thereto.

Type of Item: Resolution

Summary: The proposed Resolution authorizes the City of Alvin to pursue one or more State of Texas cybersecurity grant opportunities in support of the City's ongoing efforts to strengthen its information technology systems, cybersecurity posture, continuity of operations, and resilience against cyber threats.

The Resolution establishes the City of Alvin Cyber Operations Resilience Enhancement Program (CORE) as the umbrella program under which grant-funded cybersecurity initiatives would be developed and implemented. CORE is intended to support coordinated cybersecurity improvements across governance and planning, assessment and evaluation, mitigation, and workforce development.

Cybersecurity threats, including ransomware and system disruptions, pose increasing operational and financial risks to municipal governments. Participation in state cybersecurity grant programs provides an opportunity for the City to advance planned IT initiatives while leveraging external funding to offset costs.

Grant Scope and Alignment

Grant-funded activities under CORE may include, but are not limited to:

- [Governance & Planning Projects](#) - development or refinement of cybersecurity governance structures and plans
- [Assessment & Evaluation](#) - assessment of the City's current cybersecurity posture and identification of risk mitigation strategies
- [Mitigation](#) - implementation of cybersecurity protections and infrastructure enhancements commensurate with identified risks
- [Workforce Development](#) - training and workforce development to ensure City personnel are appropriately prepared to manage cybersecurity responsibilities

All proposed activities are consistent with and supportive of the City's IT Master Plan, strategic initiatives, and anticipated future budgetary investments.

Matching Funds

State cybersecurity grant programs generally require a local match. This Resolution acknowledges this requirement and affirms the City’s intent to provide the required matching funds if a grant is awarded, subject to final grant terms, scope of work, and City Council budget approval. The total **potential** grant award for **all** IT projects under the CORE program is estimated not to exceed \$500,000, with a required City match of \$150,000 (30%), subject to City acceptance and inclusion in a future annual budget.

Approval of this Resolution does not appropriate funds and does not commit the City to any specific expenditure at this time. Any required matching funds would be considered through the normal budgetary process.

Authority and Administration

This Resolution clearly establishes administrative roles and responsibilities to ensure proper oversight and compliance with grant requirements:

- The Assistant City Manager, acting under the administrative oversight of the City Manager, is designated as the City’s Authorized Official. This designation authorizes the Assistant City Manager to apply for, accept, reject, execute, amend, administer, or terminate grant agreements and related documents on behalf of the City, in accordance with applicable law.
- The Chief Information Technology Officer, subject to the approval and oversight of the Authorized Official, is authorized to prepare and submit grant applications and supporting documentation.
- The Finance Director, or the Finance Director’s designee, is designated as the Financial Officer for any awarded grant and is authorized to submit required financial, reimbursement, and programmatic reports; to request or process grant amendments or budget revisions as permitted by the grant; and to administer all fiscal requirements associated with the grant.

These designations ensure appropriate executive oversight, operational efficiency, and fiscal accountability.

Fiscal Impact

There is no immediate fiscal impact associated with adoption of this Resolution. Any future fiscal impact would depend on the award of grant funding and the final scope of approved projects. Required matching funds, if any, would be addressed through the City’s budget process.

Staff recommends approval of Resolution 26-R-04.

Funding Expected: Revenue <input type="checkbox"/> Expenditure <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Budgeted Item: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Funding Account: _____ Amount: _____	1295 Form Required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Legal Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	Date Completed: <u>2/2/2026 SLH</u>
Finance Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	Date Completed: <u>CT 2/2/26</u>

Supporting documents attached:

1. Resolution 26-R-04; IT Grants with State of Texas
2. Information Technology Strategic Plan Initiatives

Recommendation: Move to approve Resolution 26-R-04, authorizing City staff to submit one or more State of Texas cybersecurity grant applications; designating an authorized official; acknowledging required matching funds; and providing for other matters

related thereto.

Reviewed by Department Head, if applicable:
Reviewed by City Attorney, if applicable: X

Reviewed by Chief Financial Officer, if applicable: X
Reviewed by City Manager, if applicable: X

RESOLUTION 26-R-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, AUTHORIZING CITY STAFF TO SUBMIT ONE OR MORE STATE OF TEXAS CYBERSECURITY GRANT APPLICATIONS; DESIGNATING AN AUTHORIZED OFFICIAL; ACKNOWLEDGING REQUIRED MATCHING FUNDS; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the City Council of the City of Alvin, Texas, finds it to be in the best interest of the citizens of Alvin that the City of Alvin Cyber Operations Resilience Enhancement Program (CORE) be developed and implemented to strengthen the City’s cybersecurity posture, continuity of operations, and resilience against cyber threats; and

WHEREAS, the City of Alvin seeks grant funding from the State of Texas to support cybersecurity planning, assessment, mitigation, and workforce development activities consistent with state and federal cybersecurity objectives; and

WHEREAS, the proposed project aligns with the City’s IT Master Plan, strategic initiatives, and planned future budgetary investments; and

WHEREAS, the City of Alvin acknowledges that the grant program requires local matching funds and agrees to provide the required matching funds for the project, subject to final grant award terms, scope of work, and budget approval; and

WHEREAS, the City Council of the City of Alvin agrees that, in the event of loss or misuse of State of Texas grant funds, the City assures that such funds will be returned to the State of Texas in full and in accordance with grant requirements; and

WHEREAS, the City Council of the City of Alvin designates the Assistant City Manager, acting under the authority of the City Manager, as the grantee’s Authorized Official, who is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the City, and to authorize the Chief Information Technology Officer, subject to the approval and oversight of the Authorized Official, to prepare and submit the grant application and supporting documentation; and

WHEREAS, the City Council of the City of Alvin designates the Finance Director, or the Finance Director’s designee, as the grantee’s Financial Officer, who is given the power to submit financial and/or programmatic reports, to request or process grant amendments or budget revisions as permitted by the grant, and to administer fiscal requirements associated with the grant on behalf of the City; and

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are true and correct and are hereby adopted as findings of the City Council.

Section 2. Grant Submission. The City Council hereby approves the submission of one or more grant applications for the City of Alvin Cyber Operations Resilience Enhancement Program (CORE) to the State of Texas and authorizes City staff to prepare and submit all required application materials.

Section 3. Authorized Official and Authorization to Act. The Assistant City Manager, acting under the administrative oversight of the City Manager, is hereby designated as the grantee's Authorized Official and is authorized to apply for, accept, reject, execute, amend, administer, or terminate the grant and all related agreements and documents on behalf of the City, in accordance with applicable law and City Council oversight.

The Chief Information Technology Officer, subject to the approval and oversight of the Authorized Official, is authorized to prepare and submit the grant application and supporting documentation on behalf of the City.

Section 4. Financial Administration. The Finance Director, or the Finance Director's designee, is hereby designated as the grantee's Financial Officer and is authorized to submit required financial, reimbursement, and programmatic reports, to request or process grant amendments or budget revisions as permitted by the grant, and to administer all fiscal requirements associated with the grant in accordance with State requirements.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 6. Take Effect. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this 5th day of February 2026.

THE CITY OF ALVIN, TEXAS

ATTEST

Gabe Adame, Mayor

Dixie Roberts, City Secretary

Information Technology Strategic Plan Initiatives

Strategic Initiatives		Goals	Action Steps	Dept	FY 25	FY 26	FY 27
5.5	Financial Reporting	Issue monthly financial reports within 15 days of end of month	All month end entries posted/reconciled within the first week of the month	Finance	X	X	
			Complete report/slides by 10th of the month	Finance			
	Excellence in Financial Reporting	Obtain GFOA recognition for Financial Reporting and Budgeting	Finance	X	X	X	
		Receive clean Audit opinion	Finance	X	X	X	
5.6	Information Technology Infrastructure Improvements	Create an IT Strategic Master plan for next 5 years		IT	X		
		Clean up security permissions for Active Directory		IT		X	
5.7	EMS	Training	Hold training with all employees regarding emergency operations procedures prior to May 31 of each year	EMS	X	X	X
			Hold annual NIMS exercise for the City of Alvin	EMS	X	X	X



AGENDA COMMENTARY

Meeting Date: 2/5/2026

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Consider Resolution 26-R-05, affirming City Council’s intent and policy direction to proceed with preliminary consideration and evaluation of zoning, consistent with the City’s adopted Strategic Plan and Comprehensive Plan; and providing for other matters related thereto.

Type of Item: Resolution

Summary: This item considers a resolution affirming City Council’s intent and policy direction to proceed with the preliminary consideration and evaluation of zoning as a tool for the City, consistent with the goals outlined in the City’s adopted Strategic Plan and Comprehensive Plan.

The City’s adopted Strategic Plan and Comprehensive Plan both recognize zoning as a potential tool to support orderly growth and long-range planning objectives. This item acknowledges that policy direction and provides a starting point for staff to move forward with initial analysis and discussion of zoning as part of the City’s overall planning framework.

Adoption of this resolution provides clear policy direction for City staff to undertake preliminary efforts related to zoning. These efforts are intended to inform future policy discussions and potential recommendations to City Council.

The resolution does not adopt zoning regulations, zoning districts, or a zoning map, nor does it impose land use restrictions. Any future zoning ordinance or regulatory framework would require separate City Council action following public hearings and compliance with applicable state law.

Approval of this resolution affirms City Council’s intent to follow a deliberate, transparent, and inclusive process to evaluate zoning in alignment with the City’s long-range planning documents.

Staff recommends approval of Resolution 26-R-05.

Funding Expected: Revenue <input type="checkbox"/> Expenditure <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Budgeted Item: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Funding Account: <input type="checkbox"/>	Amount: <input type="checkbox"/>
Legal Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	1295 Form Required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Finance Review Required: N/A <input checked="" type="checkbox"/> Required <input type="checkbox"/>	Date Completed: 1/28/2026 SLH
	Date Completed: _____

Supporting documents attached:

- Resolution 26-R-05; Zoning

Recommendation: Move to approve Resolution 26-R-05, affirming City Council’s intent and policy

direction to proceed with preliminary consideration and evaluation of zoning, consistent with the City's adopted Strategic Plan and Comprehensive Plan; and providing for other matters related thereto.

Reviewed by Department Head, if applicable: __
Reviewed by City Attorney, if applicable: X

Reviewed by Chief Financial Officer, if applicable: __
Reviewed by City Manager, if applicable: X

RESOLUTION 26-R-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, AFFIRMING CITY COUNCIL'S INTENT AND POLICY DIRECTION TO PROCEED WITH PRELIMINARY CONSIDERATION AND EVALUATION OF ZONING, CONSISTENT WITH THE CITY'S ADOPTED STRATEGIC PLAN AND COMPREHENSIVE PLAN; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Alvin has adopted a Strategic Plan establishing long-term goals and priorities to guide growth, development, infrastructure, and quality of life within the community, including Vision Element #2, Section 2.3, and Vision Element #3, Section 3.1, which direct the City to review codes and ordinances, determine whether zoning is an appropriate development control tool, and continue exploring zoning to improve development standards and permitting processes; and

WHEREAS, the City Council has also adopted a Comprehensive Plan to serve as the City's primary policy document for land use, development patterns, transportation, housing, and community character, which includes a Future Land Use framework and implementation policies that contemplate the use of zoning or similar regulatory mechanisms to align development regulations with the Plan's long-term vision, promote compatible land uses, and provide predictability for growth and investment; and

WHEREAS, both the Strategic Plan and the Comprehensive Plan recognize zoning as a potential tool to support orderly growth, protect property values, promote compatible land uses, and provide predictability for residents, property owners, and the development community; and

WHEREAS, the City Council desires to provide clear policy direction to City staff regarding the initiation of preliminary consideration and evaluation of zoning; and

WHEREAS, the City Council recognizes that implementation of zoning is a multi-step process that will require research, public engagement, Planning Commission involvement, and future City Council consideration prior to any regulatory adoption.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are true and correct and are hereby adopted as findings of the City Council.

Section 2. Policy Direction. The City Council hereby affirms its intent and policy direction to proceed with the preliminary consideration and evaluation of zoning in the City of Alvin, consistent with the City's Strategic Plan and adopted Comprehensive Plan, including the policy direction and implementation guidance contained therein regarding zoning and land use regulation.

Section 3. Authorization to Proceed. City staff is directed to begin preliminary consideration and evaluation efforts related to zoning, which may include research, analysis, public

education and outreach, stakeholder engagement, coordination with the Planning Commission, and the development of zoning options and recommendations for future City Council consideration.

Section 4. No Regulatory Adoption. This Resolution does not adopt zoning regulations, zoning districts, or a zoning map, nor does it impose land use restrictions. Any zoning ordinance or regulatory framework shall require separate City Council action in accordance with applicable law.

Section 5. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 6. Take Effect. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this 5th day of February 2026.

THE CITY OF ALVIN, TEXAS

ATTEST

Gabe Adame, Mayor

Dixie Roberts, City Secretary