

# City of Alvin, Texas

Gabe Adame, Mayor

Keko Moore, Mayor Pro-tem, At-Lg P1  
Martin Vela, District A  
Chris Vaughn, District B  
Richard Garivey, District C



Ashley Davis, District D  
Meagan DeKeyzer, District E  
Scott Salter, At-Lg P2

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## Alvin City Council Agenda

Thursday, June 4, 2026

7:00 PM

(Council Chambers)

### Alvin City Annex, 302 West House, 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](mailto:dixie.roberts@alvin.gov) 48 hours prior to the meeting time. The Alvin City Annex is wheelchair accessible, with accessible entry available at the front entrance of the building.

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NOTICE is hereby given of a Regular Meeting of the City Council of the City of Alvin, Texas, to be held on Thursday, **JUNE 4, 2026**, at 7:00 PM in the Council Chambers at: Alvin City Annex, 302 West House, Alvin, Texas.

**1. CALL TO ORDER**

**2. INVOCATION AND PLEDGE OF ALLEGIANCE**

**3. PRESENTATIONS**

- A. Alvin Police Department presentation and pinning of successful promotional candidates. Officer Trace Darnell will be promoted to Specialist/Corporal, Corporal Jason Cleere will be promoted to Sergeant and Sergeant Jay Jackson will be promoted to Lieutenant.
- B. Proclamation — Honoring Alvin ISD Superintendent, Carol Nelson.
- C. Proclamation — Parks & Recreation Month; July 2026.
- D. Parks and Recreation Annual Departmental Presentation.

**4. PUBLIC COMMENT**

**5. PUBLIC HEARING**

- A. Public hearing to receive comment regarding an ordinance establishing Standards of Care for youth recreation programs conducted by the City of Alvin Parks and Recreation Department for elementary age children ages five (5) through thirteen (13).

**6. CONSENT AGENDA**

- A. Consider approval of the May 7, 2026, City Council meeting minutes.
- B. Consider the cancellation of the June 18, 2026, City Council Meeting.
- C. Consider the cancellation of the July 2 2026, City Council Meeting.
- D. Consider Ordinance 26-G, establishing Standards of Care for Youth Recreation Programs conducted by the City of Alvin Parks and Recreation Department for elementary age children ages five (5) through thirteen (13); providing for compliance with state law; providing a savings clause; providing a severability clause; and providing an effective date.

- E. Consider an award of Bid (B-26-04) to Horticare Landscape Management, for manicured mowing services of select City-owned and State Right of Way property including parkland, lift stations, water wells, and various building grounds for the remaining months of fiscal year 2026 beginning July 1, 2026, through September 30, 2026, in an amount not to exceed \$115,395 and for the entire twelve (12) month fiscal year 2027 beginning October 1, 2026, through September 30, 2027, in an amount not to exceed \$334,045; and authorize the City Manager to sign the agreement.
- F. Consider Addendum No. 1 for a one (1) year renewal agreement with PVS DX INC., to provide Chlorine for one (1) year at the same price and conditions; and authorize the City Manager to sign the Addendum upon legal review.
- G. Consider accepting the resignation of John Burkey from the Civil Service Commission.

## **7. OTHER BUSINESS**

- A. Consider Resolution 26-R-25, of the Alvin City Council expressing opposition to the construction and development of data centers within the City limits of the City of Alvin until additional information, impact analysis, and regulatory considerations can be evaluated; and providing for other matters related thereto.
- B. Consider Ordinance 26-I, releasing approximately 11.0 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto.
- C. Consider Ordinance 26-J, releasing approximately 2.798 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto.
- D. 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.

## **8. REPORTS FROM THE CITY MANAGER**

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

## **9. 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.

## **10. EXECUTIVE SESSION**

- A. **Section 551.087**, Texas Government Code - Economic Development Negotiations: Deliberation regarding potential Chapter 380 economic development incentive agreements with local businesses.
- B. **Section 551.074** of the Texas Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

## **11. RECONVENE TO OPEN SESSION**

- A. Consider and take action, if appropriate, on matters discussed in Executive Session.





Office of the Mayor, City of Alvin, Texas

# *Proclamation*

- WHEREAS,** Carol Nelson has devoted more than 30 years of dedicated service to the students, families, and staff of Alvin Independent School District, demonstrating an unwavering commitment to educational excellence and student success; and
- WHEREAS,** throughout her distinguished career, Mrs. Nelson has served in numerous roles within Alvin ISD, including teacher, librarian, assistant principal, principal, Associate Superintendent, and ultimately Superintendent, reflecting her deep understanding of and passion for public education; and
- WHEREAS,** as Superintendent, Mrs. Nelson has led with integrity, vision, and a steadfast focus on fostering an environment where all students are encouraged to reach their highest potential and achieve academic success; and
- WHEREAS,** her leadership has been recognized through numerous honors, including Alvin ISD Principal of the Year, the Alvin/Manvel Chamber of Commerce Outstanding Leader of the Year, the Women in Leadership Award, and other distinguished recognitions for integrity, financial stewardship, and excellence; and
- WHEREAS,** Mrs. Nelson has been an active member of the Alvin community, serving as President of the City of Alvin Library Board, the Alvin Community College Foundation Board, supporting local initiatives, and maintaining strong engagement with students through the Superintendent Student Advisory Committee and her presence at student activities; and
- NOW, THEREFORE,** I, Gabe Adame, as Mayor of the City of Alvin, Texas, and on behalf of the City Council do hereby proclaim June 4th, 2026, as:

## *Carol Nelson Day*

for her outstanding service and dedication and extend best wishes for a well-earned and fulfilling retirement.

**WITNESS** my hand and seal this  
4<sup>th</sup> day of June 2026.

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Gabe Adame, Mayor



# *Proclamation*

**WHEREAS,** Park and Recreation Month is celebrated each July to recognize the vital role parks and recreation play in building strong, vibrant, and resilient communities across the nation; and

**WHEREAS,** the 2026 theme, “The Power of Parks,” highlights the essential role parks and recreation play in improving health and wellness, fostering community connections, and enhancing the quality of life for individuals of all ages and abilities; and

**WHEREAS,** parks, trails, and recreational programs in the City of Alvin provide valuable opportunities for physical activity, mental well-being, environmental stewardship, and social engagement; and

**WHEREAS,** dedicated parks and recreation professionals, along with volunteers and community partners, work year-round to maintain safe, accessible, and inclusive spaces that benefit all residents; and

**WHEREAS,** the positive impact of parks and recreation can be seen throughout the community, strengthening neighborhoods, supporting families, and creating meaningful connections among residents.

**NOW, THEREFORE,** I, Gabe Adame, as Mayor of the City of Alvin, Texas and on behalf of the City Council do hereby proclaim the month of **July 2026** as:

## *Parks & Recreation Month*

in the City of Alvin and encourage all residents to recognize and celebrate “The Power of Parks” by enjoying local parks, participating in recreational programs, and supporting the professionals and volunteers who make these opportunities possible.

**WITNESS** my hand and seal this  
4<sup>th</sup> day of June 2026.

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Gabe Adame, Mayor

*The Power of  
Parks*



# What the Power of Parks Means

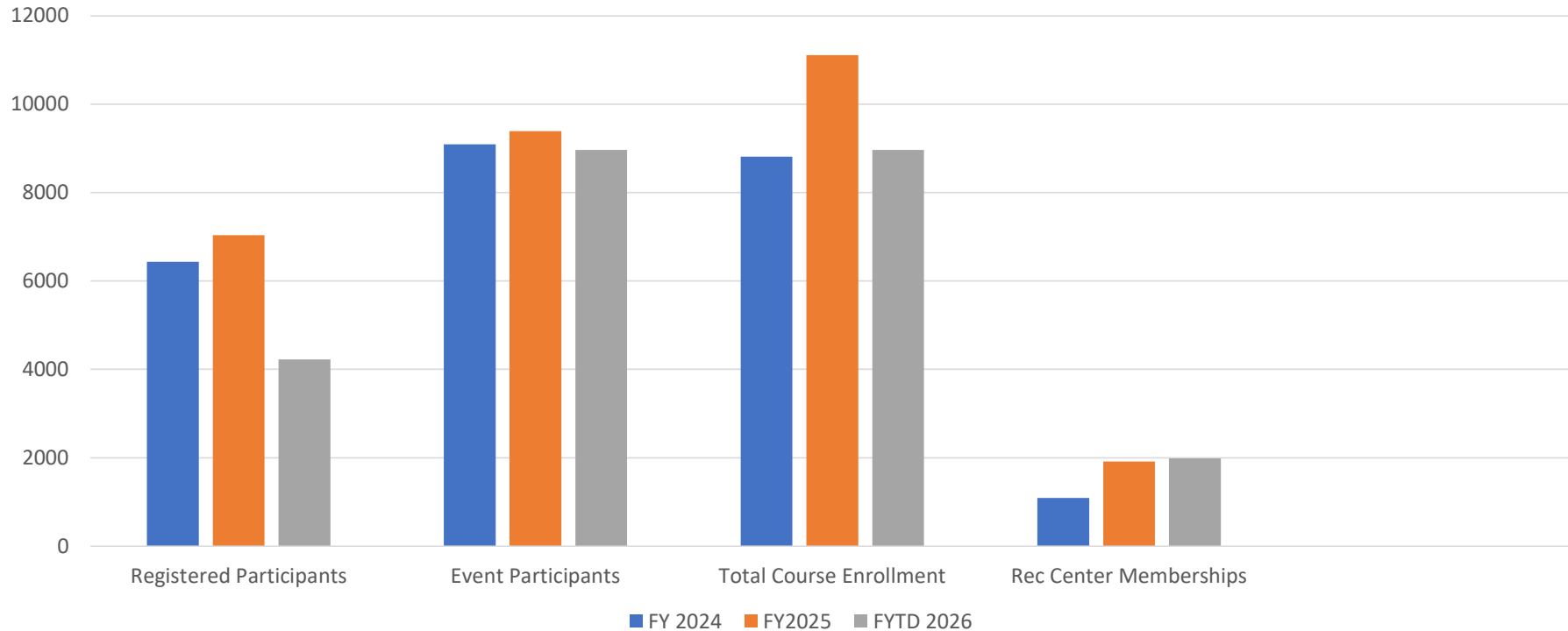
## Parks and Recreation Is Essential Community Infrastructure

- Supports health and wellness
- Builds community connection
- Provides safe gathering spaces
- Supports youth development
- Creates positive community identity



*Parks and recreation services are essential to building healthy, connected, and resilient communities*

# Community Impact by the Numbers



# Staff Overview

## The People Behind the Power of Parks

Division Area	Lead Staff	Primary Focus
Recreation Programs & Events	Krissy Adams	Community Programming
Aquatics	Rene Valadez	Pool Operations & Safety
Customer Experience	Heather Pavlas	Community Engagement & Hospitality
Facility Maintenance	Bubba Jannett	Building Systems & Repairs
Grounds Maintenance	Angel Salas	Park Grounds & Athletic Fields
Administrative Services	Lori Pitts & Joaquin Olivarez Jr.	Customer Service & Operational Support



# Recreation Programs & Community Events Spotlight

Creating Community Through Recreation

## Featured Staff

Name	Title	Years of Service
Krissy Adams	Rec. Program Manager	3



## Accomplishments

- *Established 3 year-round homeschool Programs*
- *Expanded room for participants and kids play area to Egg Hunt*
- *Added Additional adult programing*
- *Added member markets for added perks for members*

***Providing affordable and accessible recreation opportunities for residents of all ages***

# Senior Citizen Center Spotlight

## Creating Community Through Recreation Featured Staff

Name	Title	Years of Service
Marla Grigsby	Senior Center Manager	18
Hannah Haney	Recreation Specialist	8mo
Doe Bray	Special Operations	3



### Accomplishments

- *Building Security – Sr. Badges*
- *Chair Volleyball new program with 20 plus participants*
- *Continued program schedule and rentals during the hood street construction.*
- *2<sup>nd</sup> Annual Veterans Resource fair and Memorial dedication.*



***Providing affordable and accessible recreation opportunities for residents of all ages***

# Sports and Outdoors Spotlight

Building Community Through Athletics

## Featured Staff

Name	Title	Years of Service
Krissy Adams	Program Manager	3
Devin Weissinger	Sport/Outdoor Specialist	5mo
Jake Phillips	Sports/Outdoor Specialist	3 Days 😊



## Accomplishments

- 4 Successful camps/clinics
- Basketball Season
- Volleyball Season
- 2 Sports of All Sorts Seasons

*Athletic programs promote teamwork, discipline and positive youth development*



# Aquatics Spotlight

Promoting Safety, Wellness, and Fun

## Featured Staff

Name	Title	Years of Service
Rene Valadez	Aquatics Manager	9
Kennedy Kidd	Aquatics Specialist	8mo

## Accomplishments

- Rene WSIT Certification – Red Cross Grant, CPO
- Kennedy LGI certification – Red Cross Grant, CPO
- Red Cross Centennial Program – Aquatic Grants
- Hasse water safety lessons – 14 years, 534 this season.
- Increase of 20 swimmers Tritons Swim Team (85)

***Aquatics programming builds confidence, promotes safety, and provides recreational opportunities***



# Customer Experience & Hospitality Spotlight

Bringing the Community Together

## Featured Staff

Name	Title	Years of Service
Heather Pavlas	Rec. Coordinator	2

## Accomplishments

- Streamlined inventory for POS system
- Maintained a high level & variety of fitness classes
- Provided structure to Kids Club
- Attended 5 Community Engagement events



*A positive experience strengthens civic pride and enriches shared experiences for our community members*

# Facility Maintenance Spotlight

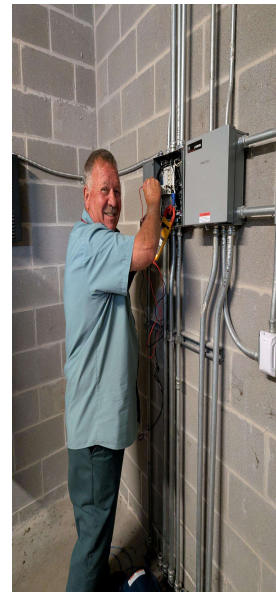
Maintaining Safe & Reliable Public Facilities

## Featured Staff

Name	Title	Years of Service
Bubba Jannett	Ops. Supervisor	10
John Arline	Maintenance Tech III	1
George Riddings	Maintenance Tech III	2

## Accomplishments

- *Fence repairs to Morgan Park Athletic fields*
- *HVAC repair to PD dispatch condensing unit*
- *30amp wiring for marquee sign at the Rec Center*



***Reliable facilities support every recreation program, event, and community experience***

# Grounds Maintenance Spotlight

Preserving Beautiful and Functional Park Spaces

## Featured Staff

Name	Title	Years of Service
Angel Salas Jr.	Crew Leader	3
Nate Chism	Operator II	7
Lou McDonald	Operator II	3

## Accomplishments

- *Relocation of City Hall staff to Annex and the Rec Center*
- *Athletic Turf Management Program*
- *Installation of foul poles at Morgan Park*



*Well-maintained parks create welcoming environments that encourage recreation, wellness, and community pride*

# Administrative Services Spotlight

## Support Operations and Customer Experience

### Featured Staff

Name	Title	Years of Service
Lori Pitts	Executive Secretary	12
Joaquin Olivarez Jr.	Admin. III	4



### Accomplishments

- *Grace under pressure*
- *Dedication in the face of adversity*
- *Accountability & Transparency*
- *Anticipate and take action*

*Administrative services provide the operational foundation that allows recreation programs and facilities to serve the community efficiently and effectively*

# Community Partnerships Spotlight

## Strengthening Community Through Partnerships

### Alvin College Partners

- *Building & Grounds Department*
- *Police Department*
- *Art Department*
- *Theater Department*

### AISD PARTNERS

- *Building & Grounds Department*
- *Police Department*
- *Transitions Program*
- *Community Engagement*
- *Hasse*

### Other Partners

- *Red Cross*
- *Alvin Historical Museum*
- *Phinney Farms*
- *Stillwater Ranch*
- *City of Alvin Departments*
- *Brazoria County Library System*

### Youth Sports Organizations

- *AGSA*
- *ALLB*
- *Ballerz Baseball*
- *Bluechips Baseball*
- *Spartans*
- *AYSA*
- *Southside Water Polo*

*Community partnerships strengthen recreation services by bringing organizations, businesses, and residents together to support shared community goals*

# Community Support Spotlight

## Community Support Makes Recreation Possible

### Sponsors

- *Openland – Former ACU*
- *Texas Hope*
- *House of Bounce*

### Community Advocates

- *Austin Jordan*
- *Bob and Elke Crow*
- *Anonymous community members*



### Volunteers

- *Austin Jordan*
- *Anonymous community members*

### Advisory Boards

- *Parks & Recreation Board*
- *Senior Citizen Board*



### Supporters

- *C&R District #3*
- *Brazoria County Precinct 3*
- *Local Scout Troops*
- *City of Alvin Departments*
- *Keep Alvin Beautiful*
- *Brazoria County Library System*





*Community support plays an essential role in enhancing recreation services and expanding opportunities for residents*

# Financial Stewardship

## Responsible Stewardship of Public Resources 4 Pillars

**\$3.5 Million Department Budget**

*Support recreation programs, facilities, parks, events, community services and emergency management*

 Revenue Generation	 Operational Efficiency	 Asset Management	 Planning
Recreation Memberships	Work Order Management System	CIP Forecasting	Parks Master Plan
Program Registrations	Online Applications	Preventative Maintenance	Strategic Plan
Facility Rentals	Technology Improvements	Facility Condition Monitoring	Comprehensive Plan
Sponsorship Support	Process Improvements	Procurement Planning	Facility Condition Assessments

*Delivering High-Quality Services Responsibly*

# Challenges and Opportunities

## Preparing for Future Growth

Challenge	Current Response	Future Opportunity
Aging Facilities	Prioritizing preventative maintenance and phased repairs	Facility Condition Assessments help prioritize capital improvements and lifecycle planning
Growing Recreation Demand	Optimizing schedules and staffing	Parks Master Plan identifies future programming and facility needs
Park Infrastructure and Amenities	Ongoing maintenance and repair prioritization for all park assets	Parks Master Plan and Comprehensive Plan guide long-term infrastructure investment and expansion
Operational Efficiency	Cross-training and process improvements	Strategic Planning aligns staffing, service levels, and operational priorities
Operational Equipment & Systems	Prioritizing replacement of vehicles, maintenance equipment, technology, and operational systems	Capital replacement planning supports reliable and efficient service delivery

# *Closing and Recognition*

**Thank You for Supporting the Power of Parks**



*The power of parks is not just found in facilities or programs — it is found in the dedicated people who serve this community every day*



# AGENDA COMMENTARY

**Meeting Date:** 6/4/2026

**Department:** Parks and Recreation

**Contact:** Dan Kelinske, Director of Parks and Recreation

**Agenda Item:** Public hearing to receive comment regarding an ordinance establishing Standards of Care for youth recreation programs conducted by the City of Alvin Parks and Recreation Department for elementary age children ages five (5) through thirteen (13).

**Type of Item:** Public Hearing

**Summary:** In response to community demand for after-school and summer day camp programs, the Parks and Recreation Department plans to offer these style camps. A day camp is considered extending 11.5 hours per day for approximately 5 days per week. A participant (ages 5 to 13) can expect daily engagement from instructor lead learning, crafts and physical activity, as well as lunch and snacks provided. Location will vary based on availability of space, until a more permanent location is available.

Chapter 42 of the Texas Human Resources Code exempts certain after-school and summer recreation programs from state licensing requirements as identified in Subsection 42.041 (14), provided that the governing body of the municipality annually adopts standards of care by ordinance after a public hearing, and that such standards are provided to the parents of each program participant. The ordinance shall include minimum staffing ratios, qualifications, facility, health and safety standards and mechanisms for monitoring and enforcing the adopted local standards, as well as notify parents that the program is not licensed by the state and cannot be advertised as a child-care facility.

Before an Ordinance is adopted, a public hearing is required. Notice of said public hearing was published in the Alvin Sun on May 24, 2026, and has been posted on the City’s website. City Council will consider the adoption of Ordinance 26-G under Consent during this meeting - (Item 6.D.).

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

**Supporting documents attached:**

1. Notice of Public Hearing Standards of Youth Care

**Recommendation:** Public hearing only. Please note that during a public hearing, comments are received for the record only. In accordance with procedure, City Council and

staff will not respond to or engage in dialogue during this time

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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: X

**[PUBLISH ON May 24, 2026]**

### **NOTICE OF PUBLIC HEARING**

The City Council of the City of Alvin, Texas, will hold a public hearing in the Council Chambers at the Alvin City Annex, 302 W. House Street, Alvin, Texas, on Thursday, June 4, 2026, at 7:00 p.m. The purpose of the public hearing will be to receive public comments on the proposed Ordinance for the Standards of Care for the Youth Programs, which will provide basic childcare regulations for day camp activities operated by the City of Alvin Parks and Recreation Department, in accordance with Section 42.041(b)(14) of the Human Resources Code.

(s) Dixie Roberts, City Secretary

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
CITY COUNCIL REGULAR MEETING  
AND EXECUTIVE SESSION  
THURSDAY, MAY 7, 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; Dixie Roberts, Assistant City Manager/City Secretary; Michael Gibbs, Director of Finance; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; Ron Schmitz, Director of EMS/Emergency Management Coordinator and Robert E. Lee, Police Chief.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

David Whitlock of New Hope Church gave the invocation. The children of Mayor Adame and City Council member DeKeyzer led the Pledge of Allegiance to the American Flag and the Pledge to the Texas Flag.

**OATH OF OFFICE**

Administer Oath of Office to newly Elected Officials.

Judge Mo Ghuneim administered the official Oath of Office to City of Alvin Mayor, Gabe Adame, and City of Alvin District E Council member, Meagan DeKeyzer. Mayor Adame and Council member DeKeyzer were accompanied by members of their families.

**PRESENTATIONS**

Proclamation — Honoring AHS State Powerlifting Champions.

Mayor Adame proclaimed May 7, 2026, as Alvin State Powerlifting Champions Day and formally issued the proclamation to Alvin High School Powerlifting athletes Jacob Baez and Alondra Acuna.

Proclamation — Mental Health Awareness Month.

Mayor Adame proclaimed the month of May as Mental Health Awareness Month and formally issued the proclamation to members of Counseling Connections For Change in attendance.

Proclamation — Motorcycle Safety Awareness Month.

Mayor Adame proclaimed the month of May 2026 and formally issued the proclamation to members of Warriors Bikers 4 Charity in attendance.

Proclamation — Small Business Week — May 3–9, 2026.

Mayor Adame proclaimed the week of May and formally issued the proclamation to Paul Chavez, City of Alvin Economic Development Director.

Proclamation — Emergency Medical Services Week – May 17-23, 2026.

Mayor Adame proclaimed the week of May 17–23, 2026, as Emergency Medical Services Week and formally issued the proclamation to City of Alvin Emergency Medical Services staff in attendance.

Proclamation — Public Works Week — May 17– 23, 2026.

Mayor Adame proclaimed the week of May 17–23, 2026, as Public Works Week and formally issued the proclamation to City of Alvin Public Works staff in attendance.

Proclamation — Police Week — May 10–16, 2026.

Mayor Adame proclaimed the week of May 10-16, 2026, as Police Week and formally issued the proclamation to City of Alvin Police Department staff in attendance.

Texas Pride Disposal Update - Texas Pride.

Ray Lewis, Chief Operating Officer and Aimee Ordeneaux, VP Municipal Accounts, with Texas Pride Disposal, gave an operational update.

**PUBLIC COMMENT**

There were no public comments.

**CONSENT AGENDA**

Consider approval of the April 16, 2026, City Council workshop minutes.

Consider approval of the April 16, 2026, City Council meeting minutes.

Consider Addendum No. 1 for a one (1) year renewal agreement with Stronghold Vegetation Management for Bypass 35 Mowing Services for an amount not to exceed \$94,800.00; and authorize the City Manager to sign the addendum.

*An initiative in the City's Strategic Plan is to establish a comprehensive program to beautify the City. As a part of that plan, city council approved funding to contract out mowing services to improve beautification along the TXDOT Bypass 35 thoroughfare traveled by Alvin's residents and visitors. The bid to mow Bypass 35 includes a total of 139.5 acres of the median, east side right-of-way, and west side right-of-way from the City of Alvin Rec Center/Kroger on the south end of town, to Fox Meadows on the north end. This includes mowing to a uniform height of 4–6 inches, weed eating, or trimming around objects that cannot be mowed around, such as signs, utility poles, guidewires, drainage structures, ditches, etc., on a monthly basis or a 30-day cycle. The contractor shall be responsible for obtaining any necessary permits and providing traffic control when necessary, such as posting the appropriate caution signs.*

*City Council awarded the bid for the Bypass 35 mowing services to Stronghold Vegetation Management on May 15, 2025. Stronghold has been very reliable, dependable, and has performed their services timely to date. The current contract has an option to extend for two (2) additional one (1) year terms at the same terms and conditions, as long as both parties are in agreement to doing so. Stronghold is in agreement to extend the contract for the Bypass 35 mowing services for an additional one (1) year at the same terms and conditions. Staff recommends extending the contract for the Bypass 35 mowing services with Stronghold Vegetation Management. **\*this is separate and unrelated to the Manicured Mowing contract services.***

Consider Addendum No. 3 for a one (1) year renewal agreement with Horticare Landscape Management for landscape maintenance services for flowerbeds of City-owned buildings, parks, and other City property and rights-of-way, in the amount of \$82,772.00; and authorize the City Manager to sign the addendum.

*The agreement was originally approved for the amount of \$82,772.00 with Horticare Landscape Management by City Council on August 3, 2023, utilizing public request for pricing, RFP 23-04. The first year of service began August 3, 2023, and ended September 30, 2024. Addendum No.1 was the first of up to three one (1) year renewal options approved by City Council on May 2, 2024, which began October 1, 2024, and ended September 30, 2025. Addendum No. 2 was the second of three one (1) year renewal options, which began September 1, 2025, and will end September 30, 2026. Addendum No. 3 is the third of three one (1) year renewal options which will extend services from October 1, 2026, to September 30, 2027.*

Service Year	Proposal RFP 23-04
FY27 (3rd one-year renewal option - Addendum 3)	\$82,772.00
FY26 (2nd one-year renewal option - Addendum 2)	\$82,772.00
FY25 (1st one-year renewal option - Addendum 1)	\$82,772.00
FY24 (Initial Award)	\$82,772.00

Facilities	Parks	Other Locations
City Hall	National Oak Park	Entry Sign - Gordon & Hwy 6
Museum	Ruben Adame Park	Entry Sign - Hwy 6 from Manvel
Senior Center	Newman Park	Depot Sign - Gordon @ Depot Centre Blvd
Train Depot	Lions Park	Gordon Street Bridge
Public Service Facility	Sealy Park	Downtown Parking Lot
Alvin City Annex		
Police Department		
Animal Adoption Center		

Staff recommends approval of Addendum No. 3 with Horticare Landscape management for landscape maintenance services as their performance continues to provide good value to the City of Alvin.

**Consider an award of bid (B-26-03), Janitorial Services Provider Contract, to Marsden South LLC, for janitorial services for City-owned buildings and park restrooms, in an amount not to exceed \$165,058.68; and authorize the City Manager to sign the agreement.**

*Consider awarding a service contract from the results of public bid B-26-03 to Marsden South LLC in the amount of \$165,058.68 to provide janitorial services beginning October 1, 2026, and ending September 30, 2027, for the following locations: City Hall, Public Service Facility, Library, Senior Citizen Center, Museum, CVB/Train Depot, National Oak Park Restroom, Police Department, Alvin Animal Adoptin Center, Public Service Facility #2, City Annex, Fire/EMS Station #1, Fire Station #2 & #3 and Recreation Center. Facilities per request include: Briscoe, Lions Pearson, Morgan, Bob Owen Pool restrooms and Alvin Girl Scout House. Services per request include: carpet cleaning/shampoo, exterior window cleaning, refinish color concrete flooring. Pricing was bid as cost per square foot. Marsden does not offer refinish performance-oriented hardwood flooring.*

*Janitorial Services Bid # B-26-03 was advertised March 29 and April 5, 2026; Bids were opened on April 14, 2026, with follow-up interviews for selected bidders on April 22, 2026.*

**Bid Tabulation for B-26-03**

B-26-03 Janitorial; Bid Tabulation	Total Monthly Janitorial Services	Total Monthly Day Porter Services	Total Monthly Contract Cost	Total Annual Contract Cost
Bidder Name				
United Service Associates, LLC	\$21,304.00	\$2,776.00	\$24,080.00	\$288,960.00
Kleen Tech	\$18,745.14	\$2,589.41	\$21,334.55	\$256,014.61
NYS Corporate Services Inc	\$23,743.03	\$4,156.80	\$27,899.83	\$334,797.96
LGC Global	\$26,245.00	\$3,640.00	\$29,885.00	\$358,620.00
SIS Maintenance & Cleaning LLC	\$56,916.32	\$1,890.00	NA	\$705,675.84
American Janitorial	\$18,001.00	\$1,490.00 \$15/HR Per Time at Park Restrooms	\$19,491.00	\$233,892.00
Ourso Enterprises	\$35,876.00	\$4,254.13	\$40,130.13	\$481,561.56
Ambassador Services	\$17,588.23	\$2,531.69	\$20,119.92	\$241,439.04
Metroclean	\$22,605.00	\$2,803.13	\$25,408.13	\$304,897.50
Marsden South	\$10,393.39	\$3,361.50	\$13,754.89	\$165,058.68
Aquamen Cleaning LLC	\$29,300.00	\$3,600.00	\$32,900.00	\$394,800.00

*Staff recommends awarding the Janitorial Services contract to Marsden South LLC, as they provided the lowest cost, best value bid.*

*References have been verified by staff and were satisfactory.*

*Also, per Section 2.01 Contingency Services Provision, in the event the awarded Contractor is unable, unwilling or fails to perform the services required under this Agreement, the City may engage a secondary vendor identified through the original solicitation process or any other procurement method authorized by law.*

Consider an agreement with Air Texas Mechanical for HVAC preventative maintenance services for fiscal year 2027, utilizing The Interlocal Purchasing System (TIPS), in an amount not to exceed \$104,843.00 for FY2027; and authorize the City Manager to execute the contract and all related documents.

*Preventative maintenance is essential to maintaining the reliability, efficiency, and longevity of HVAC systems across City facilities. Routine service reduces the risk of unexpected failures, extends equipment life, improves energy performance, and minimizes costly emergency repairs and operational disruptions. The City of Alvin has maintained a preventative maintenance service contract for HVAC equipment for over fourteen (14) years, during which time services have been provided by two different contractors to ensure continued performance and value. Our current contractor, Southland, has provided preventative maintenance service for the last four (4) years, with the current year service cost being \$113,256. Based on current evaluation, Texas Air Mechanical is recommended to provide ongoing preventative maintenance services.*

*Texas Air Mechanical is an approved vendor on the TIPS cooperative purchasing network and provides a comprehensive range of HVAC services, including preventative maintenance, installation and repair of mechanical systems, along with servicing, monitoring and installation of building automation systems. They utilize factory-trained technicians for all major manufacturers and have provided HVAC repair services for several Alvin city facilities and currently provide building automation system monitoring and support for the Recreation Center.*

*Buildings included in the HVAC preventative maintenance service contract:*

- \* Alvin City Annex*
- \* Animal Adoption Center*
- \* City Hall (Preventative Maintenance will be removed when the building is taken out of service)*
- \* Fire/EMS Station #1*
- \* Fire Station #2*
- \* Fire Station #3*
- \* Library*
- \* Museum*
- \* Police Station*
- \* PSF #1*
- \* PSF #2*
- \* Recreation Center*
- \* Senior Center*
- \* Train Depot*
- \* Waste Water Treatment Plant*

*HVAC equipment repair and replacement services provided by Air Texas Mechanical are utilized on an "as needed" basis with all costs pre-priced with "not to exceed" pricing already established by the TIPS cooperative purchasing network.*

*Advantages of using TIPS cooperative purchasing network:*

- 1.) Fast Track procurement process*
- 2.) Lower procurement and administrative costs*
- 3.) Fewer change orders and claims*
- 4.) Competitively bid local pricing in a lump sum proposal*
- 5.) Ability to accomplish a substantial number of individual projects with a competitively bid contract*
- 6.) Oversight through TIPS which audits the accuracy of all job order contract proposals*

*Staff recommends awarding the HVAC Preventative Maintenance contract to Air Texas Mechanical.*

Consider the purchase of security cameras, licensing, and related accessories for the Police Department in the amount of \$54,019.74 from SHI International Corp. through the Texas Department of Information Resources cooperative purchasing program, under DIR Contract No. DIR-CPO-5241; and authorize the City Manager to sign related documents.

*Funding for this item was included in the adopted FY2026 budget as part of the City's continued investment in security camera improvements. This project advances that effort by replacing the existing Police Department's dated security camera equipment with a modernized system designed to strengthen security, improve visibility, and support Police Department operations. The City has already implemented the new camera system at the Animal Adoption Center, Annex, Bob S. Owen Pool, Command Truck, Recreation Center, Senior Center, and Train Depot, and this project continues that standardization effort by replacing existing Police Department camera equipment with the new system.*

*Installation of the equipment will be performed by the City of Alvin Information Technology Department. This project will replace legacy camera equipment with a modern security camera system that provides improved image quality, stronger reliability, and additional security features. A recent replacement at the Alvin Police Department demonstrated a substantial improvement in image clarity and usable scene detail over an older analog camera connected through an encoder, supporting the City's continued transition to the newer platform.*

*The proposed equipment includes 35 cameras, two viewing stations, and related licensing for storage, cameras, and viewing stations. The attached quote lists the cameras with up to 30 days max onboard retention and includes 3-year cloud storage licensing with an additional 30-day retention. Compared with a traditional NVR-based system, the Verkada platform also provides additional security and administrative benefits, including centralized management, controlled user access, reduced dependence on aging onsite recording infrastructure, and a scalable approach for future deployments. Staff recommends approval of this purchase.*

**Consider Resolution 26-R-23, adopting the City of Alvin 2025 Hazard Mitigation Plan Update; and authorize the Mayor to sign the Plan.**

*On April 24, 2026, the City received the attached letter from FEMA via Texas Department of Emergency Management (TDEM) stating that the [City of Alvin 2025 Hazard Mitigation Plan Update](#), which was submitted on December 23, 2025, is "Approvable Pending Adoption," by the City Council. Jeff Ward and Associates submitted the draft plan to TDEM on December 23, 2025, on the City's behalf, following two public meetings/presentations on June 11, 2025 and August 6, 2025. In accordance with FEMA's requirements, communities must have an approved Hazard Mitigation Action Plan and that plan must be updated every five years in order to be eligible to receive federal disaster grant funds.*

*Approval of Resolution 26-R-23 will provide for the adoption of The City of Alvin 2025 Hazard Mitigation Plan Update (December 2025), therefore keeping the City in compliance with FEMA's requirement. There were no significant changes from the 2020 Hazard Mitigation Action Plan. Therefore Staff recommends approval of resolution 26-R-23.*

**Consider Resolution 26-R-24, rescinding Resolution 26-R-20 in its entirety and hereby authorizing the Alvin Police Department to make application for the Catalytic Converter Theft Prevention Grant through the Motor Vehicle Crime Prevention Authority, to help defray the cost of a Drone First Responder (DFR) system and eight (8) additional FLOCK ALPR cameras from FLOCK Safety; and providing for other provisions related thereto.**

*The grant authority has requested a couple of changes to Resolution 26-R-20 passed by council on April 16, 2026. In order to make those changes, we are rescinding Resolution 26-R-20 and adding the needed wording to Resolution 26-R-24. The first change is to highlight the fact (included in Whereas section) that the grant funds will be returned in case of loss or misuse. The final change is to identify, in the resolution, Captain Arendell as the Program Director, and Michael Gibbs as the Financial Officer for the grant. Original agenda commentary from April 16, 2026, included below for review if needed.*

*The Texas Motor Vehicle Crime Prevention Authority (MVCPA) issues grants annually (September 1<sup>st</sup> 2026 to August 31<sup>st</sup> 2027) with the stated purpose being "to combat motor vehicle theft and/or fraud-related vehicle crime." These grants are 1-year grants. Which may be applied for annually. The grant program is established under TTC chapter 1006, requires a 20% match of funds, and is distributed as a quarterly reimbursement with the agency/city funding the program and MVCPA reimbursing 80% of the cost quarterly. One of the stated purposes of the grant funding is "Applications that incorporate automatic license plate reader programs, surveillance equipment and other uses of technology to increase the number of stolen vehicles recovered and the number of persons arrested for motor vehicle crimes." As part of the application process, a resolution from city council is required. With this grant we intend to add eight (8) FLOCK ALPR cameras to our current inventory. These cameras will be deployed in the area of FM 1462 and SH 288, Alvin West in response to the rapid development of the area.*

*In addition, a Drone First Responder (DFR) program will be established. A DFR program focuses on rapid drone response to calls in progress. Most calls can have a drone overhead within 90 seconds of dispatch. With a 4-mile radius from launch (8-mile diameter). This quick response will allow responding officers to know the situation before arrival, allow for the tracking of fleeing suspects/vehicles, and in fact let the operator know whether a police response is even warranted. Officers may watch a live feed, in-car, increasing officer safety and effectiveness.*

*The anticipated city cost for the first year of the grant, for both FLOCK cameras and FLOCK DFR, is approximately \$64,000.00. Year two cost would be the same if the grant is renewed. Without the grant, the yearly cost would range between \$150,000 — \$310,000 based on the DFR program level chosen. With the grant, the cost range would be \$32,840 — \$64,000 per year. The implementation and/or continuation of the program will be assessed based on the availability of funds for Fiscal Year 2027 and subsequent fiscal years. Staff recommends approval of the MVCPA Grant resolution.*

**Call a public hearing to receive comment regarding an ordinance establishing Standards of Care for Youth Recreation Programs conducted by the City of Alvin Parks and Recreation Department for elementary**

children ages five (5) through thirteen (13), for Thursday, June 4, 2026, at 7:00 p.m. in the City Council Chambers of Alvin City Annex, 302 West House.

*In response to community demand for after-school and summer day camp programs, the Parks and Recreation Department plans to offer these style camps. A day camp is considered extending 11.5 hours per day for approximately five (5) days per week. A participant (ages 5 to 13) can expect daily engagement from instructor lead learning, crafts, physical activity, as well as the inclusion of lunch and snacks. Chapter 42 of the Texas Human Resources Code exempts certain after-school and summer recreation programs from state licensing requirements as identified in Subsection 42.041 (14), provided that the governing body of the municipality annually adopts standards of care by ordinance after a public hearing, and that such standards are provided to the parents of each program participant. The ordinance shall include minimum staffing ratios, qualifications, facility, health and safety standards and mechanisms for monitoring and enforcing the adopted local standards, as well as notify parents that the program is not licensed by the state and cannot be advertised as a child-care facility.*

*Before the adoption of this ordinance, a public hearing must be held before the governing body. The notice of said public hearing will be published in the Alvin Sun on May 24, 2026, and posted on the City's website. At the June 4th meeting, City Council will conduct the public hearing and consider the annual adoption of said ordinance. A copy of the draft ordinance for consideration on June 4, 2026, is included in your packet.*

Consider the cancellation of the May 21, 2026, City Council Meeting.

*Alvin High School graduation is scheduled for Thursday, May 21st.*

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

**OTHER BUSINESS**

Consider an agreement for asbestos abatement of City Hall located at 216 W. Sealy Street with Horizon Group International, through the Choice Partners Cooperative purchasing network, for an amount not to exceed \$314,920, and authorize the City Manager to sign related documents upon legal review.

*The City utilized the Choice Partners Cooperative Purchasing Network to select Horizon Group International as General Contractor, ensuring a compliant, competitive procurement process while expediting project delivery. Horizon Group International was selected based on qualifications, cooperative contract availability, and ability to meet the City's project schedule and requirements. The City's project management consultant, AGCM, obtained Rough Order of Magnitude (ROM) estimates from SpawGlass, the Construction Manager at Risk (CMAR), in the amounts of \$350,000 and \$400,000.*

*Funding for the asbestos abatement project is provided through the City's 2025 Certificates of Obligation./GCM attended the pre-construction walkthrough. The anticipated project start date will be coordinated collaboratively between the City of Alvin, its agents, and the CMAR to ensure readiness and minimal disruption in the overall project construction timeline.*

*Air quality monitoring will be implemented throughout the abatement process to ensure regulatory compliance and protection of workers and the public.*

*Asbestos abatement and disposal of the following asbestos-containing items as stated in the Fern Environmental Asbestos Survey Report dated 12/4/2025:*

- Gypsum board walls (approx. 40,000 SF)
- Floor tile and associated black mastic (approx. 2,900 SF)
- Floor tile and mastic under carpet (approx. 6,600 SF)
- Chill water pipe insulation (approx. 900 LF)
- Domestic water pipe insulation (approx. 400 LF)
- Wooden door insulation (approx. 10 ea.)

*Includes payment and performance bonds and insurance.  
Total - \$268,809*

*Alternative 1 - \$23,055, remove sheet rock walls in council chambers (also includes demo to access sheet rock behind panel wall)  
Alternative 2 - \$23,055, remove furniture, built-in cabinets, etc. from the abatement area. It does not include disposal, items will be put in areas of the building outside the work area.  
Total not to exceed price — \$314,920.00*

*Staff recommends approval of the agreement with Horizon Group International through the Choice Partners Cooperative Purchasing Network.*

Dan Kelinske, Director of Parks and Recreation, presented this item before City Council with explanation.

Council member Moore moved to approve an agreement for asbestos abatement of City Hall located at 216 W. Sealy Street with Horizon Group International, through the Choice Partners Cooperative purchasing network, for an amount not to exceed \$314,920, and authorize the City Manager to sign related documents upon legal review. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider an agreement with an electricity provider to supply electricity to the City beginning June 2026; and authorize the City Manager to execute said agreement upon legal review.

*The City entered into an Electricity Supply Agreement with EDF Energy Services, LLC on October 12, 2021 for electricity services beginning January 1, 2022. The agreement established a purchase price of \$54.81 per megawatt hours (MWh) and a term through June 1, 2026. Staff has been monitoring energy prices and believes it is time to lock in a price before they continue to rise.*

*Due to the volatile pricing of electricity, which changes by the hour, electricity providers will not hold their prices for more than 24 hours which is a considerable risk factor markup. The pricing provided prior to the May 6, 2026, are only indicative since the City is not entering into an agreement based on the proposals. In summary, the pricing provided provides a snapshot at that time about the electricity providers and shows their interest in executing an agreement.*

*The City will obtain actionable prices from the bidders on the morning of May 6, 2026, and will present them along with an analysis and recommendation for award at the City Council meeting.*

*Proposal Request:*

*Staff has been requesting data and ultimately pricing proposals from Mantis Innovation, an electricity broker, to assist the City in the procurement process for electricity rates from electricity providers. They have been reviewing electricity trends and monitoring the wholesale market for this current renewal. Mantis Innovation has been used previously in the City's 2013, 2017, and 2021 electricity renewals, but under the name of Texas Energy Aggregation.*

Michael Gibbs, Director of Finance, presented this item before City Council with explanation. Staff indicated they would explore utilizing a different third-party consultant for future negotiations.

Council member Garivey moved to award Shell Energy Solutions as the Electricity Provider for the City of Alvin, for a contract term of twelve (12) months, beginning June 3, 2026, and authorize the City Manager to execute an agreement upon legal review. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Ordinance, 26-F, amending Chapter 4, Animals and Fowl, of the Code of Ordinances of the City of Alvin, Texas by amending Article I "In General," including definitions and related provisions; providing for the creation of a new Article V "Community Cats and Trap-Neuter-Return (TNR) program, providing for repeal of conflicting ordinances; providing a severability clause; providing a penalty; providing for publication; and providing an effective date; and providing for other matters related thereto.

*HB 3660 from the 88thR Session of the State Legislature was created so that individuals who, as part of a Trap-Neuter-Return program (TNR), could not be charged with animal cruelty for releasing a feral cat at the trap location, after having the animal evaluated, sterilized, vaccinated and marked (ear notch or tipping), by a veterinarian. Prior to this bill, this activity may have been considered as cruelty to animals (abandonment) and subject to prosecution. Trapping and releasing a feral cat without having the animal sterilized, etc. could still be prosecuted under Sec. 42.092 Cruelty to Nonlivestock Animals, under Texas law.*

*These recommended changes to Chapter 4, Animals and Fowl, of the Code of Ordinances, will allow the city to regulate a TNR program to ensure that a sponsor (a person or group that is authorized by the animal shelter to have a TNR) does so ethically and safely.*

*These recommended changes allow a TNR if the sponsor follows HB 3660, provides and maintains information required by Chapter 4 Code of Ordinances and has the animal chipped. The chip must be registered to the TNR colony sponsor.*

*These recommendations include authority to impound a nuisance animal, prohibiting a congregation of unconfined and unregistered stray cats, which is defined as 4 or more, and prohibiting the feeding of this congregation unless it is for the purpose of trapping for a TNR program.*

*These recommendations define a TNR program within the City of Alvin and outline sponsor responsibilities for sponsors to operate a TNR program, such as maintaining records available for inspection of sterilization, rabies vaccination, clear photograph of each program cat, etc. Additionally, the sponsor will be responsible, in most cases, for picking up any program animal registered to their*

*TNR program that gets impounded and either releasing the animal back into the sponsors TNR colony or making arrangements for the adoption of the animal. The Ordinance sets out enforcement and penalties.*

*All of these recommended changes were discussed in a prior Council Workshop and recommended changes discussed at the workshop have been incorporated into the recommended changes.*

*Staff recommends approving Ordinance 26-F, amending Chapter 4, Animals and Fowl, of the Alvin Code of Ordinances to allow sponsored TNR programs in the City of Alvin.*

Police Chief Robert Lee, presented this item before City Council with explanation. Council expressed a desire for the results and progress of the new Trap-Neuter-Return program to be tracked and included in the City Manager's weekly report to Council on an ongoing basis.

Council member Davis moved to approve Ordinance, 26-F, amending Chapter 4, Animals and Fowl, of the Code of Ordinances of the City of Alvin, Texas by amending Article I "In General," including definitions and related provisions; providing for the creation of a new Article V "Community Cats and Trap-Neuter-Return (TNR) program, providing for repeal of conflicting ordinances; providing a severability clause; providing a penalty; providing for publication; and providing an effective date; and providing for other matters related thereto. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider the Mayor's appointment of Mayor pro-tem.

*Per Article II, Section 8 of the City's Code of Ordinances, the first regular meeting following the election of members of Council, the Mayor shall appoint one of its members as Mayor Pro Tem, subject to approval by the Council. The Mayor Pro Tem shall serve for one year and shall act as Mayor during the absence or disability of the Mayor, and shall have power to perform every act the Mayor could perform if present. Council member DeKeyzer is the current Mayor Pro-tem.*

Mayor Adame stated that he would like City Council member Moore to serve as Mayor pro-tem. Mayor Adame thanked Council member DeKeyzer for her service.

Council member Salter moved to approve the Mayor's appointment of City Council member Moore to serve as Mayor Pro-tem. Seconded by Council member DeKeyzer; motion carried with all members present voting Aye, and Council member Garivey voting No.

Consider an appointment to fill one (1) unexpired term on the Alvin Parks and Recreation Board.

*Jerry Persefeld submitted his resignation from the Alvin Parks and Recreation Board for his term ending December 31, 2026.*

*With the resignation of Mr. Persefeld, there will be six (6) members on the Board. The Alvin Code of Ordinances states that the Parks and Recreation Board shall consist of seven to nine (7-9) members. An appointment is necessary for this Board to comply with the City's Code of Ordinances, which mandates a minimum of seven members.*

*Current members are Justin Gatlin, Ian McKee, Milton Morgan, Robyn Moore, Brandi Wyatt and John Stone. It is helpful to have an odd number on boards and commissions to circumvent tie votes.*

*The following have applied to serve on this board for the remainder of the term ending in December 2026:*

- *Jeremy Dwyer*
- *Brenda Garcia*
- *Michelle Graham*
- *Lina Lozano*
- *Marissa Salazar*

*A detailed spreadsheet with applicant information is included in the council packet.*

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

Council member Salter moved to appoint Lina Lozano to fill an unexpired term on the Alvin Parks and

Recreation Board through December 2026. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider, if any, requests from individual council members for an item or items to be placed on the upcoming agenda for the next regularly scheduled meeting.

No items were requested by any Council members to be placed on the upcoming agenda.

**REPORTS FROM THE CITY MANAGER**

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

Mr. Junru Roland announced items of community interest.

**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 commended City Staff for the success of the Tour de Braz event. He also mentioned the upcoming Fire Department annual Smokeater 5k on June 27, 2026. Lastly, Council member Salter extended compliments to the Parks and Recreation Department for having 79 children signed up for the Swim Club program, stating it was an impressive achievement.

Council Member Davis announced that the rededication ceremony for the War Memorial, recently relocated from City Hall to the Senior Center, will be held at 9:00 a.m. on May 28, 2026, at the Senior Center.

**EXECUTIVE SESSION**

Mayor Adame called for executive session at 8:09 p.m. in accordance with the following:

Section 551.074 of the Texas Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

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

**RECONVENE TO OPEN SESSION**

Mayor Adame reconvened the meeting to open session at 9:30 p.m.

No action was taken.

**ADJOURNMENT**

Mayor Adame adjourned the meeting at 9:30 p.m.

PASSED and APPROVED the 4th of June 2026.

ATTEST:

\_\_\_\_\_  
Gabe Adame, Mayor

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



# AGENDA COMMENTARY

**Meeting Date:** 6/4/2026

**Department:** City Secretary

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

**Agenda Item:** Consider the cancellation of the June 18, 2026, City Council Meeting.

**Type of Item:** Action Item

**Summary:** All non-emergency City Offices will be closed in observance of the Juneteenth holiday.

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

**Supporting documents attached:**

None

**Recommendation:** Move to approve the cancellation of the June 18, 2026, City Council meeting in observance of the Juneteenth holiday.

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:



# AGENDA COMMENTARY

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**Meeting Date:** 6/4/2026

**Department:** City Secretary

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

**Agenda Item:** Consider the cancellation of the July 2 2026, City Council Meeting.

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**Type of Item:** Action Item

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**Summary:** All non-emergency City Offices will be closed in observance of the July 4th holiday.

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**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:** \_\_\_\_\_  
**Finance Review Required:** N/A  Required       **Date Completed:** \_\_\_\_\_

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**Supporting documents attached:**

None

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**Recommendation:** Move to approve the cancellation of the July 2, 2026, City Council Meeting in observance of the July 4th holiday.

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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:



# AGENDA COMMENTARY

Meeting Date: 6/4/2026

**Department:** Parks and Recreation

**Contact:** Dan Kelinske, Director of Parks and Recreation

**Agenda Item:** Consider Ordinance 26-G, establishing Standards of Care for Youth Recreation Programs conducted by the City of Alvin Parks and Recreation Department for elementary age children ages five (5) through thirteen (13); providing for compliance with state law; providing a savings clause; providing a severability clause; and providing an effective date.

**Type of Item:** Ordinance

**Summary:** This is an annual review and adoption of an ordinance for Standards of Care for Youth Recreation Programs conducted by the City of Alvin Parks and Recreation Department. The Parks and Recreation Board discussed and recommended approval at the April 7, 2026 regular meeting. Ordinance 20-K was the original ordinance adopted by City Council on April 16, 2020, and since then, has been superseded by Ordinance 22-HH, Ordinance 23-I, Ordinance 24-P and Ordinance 25-M.

In response to community demand for after-school and summer day camp programs, the Parks and Recreation Department plans to offer these style camps. A day camp is considered extending 11.5 hours per day for approximately five (5) days per week. A participant (ages 5 to 13) can expect daily engagement from instructor-led learning, crafts and physical activity, as well as lunch and snacks provided. The primary location is the Alvin Recreation Center, located at 3201 TX-35.

Chapter 42 of the Texas Human Resources Code exempts certain after-school and summer recreation programs from state licensing requirements as identified in Subsection 42.041(14), provided that the governing body of the municipality annually adopts standards of care by ordinance after a public hearing, and that such standards are provided to the parents of each program participant. The ordinance shall include minimum staffing ratios, qualifications, facility, health and safety standards and mechanisms for monitoring and enforcing the adopted local standards, as well as notifying parents that the program is not licensed by the state and cannot be advertised as a child-care facility. Ordinance 26-G will formally replace Ordinance 25-M, meeting the state requirements.

City Council called the public hearing at their last regular meeting held on May 7, 2026, for June 4, 2026, at 7:00 p.m. The public hearing notice for this Ordinance was published in the Alvin Sun and has been posted on the City's website as required by law. Staff recommends adoption of Ordinance 26-G.

**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:** \_\_\_\_\_

**Finance Review Required:** N/A  Required  **Date Completed:** \_\_\_\_\_

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**Supporting documents attached:**

1. Ord 26-G; Standards of Youth Care
  2. EXHIBIT A; Standards of Care
- 

**Recommendation:** Move to approve Ordinance 26-G, establishing Standards of Care for Youth Recreation Programs conducted by the City of Alvin Parks and Recreation Department for elementary age children ages five (5) through thirteen (13); providing for compliance with state law; providing a savings clause; providing a severability clause; and providing an effective date.

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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:

**ORDINANCE 26-G**

**AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, ESTABLISHING STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS CONDUCTED BY THE CITY OF ALVIN PARKS AND RECREATION DEPARTMENT FOR ELEMENTARY AGE CHILDREN AGES FIVE (5) THROUGH THIRTEEN (13); PROVIDING FOR COMPLIANCE WITH STATE LAW; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Alvin, Texas (the “City”), is a home rule municipal corporation pursuant to Article 11, Section 5 of the Texas Constitution and its Home Rule Charter; and

**WHEREAS**, the City operates recreation programs for children, including elementary age children (ages 5 through 13); and

**WHEREAS**, Chapter 42 of the Texas Human Resources Code exempts certain after-school and summer recreation programs from state licensing requirements as identified in Subsection 42.041(14) stating “an elementary-age (ages 5-13) recreation program operated by a municipality provided the governing body of the municipality annually adopts standards of care by ordinance after a public hearing for such programs, that such standards are provided to the parents of each program participant, and that the ordinances shall include, at a minimum, staffing ratios, minimum staff qualifications, minimum facility, health, and safety standards, and mechanisms for monitoring and enforcing the adopted local standards; and further provided that parents be informed that the program is not licensed by the state and the program may not be advertised as a child-care facility;” and

**WHEREAS**, the City Council held a public hearing on June 4, 2026, regarding the Standards of Care for its Youth Recreation Programs for elementary age children (ages 5 through 13) before passing and approving this Ordinance 26-G adopting such Standards of Care;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ALVIN, TEXAS, THAT:**

**Section 1.** The above and foregoing recitals and premises to this Ordinance are true and correct and are incorporated herein and made a part hereof for all purposes.

**Section 2.** The standards of care set forth in Exhibit A attached hereto and made a part of this Ordinance for all purposes (the “Standards of Care”) are hereby adopted as the standards of care for all elementary age (ages 5 through 13) recreation programs operated by the City of Alvin, Texas (collectively “Programs” and each a “Program”), including without limitation, any summer camp program.

**Section 3.** All Programs are to be operated by the City of Alvin’s Park and Recreation Department (“Department”). The Director of the Department, or the Director’s designee, (individually or collectively, the “Director”), shall administer the Programs in accordance with the

Standards of Care. The Director may adopt rules in writing relating to the operations of Programs, which rules may be more restrictive than the Standards of Care. The Programs shall be operated in accordance with the Standards of Care (or, in the event the Director adopts rules that are more restrictive than the Standards of Care, in accordance with such rules).

**Section 4.** The Director shall provide the Standards of Care to the parents of each Program participant (and, in the event the Director adopts rules that are more restrictive than the Standards of Care, shall provide such rules to the parents of each Program participant). Further, the Director, or the Director’s designee, shall inform the parents of each Program participant that the Program is not licensed by the State of Texas.

**Section 5.** The Program shall not be advertised as a child-care facility.

**Section 6.** The Director is authorized to take any and all steps, if any, as may be necessary to confirm the Program’s exemption from State law as set forth in Section 42.041 of the Texas Human Resources Code.

**Section 7.** This Ordinance shall be cumulative of all other ordinances of the City of Alvin, Texas, and shall not repeal any of the provisions of these ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

**Section 8.** The provisions of this Ordinance are severable, and if any section or provision of this Ordinance or the application of any section or provision to any person, firm, corporation, entity, situation or circumstance is for any reason adjudged invalid or held unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm corporation, entity, situation or circumstance, and the City Council declares that it would have adopted the valid portions of this Ordinance adopted herein without the invalid or unconstitutional parts and to this end the provisions of this Ordinance adopted herein shall remain in full force and effect.

**Section 9.** It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required and the 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. Notice was also provided as required by Chapter 52 of the Texas Local Government Code and the City of Alvin Charter.

**Section 10.** This Ordinance shall take effect upon its passage and approval.

**PASSED** on the first and final reading on the 4<sup>th</sup> day of June 2026.

**CITY OF ALVIN, TEXAS**

**ATTEST:**

By: \_\_\_\_\_  
Gabe Adame, Mayor

By: \_\_\_\_\_  
Dixie Roberts, City Secretary

**EXHIBIT A  
TO ORDINANCE 26-G**

**STANDARDS OF CARE FOR YOUTH RECREATION PROGRAMS  
ELEMENTARY AGE (5-13)**

The following Standards of Care are adopted in compliance with Section 42.041(b)(14) of the Texas Human Resources Code. The Standards of Care herein set forth are intended to be minimum standards applicable to all elementary age (ages 5 through 13) recreation Programs operated by the City of Alvin Parks and Recreation Department, including without limitation, any summer camp program and any spring break program. The Programs are recreational in nature and not designated as childcare programs nor licensed by the State of Texas.

**GENERAL ADMINISTRATION**

1. **Organization.**

- A. The governing body of the Youth Recreation Programs is the City Council of the City of Alvin, Texas.
- B. Implementation of the Youth Recreation Programs Standards of Care is the responsibility of the Parks and Recreation Department Director or his or her designee and Department employees.
- C. These Standards of Care will apply to all Programs, including, without limitation, the Summer Camp Program.
- D. Each Program Site will have available for public and staff review a current copy of the Standards of Care.
- E. Parents of participants will be provided a current copy of the Standards of Care during the registration process for a Program. Further, a copy of the Standards of Care shall be placed online on the City's primary website.
- F. Criminal background checks will be conducted on prospective camp program staff. The following convictions, including deferred adjudication and pretrial diversions, regardless of when the conviction occurred, will render applicant's ineligible for participation with the City of Alvin's Parks and Recreation Camp Programs:
  - (1) Any drug distribution activity, including misdemeanor or felony;
  - (2) Sexual Assault;
  - (3) Aggravated Assault;
  - (4) Child Abuse or Molestation;
  - (5) Murder;
  - (6) Kidnapping; and

- (7) Any other felony or crime involving moral turpitude, which involves acts of physical violence.

G. The following convictions within ten (10) years from the date of application for employment will render applicant's ineligible for participation with the City of Alvin's Parks and Recreation Camp Programs:

- (1) Any drug possession, including misdemeanor or felony;
- (2) Assault; or
- (3) Any other felony or crime involving moral turpitude which does not involve acts of physical violence.

2. **Definitions.** For purposes of these Standards of Care, the following words shall have the respective meaning ascribed to them:

"Camp Program Staff" means a person responsible for the direct care or supervision of participants, including volunteers and contractors. The term excludes a person whose primary duties include administration, clerical support, or facility maintenance.

"City" means the City of Alvin, Texas.

"Department" means the City of Alvin Parks and Recreation Department.

"Director" means the director of the Parks and Recreation Department.

"Designee" means a person appointed by the director to act on the director's behalf.

"Facility" means a building or improvement operated or used by the department in conducting a recreational program.

"Parent" means legal guardian of a participant.

"Participant" means a child age 5 to 13 years old that is enrolled in a recreational program and is under the supervision of department staff.

"Recreational Program or Program" means a fee-based children's program or activity offered and supervised by the department that requires a participant to enroll or register to participate.

"Staff" means a person who is employed by the department to work in a recreational program.

## OPERATIONS

### A. Camp Staff-Participant Ratios.

- (1) Camp programs shall have no greater than a 15/1 ratio of participant to camp program staff for children 5-9 years of age.
- (2) Camp programs shall have no greater than a 17/1 ratio of participants to camp program staff for children 10-13 years of age.
- (3) Each participant should have a program employee who is responsible for him or her and who is aware of details of the participant's habits, interests, and any special problems as identified by the participant's parents during the registration process.

### B. Minimum Camp Program Staff Qualifications.

- (1) Camp program staff must be at least sixteen (16) years of age.
- (2) At least fifty percent (50%) of camp program staff must possess certification from a nationally recognized body in:
  - (a) First Aid; and
  - (b) Community CPR or equivalent.
- (3) Camp program staff must complete a camp program staff orientation including but not limited to:
  - (a) An overview of the City of Alvin's Standards of Care;
  - (b) Policies including discipline, guidance, and the release of participants;
  - (c) An overview of symptoms of child abuse, neglect, and sexual abuse and the responsibility of reporting these;
  - (d) The procedures to follow in handling emergencies, including but are not limited to fire, explosion, tornado, toxic fumes, volatile persons, and severe injury or illness of a child or adult; and
  - (e) The use and locations of fire extinguishers and first aid equipment.

### C. Minimum Building Standards.

- (1) The facility and equipment used shall not present any known fire, health, or safety hazards and shall be kept free of accumulations of objectionable debris.
- (2) The facility shall be subject to an annual safety inspection.

- (3) The facility shall reasonably be kept free of insects, rodents, and stray animals.
- (4) Facility buildings shall maintain clearly marked emergency exits.
- (5) A disaster and evacuation procedure shall be posted at the facility.
- (6) First-aid kits and infection control kits shall be available at the facility and taken to other locations at which the participants are engaged in program activities.
- (7) First-aid guidelines shall be on file and available at the facility.
- (8) The facility shall have a sufficient number of restrooms maintained in good repair and equipped for independent use by children and designed to permit staff supervision as needed.

D. Minimum Health and Safety Standards.

- (1) A participant who is ill or injured shall be supervised until the participant is released to a parent or other authorized person.
- (2) A participant whose illness or medical condition requires a degree of supervision by staff that would compromise the health or safety of the other participants shall be kept separate from the other participants until the participant is removed from the facility.
- (3) A participant whose illness or medical condition prevents the participant from comfortably participating in program activities or places other participants at risk may not be admitted or readmitted to the facility for the duration of the illness or condition.
- (4) A staff member may not administer medication to a participant without a written parental medication authorization. Staff may not knowingly administer medication that is not in its original container or that is past the expiration date on the container.
- (5) A staff member may not administer an amount of medication that is inconsistent with the prescribed dosage and parental direction. A staff member shall return the unused medication to the parent on the last program day.
- (6) Medication should be kept in a secured location that is not accessible by participants.
- (7) A staff member shall maintain a medication and first aid log.

E. Mechanisms for Monitoring and Enforcing Standards.

The director or designee shall monitor the camp programs for performance. Compliance with these standards will be a factor in rating the performance of the youth program.

F. Standards of Care Review.

Standards of Care will be reviewed annually and brought to the City Council for the City of Alvin, Texas, no later than April 1 for approval after a public hearing is held to pass an ordinance regarding Section 42.041(b)(14) of the Texas Human Resources Code. Childcare Licensing will not regulate these programs nor be involved in any complaint investigation related to the program.

Any parent, visitor, or staff may register a complaint by contacting the Alvin Parks and Recreation Department – Recreation Superintendent at 281-388-4327.



# AGENDA COMMENTARY

Meeting Date: 6/4/2026

**Department:** Parks and Recreation

**Contact:** Dan Kelinske, Director of Parks and Recreation

**Agenda Item:** Consider an award of Bid (B-26-04) to Horticare Landscape Management, for manicured mowing services of select City-owned and State Right of Way property including parkland, lift stations, water wells, and various building grounds for the remaining months of fiscal year 2026 beginning July 1, 2026, through September 30, 2026, in an amount not to exceed \$115,395 and for the entire twelve (12) month fiscal year 2027 beginning October 1, 2026, through September 30, 2027, in an amount not to exceed \$334,045; and authorize the City Manager to sign the agreement.

**Type of Item:** Action Item

**Summary:** Mowing contracts B-24-06 and B-24-05 with Landscape Professionals of Texas were terminated as of 5/6/2026. City staff began mowing the contracted locations 5/7/2026 until the newly awarded contractor begins 7/1/2026. Funds remaining from the previous two mowing contracts will be used to cover the remaining months of this fiscal year, July 1, 2026, through September 30, 2026.

Manicured mowing bid # B-26-04 (a combined scope of work from previous bids B-24-06 and B-24-05) was advertised on April 26, 2026, and May 3, 2026. Bids were opened May 12, 2026, and Horticare Landscape Management provided the lowest annual price/best value bid of \$334,045.

Staff recommends awarding this manicured mowing agreement for an initial time of fifteen (15) months not to exceed the total amount of \$449,440. This total includes the remaining three (3) months of fiscal year 2026 (July 1, 2026, through September 30, 2026) in the amount of \$115,395 and the first full fiscal year 2027 (October 1, 2026, through September 30, 2027) in the amount of \$334,045.

Bid Tabulation for bid # B-26-04

<b>B-26-04 Manicured Mowing</b>					
<b>Company Name</b>	Section A Total	Section B Total	Section C Total	Section D Total	<b>Grand Total</b>
LG Lawn Service	\$31,980.00	\$137,100.00	\$47,580.00	\$231,270.00	\$447,930.00
Houston GroTech	\$27,833.00	\$133,828.50	\$60,820.50	\$114,211.50	\$336,693.50
Horticare	\$25,870.00	\$103,230.00	\$31,200.00	\$173,745.00	\$334,045.00

Staff recommends approval.

**Funding Expected:** Revenue  Expenditure  N/A       **Budgeted Item:** Yes  No  N/A   
**Funding Account:** 616-8003-00-3270      **Amount:** \$449,440.00      **1295 Form Required?** Yes  No   
**Legal Review Required:**      N/A  Required       **Date Completed:** \_\_\_\_\_  
**Finance Review Required:**      N/A  Required       **Date Completed:** \_\_\_\_\_

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**Supporting documents attached:**

1. B-26-04 Manicured Mowing Bid Tab
  2. B-26-04; Manicured Mowing; Horticare
  3. B-26-04; Agreement for Manicured Mowing Services City Facilities
- 

**Recommendation:** Move to approve award of Bid (B-26-04) to Horticare Landscape Management, for manicured mowing services of select City-owned and State Right of Way property including parkland, lift stations, water wells, and various building grounds for the remaining months of fiscal year 2026 beginning July 1, 2026, through September 30, 2026, in an amount not to exceed \$115,395 and for the entire twelve (12) month fiscal year 2027 beginning October 1, 2026, though September 30, 2027, in an amount not to exceed \$334,045; and authorize the City Manager to sign the agreement.

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

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

**B-26-04**  
**Manicured Mowing**

<b><i>Company Name</i></b>	Section A Total	Section B Total	Section C Total	Section D Total	<b>Grand Total</b>
LG Lawn Service	\$31,980.00	\$137,100.00	\$47,580.00	\$231,270.00	\$447,930.00
Houston GroTech	\$27,833.00	\$133,828.50	\$60,820.50	\$114,211.50	\$336,693.50
Horticare	\$25,870.00	\$103,230.00	\$31,200.00	\$173,745.00	\$334,045.00



2717 FM 517 Rd, Alvin, TX 77511  
281.554.5273 | info@horticarelawn.com

## B-26-04 Manicured Mowing City Facilities

*Prepared for*

City of Alvin

## Company Experience

Horticare Landscape Management, established in 2008, is a locally owned, full-service landscape management company based in Alvin, Texas. For over 15 years, Horticare has provided comprehensive mowing and grounds maintenance services throughout the Greater Houston area, consistently delivering clean, safe, and aesthetically pleasing environments across a wide range of property types.

Horticare specializes in servicing large-scale and complex landscapes, including homeowners' associations, municipal properties, commercial shopping centers, industrial facilities, and rights-of-way. Our experience includes maintaining medians, parks, facilities, and community common areas under contracts similar in size, scope, and operational demands to this project.

The company currently employs a team of 68 full-time professionals and operates a growing fleet of over fifteen service trucks, allowing us to efficiently manage multiple crews and deliver consistent, high-quality service across large geographic areas. This operational capacity ensures that Horticare can meet and exceed the service expectations of municipal clients requiring reliability, scalability, and attention to detail.

Horticare's continued growth is driven by a commitment to innovation, best practices, and customer service excellence. We take a proactive approach to landscape management by leveraging industry-leading techniques, maintaining strong communication with clients, and implementing detailed quality control processes. Our team is highly responsive and focused on delivering consistent results that reflect the standards and expectations of each client.

Horticare Landscape Management maintains a team of certified and licensed professionals to support all aspects of landscape maintenance operations. Current certifications include:

- Licensed Irrigator – George Zagorianos (LI0028475)
- Texas Certified Landscape Associate – Evan Zagorianos
- Certified Arborist (Consultant) – Justin Dunning (TX-5211A)
- Commercial Applicator License – Justin Mansfield (0876983)

These certifications ensure that all services are performed in compliance with state regulations and industry best practices, while also enhancing the quality, safety, and efficiency of our operations.

Ownership remains actively involved in operations, with a strong emphasis on accountability, precision, and long-term client relationships. This hands-on leadership approach ensures that all projects are executed with a high level of professionalism and attention to detail.

Horticare Landscape Management is fully equipped, experienced, and committed to providing superior mowing and grounds maintenance services. Our proven track record, operational scale, and dedication to excellence position us to not only meet but exceed the City's expectations for this contract.

# Capacity

Horticare Landscape Management has the personnel, equipment, and operational structure necessary to successfully deliver consistent, high-quality mowing and grounds maintenance services across a citywide portfolio.

## Equipment Capacity and Condition

Horticare maintains a well-equipped and professionally maintained fleet designed to handle large-scale municipal operations efficiently. Equipment is routinely serviced and replaced as needed to ensure reliability and minimize downtime. Primary equipment assigned to this contract includes:

- 4 – John Deere Z930M 60” zero-turn mowers
- 1 – John Deere 1600T 12’ batwing mower
- 2 – Exmark 48” Viking walk-behind mowers
- 4 – Echo SRM-2620T line trimmers
- 2 – Echo PE-2620T edgers
- 4 – Echo PB-755 blowers

This equipment mix allows Horticare to efficiently service a variety of terrain types, including medians, parks, facilities, and rights-of-way, while maintaining productivity and quality standards.

## Staffing Capacity

Horticare assigns a dedicated team to ensure consistent service delivery. Each crew consists of:

- 1 Foreman
- 5 Laborers

A dedicated Account Manager oversees all operations, conducts regular site inspections, and ensures contract compliance and performance standards are met. With a total staff of 68 full-time employees, Horticare has the capacity to deploy multiple crews as needed to meet scheduling demands, recover from delays, and maintain consistent service across all assigned areas.

## Work Plan & Implementation

Horticare follows a structured and proactive approach to project execution:

- Kickoff meeting with City representatives to review expectations and site conditions
- Detailed site walkthrough to establish boundaries and identify requirements
- Defined routing and scheduling to maximize efficiency
- Ongoing quality control through Foreman oversight and Account Manager inspections
- Open communication with City staff to ensure satisfaction

## Weather Planning & Recovery

Horticare has established procedures to manage weather-related disruptions while maintaining service levels:

- Crews assess site conditions prior to servicing
- Work is rescheduled promptly when conditions prevent service
- Additional resources deployed as needed to recover schedule
- Best practices used to prevent turf damage during wet conditions

## Customer Service & Responsiveness

A dedicated Account Manager serves as the primary point of contact and is available during business hours via phone and email, with after-hours support available through a dedicated line. This ensures prompt response times, clear communication, and consistent service oversight.

## References

At Horticare Landscape Management, we take pride in fostering enduring connections with our clients. These valued individuals have entrusted us as their landscape management firm and would gladly share their experiences with you, detailing our company and the exceptional services we offer.

Property: **City of La Porte**  
Type: Governmental agency  
Service: Grounds maintenance for Parks and City ROW/Esplanades  
Length: 7 years  
Contact Info: Shaun Lundy, *Parks Superintendent*  
281.470.5141 | [lundys@laportetx.gov](mailto:lundys@laportetx.gov)

Property: **City of League City**  
Type: Governmental agency  
Service: Grounds maintenance for Parks and City ROW/Esplanades  
Length: 8 years  
Contact Info: Ryan Couvillon, *Parks Superintendent*  
281.554.1154 | [ryan.couvillon@leaguecitytx.gov](mailto:ryan.couvillon@leaguecitytx.gov)

Property: **City of Friendswood**  
Type: Governmental agency  
Service: Grounds maintenance of Parks and City facilities  
Length: 3 years  
Contact Info: Kaylub Mull, *Parks Superintendent*  
281.996.3392 | [kmull@friendswood.com](mailto:kmull@friendswood.com)

Property: **City of Baytown**  
Type: Governmental agency  
Service: Full Service grounds maintenance of Parks and City facilities  
Length: 4 years  
Contact Info: Carla Hommel, *Contract Coordinator*  
281.420.6524 | [carla.hommel@baytown.org](mailto:carla.hommel@baytown.org)



***B-26-04***  
***Manicured Mowing***  
***City Facilities***

*City of Alvin, Texas*

3201 Hwy 35  
Alvin, TX 77511  
[citysecretary@cityofalvin.com](mailto:citysecretary@cityofalvin.com)



**ADVERTISEMENT / NOTICE TO BIDDERS**  
**BID# B-26-04**  
**MANICURED MOWING SERVICES**

The City of Alvin is accepting sealed bids from qualified professional companies to provide Manicured Mowing Services of City Facilities for the City of Alvin. Interested firms are invited to submit their bid for consideration. A copy of the Bid Packet will be made available on the City's website, [www.alvin.gov / Government / Bidding Opportunities](http://www.alvin.gov / Government / Bidding Opportunities).

Bids must be received in the Office of the City Secretary in a **clearly marked envelope** that states "**B-26-04 Manicured Mowing – City Facilities**" no later than Tuesday, May 12, 2026, at 2:00 p.m. local time with the information listed below. Bids received after the deadline will not be opened and will be considered void and unacceptable.

Proposals must be addressed and delivered to:  
City of Alvin  
Attn: Dixie Roberts, City Secretary  
3201 Hwy 35 Alvin, TX 77511

Bids will be publicly opened at 2:15 p.m. at the Recreation Center at the address listed above. All inquiries about this Bid must be submitted in writing to the City Secretary via email: [citysecretary@cityofalvin.com](mailto:citysecretary@cityofalvin.com).

**A pre-bid meeting is scheduled via ZOOM for May 6, 2026, at 1:30 p.m.**  
**All potential bidders are encouraged to attend this pre-bid meeting.**

**Meeting ID 864 8532 3223      Passcode: 392327**

<https://us02web.zoom.us/j/86485323223?pwd=7QrNmaWFH2gKJRQZdknIXSeCGIbBK3.1>

/s/ Dixie Roberts, City Secretary

Advertisements:

- April 26, 2026
- May 3, 2026

## **TERMS AND CONDITIONS**

1. Completed Bids must be received by the OFFICE OF THE CITY SECRETARY before the specified hour and date on the Notice to Bidders. The bids will then be publicly opened and bid summary read aloud on the date and time specified on the Notice to Bidders.
2. All bids shall be submitted electronically on a USB (thumb) drive using the original bid forms provided. Each submission must be enclosed in a sealed envelope or package and clearly labeled: **Bid # B-26-04 MANICURED MOWING.**
3. Late bids will be UNOPENED. Late bids will not be considered under any circumstances.
4. Bids CANNOT be altered or amended after opening time. Any alterations made before opening time must be initialed by bidder or his authorized agent. No bid may be withdrawn after opening without approval, based on a written acceptable reason.
5. The City of Alvin reserves the right to revise or amend the specifications prior to date and time set for submittal of bids. Such revisions or amendments, if any, will be announced by amendments or addendum to these specifications through the City's website – [www.alvin.gov](http://www.alvin.gov). It is the responsibility of the bidder to check the website for updates.
6. Should bidder find discrepancies in or omissions from the specifications or other documents or be in doubt as to their meaning, bidder should submit questions in writing for clarification to [citysecretary@cityofalvin.com](mailto:citysecretary@cityofalvin.com). All questions received from all potential bidders and any addendums will be posted to the city's website.
7. Bids offered shall be valid for ninety (90) days from opening date.
8. The City of Alvin is exempt from taxes. DO NOT INCLUDE TAX IN BID.
9. Bidder MUST give full firm name and address. Person signing bid should show TITLE or AUTHORITY TO BIND THE FIRM IN A CONTRACT. Authorized signature should appear in the space provided.
11. NO substitutions or cancellations of a bid are permitted without written approval of the City of Alvin.
12. All bidders **must meet or exceed the minimum specifications** to be considered as a valid bid. The City of Alvin reserves the right to accept or reject all or any part of any bid, waive minor technicalities and award the bid either to the lowest responsible bidder or to the bidder who provides services at the best value for the City of Alvin.
13. Purchase order number should be on an original invoice and sent to the City of Alvin, 3201 Hwy 35, Alvin, Texas 77511, Attn: Parks and Recreation Department.
14. The City of Alvin shall pay for the service within thirty (30) days of receipt of the invoice or as provided by State Law.
15. The City of Alvin reserves the right to terminate this contract for any reason by notifying the Contractor in writing thirty (30) days prior to the termination of this agreement.

**MANICURED MOWING SERVICES**  
**BID NUMBER: B-26-04**

**SCOPE:** The City of Alvin seeks competitive bids on Manicured Mowing Services for the City of Alvin. Contractor shall mow, edge, and trim the sites listed in the bid proposal. The purpose of these specifications is to describe the minimum requirements of the City of Alvin for the annual manicured mowing contract.

**GENERAL CONDITIONS:** Sections must be filled out completely. The bid shall be awarded to the lowest responsible bidder or to the bidder who provides services at the best value for the City of Alvin.

**QUALIFICATIONS OF BIDDERS:** The Bidder must be capable of performing each of the various items of work bid upon. Each Bidder shall submit with the proposal a statement listing equipment available for the work being bid upon. In determining the best value to the City, the following elements will be considered. Whether the Bidder:

1. Maintains a permanent place of business;
2. Has adequate equipment in good working condition to work properly and expeditiously;
3. Has suitable financial status to meet obligations incidental to work, and upon request, shall be prepared to furnish financial statement;
4. Has appropriate technical experience; and
5. Applicator's license(s), if applicable.

**REFERENCES:** Bidder shall provide a list of a minimum of three (3) customers to whom Bidder has performed bid services for the last three (3) years. "Attachment A – References" is attached for Bidder's convenience and shall be returned with the Invitation to Bid.

**STANDARD OF PERFORMANCE:** The Bidder shall perform all services under this Agreement in accordance with the standards and codes of the approved regulations by the governing agency.

**CHANGES:** Proposed facilities and frequency schedules of service are and may be subject to additions and/or deletions. The City of Alvin reserves the right to increase or decrease facilities and frequency schedules of service during the entire term of this contract.

**NON-FUNDING CLAUSE:** The City of Alvin's budget is funded on an October 1<sup>st</sup> to September 30<sup>th</sup> fiscal year basis. Accordingly, the City of Alvin reserves the right to terminate this contract by giving Bidder thirty (30) days written notice, without liability to the City, in the event that funding for this contract is discontinued or is no longer available.

**CONTRACT PERIOD:** The term of this contract is from July 1, 2026, through September 30, 2027. Thereafter, this contract may be renewed under the same terms and conditions for up to an additional (3) successive one-year terms, for a total of four (4) years and four (4) months upon the agreement of the parties. Each such renewal must be evidenced in writing and approved by the appropriate authorities of each party. Such renewal shall be for the same compensation set forth in the Invitation to Bid.

Additionally, the Bidder understands and agrees that upon the City's written request, this contract may be extended for a period of time, not to exceed two (2) months after the expiration

of the initial term or any renewal thereof, for the same compensation as the Bidder was receiving for the services during the expired term immediately preceding the extension. Nothing contained herein, however, shall obligate the City during the extension period to renew and/or relet a contract with the Bidder for such services. The City of Alvin may terminate extension at any time for any reason without prior notice.

**INSURANCE REQUIREMENTS: BIDDER SHALL INCLUDE A CERTIFICATE OF INSURANCE WITH THE INVITATION TO BID, OR PRIOR TO AWARD OF BID. BIDDER OR BIDDER'S INSURANCE AGENT SHALL INCLUDE BID NUMBER AND DESCRIPTION OF BID ON THE CERTIFICATE OF INSURANCE.** THE COMPANIES AFFORDING COVERAGE AND THE PRODUCER OF THE CERTIFICATE OF INSURANCE SHALL BE LICENSED WITH THE STATE BOARD OF INSURANCE TO DO BUSINESS IN THE STATE OF TEXAS.

- (a) Workman's Compensation Insurance as required by laws and regulations applicable to and covering employees of Contract engaged in the performance of the work under this agreement;
- (b) Employers Liability Insurance protecting contractor against common law liability, in the absence of statutory liability, for employee bodily injury arising out of the master-servant relationship with a limit of not less than \$1,000,000;
- (c) Comprehensive General Liability Insurance including products/completed operation with limits of liability of not less than: Bodily Injury \$1,000,000 per each person, \$1,000,000 per each occurrence/aggregate; Property Damage \$1,000,000 per each occurrence; and
- (d) Excess Liability Insurance, Comprehensive General Liability, Comprehensive Automobile Liability and coverages afforded by the policies above, with the minimum limits of \$1,000,000 excess of specified limits.

**INDEMNITY AGREEMENT:**

**THE CONTRACTOR HEREBY AGREES TO AND SHALL INDEMNIFY, HOLD HARMLESS, AND DEFEND THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, DEMANDS, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND, INCLUDING ALL EXPENSES OF LITIGATION, COURT COSTS AND ATTORNEYS' FEES, FOR INJURY TO OR DEATH OF ANY PERSON, FOR LOSS OF USE OR REVENUE, OR FOR DAMAGE TO ANY PROPERTY ARISING OUT OF OR IN CONNECTION WITH THE ACTUAL OR ALLEGED MALFUNCTION, DESIGN OR WORKMANSHIP IN THE MANUFACTURE OF EQUIPMENT, THE FULFILLMENT OF CONTRACT, OR THE BREACH OF ANY EXPRESS OR IMPLIED WARRANTIES UNDER THIS CONTRACT. SUCH INDEMNITY SHALL APPLY WHERE THE CLAIMS, LOSSES, DAMAGES, CAUSES OF ACTION, SUITS OR LIABILITY ARISE IN PART FROM (I) THE JOINT NEGLIGENCE OF THE CITY AND THE CONTRACTOR, AND/OR THEIR RESPECTIVE OFFICERS, AGENTS AND/OR EMPLOYEES OR (II) THE SOLE NEGLIGENCE OF THE CONTRACTOR, ITS OFFICERS, AGENTS AND EMPLOYEES. IT IS THE EXPRESSED INTENTION OF THE PARTIES HERETO, BOTH CONTRACTOR AND THE CITY, THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH IS INDEMNITY BY CONTRACTOR TO INDEMNIFY AND PROTECT THE CITY FROM THE CONSEQUENCE OF (I) THE CITY'S OWN NEGLIGENCE WHERE THAT NEGLIGENCE IS A CONCURRING CAUSE WITH THAT OF THE CONTRACTOR OF THE INJURY, DEATH OR DAMAGE AND/OR (II) THE CONTRACTOR'S OWN NEGLIGENCE WHERE THAT NEGLIGENCE IS THE SOLE CAUSE OF THE INJURY, DEATH, OR DAMAGE. FURTHERMORE, THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL HAVE NO APPLICATION TO ANY CLAIM, LOSS, DAMAGE, CAUSE OF ACTION, SUIT AND**

**LIABILITY WHERE AN INJURY, DEATH OR DAMAGE RESULTS FROM THE SOLE NEGLIGENCE OF THE CITY UNMIXED WITH THE FAULT OF ANY OTHER PERSON OR ENTITY. IN THE EVENT ANY ACTION OR PROCEEDING IS BROUGHT AGAINST THE CITY BY REASON OF ANY OF THE ABOVE, THE CONTRACTOR AGREES AND COVENANTS TO DEFEND THE ACTION OR PROCEEDING BY COUNSEL ACCEPTABLE TO THE CITY. THE INDEMNITY PROVIDED FOR HEREIN SHALL SURVIVE THE TERMINATION OR EXPIRATION OF THIS AGREEMENT.**

**COMPLIANCE WITH LAWS:** Bidder shall comply with all Federal and State laws and City Ordinances and Codes applicable to the Bidder's operation under this contract. These Specifications and the contract resulting here from shall be fully governed by the laws of the State of Texas, and shall be fully performable in Brazoria County, Texas, where venue for any proceeding arising hereunder will lie.

**SILENCE OF SPECIFICATIONS:** The apparent silence of specifications as to any detail, or the apparent omission from it of a detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and that only material and workmanship of the finest quality shall be used. All interpretations of specifications shall be made on the basis of this statement.

**ASSIGNMENT:** The successful bidder may not assign, sell or otherwise transfer this contract without prior written consent of the City Council of the City of Alvin.

**CONTRACT TERMINATION:** The City of Alvin reserves the right to terminate this contract for any reason by notifying the contractor in writing thirty (30) days prior to the termination of this agreement.

**RIGHT OF ASSURANCE:** Whenever one (1) party to this contract in good faith has reason to question the other party's intent to perform, he may demand that the other party give a written assurance of this intent to perform. In the event that demand is made, and no assurance is given within five (5) days, the demanding party may treat this failure as an anticipatory repudiation of this contract.

**CONFLICT OF INTEREST:** Chapter 176 of the Texas Local Government Code requires that any person, who enters or seeks to enter in to a contract for the sale or purchase of property, goods or services with a local government entity and who has an employment or other business relationship with a local government entity and who has an employment or other business relationship with a local government officer or family member of the officer, as described by Texas Local Government Code Section 176.006, shall file a completed conflict of interest questionnaire with the City within seven (7) business days after the later of:

1. The date the person begins discussions or negotiations to enter into a contract, including submission of a bid or proposal, or
2. The date the person becomes aware of facts that require the statement to be filed. Additional information and the form to be used to file this notice can be found at:

[www.ethics.state.tx.us/whatsnew/conflict\\_forms.htm](http://www.ethics.state.tx.us/whatsnew/conflict_forms.htm).

**SEVERABILITY:** If any section, subsection, paragraph, sentence, clause, phrase or word of these requirements or specifications shall be held invalid, such holding shall not affect the remaining portions of these requirements and the specifications and it is hereby declared that such remaining portions would have been included in these requirements and the specifications as though the invalid portion had been omitted.

**INVOICE:** Bidder shall include Purchase Order number on corresponding invoice. Invoice shall be sent to:

CITY OF ALVIN  
**ATTN: PARKS AND RECREATION DEPARTMENT**  
3201 Hwy 35  
Alvin, TX 77511

**PAYMENT:** The City of Alvin shall pay for services within thirty (30) days of receipt of invoice or as provided by State Law.

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**SPECIFICATIONS:**  
**MANICURED MOWING SERVICES**  
**BID B-26-04**

**REQUIREMENTS:**

1. Growth will be cut to a uniformed height range of two (2) to two and a half (2 ½) inches.
2. Contractor will be responsible for damaged landscape/irrigation systems due to overweight equipment and/or negligence.
3. Significant excess grass or trimmings will be mulched or re-cut to improve site appearance. Such excess grass or trimmings will not be sent to a landfill.
4. Care shall be given to not transfer seeds from weeds or undesirable grass onto the athletic playing fields located at Lions, Pearson, and Morgan Park. (*Mowers should be cleaned of debris prior to cutting athletic fields AND surrounding grass shall not be discharged toward athletic fields*).
5. Contractor shall provide in writing AND in advance to the City Representative, a mowing schedule of all upcoming properties scheduled to be mowed.
6. With each invoice for payment, Contractor shall provide the City with a list of dates of when each facility was mowed.
7. Mowing includes all mowing, trimming, cutting outside of fenced areas, and ditch areas outside of fences adjacent to facilities.
8. When mowing all properties in Section D, all efforts shall be made to avoid working on evenings, weekends, periods of heavy or scheduled usage and shall be mowed as close as possible PRIOR to all holidays or as directed by City Representative.
9. All concrete/hard surface areas shall be left free from debris, and any growth penetrating through cracks, expansion joints, etc. shall also be cut at time of the scheduled mowing. Routine herbicide application is permissible and recommended to mitigate this type of growth, used sparingly and routinely. Applicator shall have proper license, if applicable.
10. Pruning and/or trimming of shrubs and low laying limbs of trees will be conducted on a quarterly basis, four (4) times per twelve (12) month period, contractor is responsible for disposal.
  - Shrubs shall be kept at a reasonable height, within 3-4 inches of original height upon first trim.
  - Low lying limbs shall be considered lower than 8 feet or obstruct the ability to successfully mow from the trunk to the drip line
11. Ground cover such as jasmine, shall be trimmed with each single mowing visit or as frequent as necessary to keep growth at original height of initial trim and prevent sprawling vertically or horizontally.
12. Less or more frequent mowing may be required for periods of extreme heat, wet conditions, or unexpected growth cycles.
13. Trash/Litter shall not be allowed to be mulched into the ground, rather removed from the ground and within all flowerbeds upon each mowing visit.

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**FREQUENCY SCHEDULE:**

**October 1 through March 31:** SECTION A growth will be cut when height reaches four (4) inches or every fourteen (14) days, whichever comes first, or as directed by the City Representative. SECTIONS B, C and D growth will be cut when height reaches four (4) inches or every fourteen (14) days, whichever comes first, or as directed by the City Representative.

**April 1 through September 30:** SECTION A growth will be cut when height reaches four (4) inches or every fourteen (14) days, whichever comes first, or as directed by the City Representative. SECTION B growth will be cut when height reaches four (4) inches or every ten (10) Days, except items 47, 48 & 49 being cut every fourteen (14) Days, whichever comes first, or as directed by the City Representative.. SECTION C and D growth will be cut when height reaches four (4) inches or every seven (7) days, whichever comes first, or as directed by the City Representative.

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# PRICING SHEETS

**FACILITIES:** The areas to be mowed are categorized by names, addresses and exhibits (if any), as listed.

## SECTION A Lift Stations/Water Towers/Water Wells

Item No.	Name	Address	Bid Amount for Single Mowing	Estimated No. of Mowings/Year	Estimated Annual Subtotal, this item
1	LS 8	2580 Koster St.	\$ 40	26	\$ 1,040
2	LS 14	205 E. Old Galveston Rd.	\$ 40	26	\$ 1,040
3	LS 23 B	1823 Steel Rd.	\$ 20	26	\$ 520
4	LS 26	2490 Rowan Burton South & CR 178	\$ 40	26	\$ 1,040
5	LS 28	2690 West Dumble St.	\$ 40	26	\$ 1,040
6	LS 29	1920 Callaway	\$ 40	26	\$ 1,040
7	LS 30	1587 S. Hwy 35	\$ 40	26	\$ 1,040
8	LS 31	1075 FM 1462	\$ 40	26	\$ 1,040
9	LS 33	Bypass 35	\$ 40	26	\$ 1,040
10	LS 34	CR 153 @ End 3323 Old Galveston Rd.	\$ 40	26	\$ 1,040
11	LS 43	1846 FM 528	\$ 40	26	\$ 1,040
12	Water Well #3	1080 W. Snyder	\$ 55	26	\$ 1,430
13	Water Well #4	300 S. Durant	\$ 55	26	\$ 1,430
14	Water Well #6	1050 Heights Rd	\$ 55	26	\$ 1,430
15	Water Well #7	1060 Heights Rd	\$ 55	26	\$ 1,430
16	Water Well #8	380 W. Willis St.	\$ 55	26	\$ 1,430
17	Water Tower	650 Dyche Lane	\$ 100	26	\$ 2,600
18	Water Tower	707 Verhalen	\$ 100	26	\$ 2,600
19	Water Tower	N. Bypass 35	\$ 100	26	\$ 2,600

**Section TOTAL: \$ 25,870** \_\_\_\_\_

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**SECTION B**  
**Facility Grounds**

Item No.	Name	Address	Bid Amount for Single Mowing	Estimated No. of Mowings/Year	Estimated Annual Subtotal, this item
20	City Hall	216 W. Sealy St.	\$ 50	30	\$ 1,500
21	Vacant Lot (near Chamber)	W. Willis St. @ Hardie St.	\$ 45	30	\$ 1,350
22	Library	105 S. Gordon St	\$ 70	30	\$ 2,100
23	Senior Citizens Center	309 W. Sealy St.	\$ 45	30	\$ 1,350
24	Museum	302 W. Sealy St.	\$ 60	30	\$ 1,800
25	Public Services Facility	1100 W. Hwy 6	\$ 150	30	\$ 4,500
26	Alvin Animal Adoption Center	550 W. Hwy 6	\$ 165	30	\$ 4,950
27	Alvin Police Dept.	1500 S. Gordon St	\$ 125	30	\$ 3,750
28	Bob S. Owen Pool	919 Bayou Dr.	\$ 75	30	\$ 2,250
29	Girl Scout House Lot	1006 W. Adoue St.	\$ 45	30	\$ 1,350
30	American Legion Lot	206 S. Durant St.	\$ 45	30	\$ 1,350
31	Alvin City Annex with over- flow parking lot	302 W. House St / 407 W. House St.	\$ 60	30	\$ 1,800
32	Fire Station #2	110 Medic Lane	\$ 55	30	\$ 1,650
33	Fire Station #3	2700 FM 1462	\$ 65	30	\$ 1,950
34	COA Facility	709 E. House St.	\$ 50	30	\$ 1,500
35	Park-N-Ride	1755 Steele Rd	\$ 50	30	\$ 1,500
36	Fire Training Field	7100 CR 160	\$ 110	30	\$ 3,300
37	Dyche Ln property/PSF#2	800 Dyche Lane	\$ 50	30	\$ 1,500
38	Vacant Lot	N. Gordon St. @ W. Willis St.	\$ 50	30	\$ 1,500
39	ACVB grounds (train depot)	200 Depot Centre Blvd.	\$ 65	30	\$ 1,950
40	Fire Station/EMS	801 E. South Street	\$ 115	30	\$ 3,450
41	Downtown Parking Lot	Corner of Sealy St. & Gordon Street	\$ 45	30	\$ 1,350
42	APD Shooting Range		\$ 115	30	\$ 3,450
43	Durant Detention Pond	Durant & South Street	\$ 235	30	\$ 7,050
44	Kost Detention Pond	Kost & South Street	\$ 500	30	\$ 15,000
45	Waste Water Treatment	4238 CR 160	\$ 275	30	\$ 8,250
46	Recreation Center	3201 Hwy 35	\$ 550	30	\$ 16,500
47	Trust Property #1	3404 Hummingbird	\$ 50	24	\$ 1,200
48	Trust Property #2	1409 W. Talmadge	\$ 50	24	\$ 1,200
49	Marina Park	Behind Bowling Alley	\$ 120	24	\$ 2,880

**Section B TOTAL: \$** 103,230

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**SECTION C**  
**City Entrances & Right of Ways**

Item No.	Name	Address	Bid Amount for Single Mowing	Estimated No. of Mowings/Year	Estimated Annual Subtotal, this item
50	North entrance sign area	Southbound Bypass 35	\$ 300	39	\$ 11,700
51	South entrance sign area #1	Northbound Bypass 35	\$ 250	39	\$ 9,750
52	Welcome to Alvin sign	Hwy 6 at Gordon St.	\$ 50	39	\$ 1,950
53	Welcome to Alvin sign	Hwy 6 from Manvel	\$ 50	39	\$ 1,950
54	Right of Way (4 corners)	Gordon Street Bridge	\$ 50	39	\$ 1,950
55	Right of Way	Mustang Rd from College Cir to CR 424	\$ 50	39	\$ 1,950
56	Right of Way	Highway 6 eastbound from concrete entrance to Business 35 southbound + pedestrian median	\$ 25	39	\$ 975
57	Right of Way	Highway 6 westbound at Business 35 southbound (between gas station entrances/exits) + pedestrian median	\$ 25	39	\$ 975

**Section C TOTAL:**                      \$ 31,200

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**SECTION D  
Parks & Cemetery**

Item No.	Name	Address	Bid Amount for Single Mowing	Estimated No. of Mowings/Year	Estimated Annual Subtotal, this item
58	Ruben Adame	801 Shaw St.	\$ 475	39	\$ 18,525
59	Newman Park	1200 Newman St.	\$ 140	39	\$ 5,460
60	Citizens Park	Gordon St.@ Depot Centre Blvd	\$ 50	39	\$ 1,950
61	Sealy Park	206 S. Durant St.	\$ 135	39	\$ 5,265
62	Prairie Dog Park	575 E. Hathaway	\$ 65	39	\$ 2,535
63	National Oak Park	118 S. Magnolia St.	\$ 570	39	\$ 22,230
64	Lion's Park	1060 College Drive	\$ 500	39	\$ 19,500
65	Pearson Park	2200 Westpark Dr	\$ 920	39	\$ 35,880
66	Morgan Park	1500 W. South Street	\$ 510	39	\$ 19,890
67	Hugh Adams Park	3502 Mustang Rd	\$ 110	39	\$ 4,290
68	Talmadge Park	Talmadge St. @ 6 <sup>th</sup> St.	\$ 165	39	\$ 6,435
69	Hike and Bike Trail	Pedestrian Bridge to South St.	\$ 265	39	\$ 10,335
70	Oak Park Cemetery	300 Oak Park Dr.	\$ 550	39	\$ 21,450

**Section D TOTAL:           \$ 173,745**

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**BID SUMMARY SHEET  
BID B-26-04**

ITEM	ITEM AND DESCRIPTION	TOTAL
1	MANICURED MOWING SERVICES, per specifications  SECTION A: Manicured Mowing for Lift Stations, Water Wells and Water Towers	\$ 25,870 _____
2	SECTION B: Manicured Mowing for Facility Grounds	\$ 103,230 _____
3	SECTION C: Manicured Mowing for City Entrances & ROW	\$ 31,200 _____
4	SECTION D: Manicured Mowing for Parks & Cemetery	\$ 173,745 _____
	<b>GRAND TOTAL</b>	\$ 334,045 _____

No additional charges of any kind will be allowed during the term of the contract if not noted in the bid summary. Any variations from the detailed specifications must be noted. The City of Alvin reserves the right to increase or decrease the estimated quantities. The City reserves the right to award this contract to the lowest or best bidder, whichever is in the best interest of the City.

*Special Note: Altered bids will not be accepted.*

NAME: George Zagorianos  
 TITLE: Owner  
 COMPANY: Horticare Landscape Management  
 ADDRESS: 2717 FM 517 Rd.  
Alvin, TX 77511  
 TELEPHONE: 281-554-5273  
 EMAIL: george@horticarelawn.com  
 SIGNATURE: *George Zagorianos*

ATTACHMENT A  
REFERENCES

*Each Bidder is to provide a minimum of three (3) verifiable references in which the offeror has sold, maintained or provided this or similar service.*

Company Name: City of League City

Address: 400 S. Kansas Ave. League City, TX 77573

Contact Person: Ryan Couvillon

Telephone: ( 281 ) 554-1154

Email: ryan.couvillon@leaguecitytx.gov

Company Name: City of Friendswood

Address: 15355 Blackhawk Blvd. Friendswood, TX 77546

Contact Person: Kaylub Mull

Telephone: ( 281 ) 996-3392

Email: kmull@friendswood.com

Company Name: Santa Fe ISD

Address: 4135 Warpath Santa Fe, TX 77510

Contact Person: Chris Wheeler

Telephone: ( 409 ) 925-9202

Email: chris.wheeler@sfisd.org



Contractor shall take all necessary precautions to minimize and avoid damage to trees, glass windows, doors, vehicles, etc. The Contractor shall be held accountable for any damages.

## **II. SECONDARY VENDOR**

### **2.01 Contingency Services Provision.**

In the event the awarded Contractor (hereinafter “Primary Vendor”) is unable, unwilling, or fails to perform the services required under this Agreement in a timely, adequate, or satisfactory manner, as determined by the City in its sole discretion, the City reserves the right to procure such services from an alternate or secondary vendor.

Such circumstances may include, but are not limited to, default, termination for cause or convenience, insolvency, inability to meet performance standards, failure to maintain required insurance or licensing, or any other condition that renders the Primary Vendor non-responsive or non-responsible.

The City may, at its discretion, engage a Secondary Vendor identified through the original solicitation process or any other procurement method authorized by law. The use of a Secondary Vendor shall not relieve the Primary Vendor of any liability for damages, costs, or delays incurred by the City as a result of the Primary Vendor’s nonperformance. The City shall not be liable for any costs associated with the transition to a Secondary Vendor. Any additional costs incurred by the City to secure substitute services may be charged to the Primary Vendor to the extent permitted by law.

This provision is intended to ensure continuity of services and shall not be construed as limiting any other rights or remedies available to the City under this Agreement or applicable law.

## **III. COMPENSATION**

### **3.01 – Payment Terms.**

Subject to the terms of this Agreement and in consideration for the services to be performed hereunder, the City agrees to pay, and the Contractor agrees to accept during the term of the remaining months of Fiscal Year 2025-2026 the amount of one hundred fifteen thousand three hundred ninety five (\$115,395.00) Dollars for Manicured Mowing Servies as set out in B-26-04.

In Fiscal Year 2026-2027, if this Agreement is funded by the City Council, the annual amount of Three Hundred Thirty-Four Thousand and Forty-Five and No/100 (\$334,045.00) Dollars for Manicured Mowing Servies as set out in B-26-04.

In each fiscal year hereafter in which this Agreement is funded by the City Council, the annual amount of Three Hundred Thirty-Four Thousand and Forty-Five and No/100 (\$334,045.00) Dollars, may be renewed by mutual agreement between Contractor and the City at the same rate. If the City requests more than the stated number of mowing and trimming cycles at the locations listed in Exhibit "A," the City shall pay the per trip charges shown in Exhibit "A," attached hereto and incorporated herein by reference.

To receive payment the Contractor shall submit monthly invoices to the City on or before the tenth (10<sup>th</sup>) day of each month for the services rendered in the preceding month, specifying the services rendered, dates of service, and the amount(s) owed pursuant to this Agreement.

Payments shall be made in equal monthly installments or for exact moneys on or about thirty (30) days after receipt and approval of the invoice(s). The City shall be entitled to any reimbursement from the Contractor for overpayments due to election of equal monthly installments based upon time of contract termination.

### **3.02 – Allocated Funds.**

- (a) The City's duties to pay money to the Contractor for any purposes under this Agreement are limited in their entirety by the provisions of this Section 2.02.
- (b) The Contractor recognizes and understands that the City has appropriated and allocated the sum of Three Hundred Thirty-Four Thousand and Forty-Five and No/100 (\$334,045.00) Dollars, to be used to discharge its duties to pay money under this Agreement (the "Original Allocation") during the fiscal year 2026-2027. The parties recognize that the executive and legislative officers of the City, in the exercise of their sound discretion, may allocate supplemental sums of money for the purpose of this Agreement for succeeding fiscal years. Because the City's officers are not obligated to make any such supplemental allocations, the parties have agreed to certain procedures and remedies to be followed with respect thereto.
- (c) A supplemental allocation will only be deemed to be made when the City sends a written notice to the Contractor indicating that supplemental sums have been allocated for the purpose of this Agreement.
- (d) The aggregate of the Original Allocation and all supplemental allocations effected by notice to the Contractor, if any, shall be the Allocated Funds. The City shall never be obligated to pay any money by, through or under this Agreement in an aggregate amount which exceeds the Allocated Funds.

- (e) Suspension of performance and receipt of payment of sums owed by the City for services rendered shall be the Contractor's exclusive remedies in the event that the City fails or refuses to make supplemental allocations. No such failure or refusal shall constitute a default or breach of this Agreement by the City, and the Contractor waives any claim (other than its claim for payment of sums owed for services rendered) it may have now or in the future for financial losses or other damages which may be occasioned by any such failure or refusal.

### **III.**

#### **TERM AND RENEWAL OPTION**

This Agreement shall commence on **July 1, 2026**, and shall end on **September 30, 2027**. However, upon mutual consent of the parties and approval of the governing body, this Agreement may be extended for an additional three (3) one (1) year extensions, for a total of four (4) consecutive years. Each extension must be evidenced in writing and approved by the appropriate authorities of each party. Such renewal shall be for the same compensation provided in Section 2.02 of this Agreement, unless terminated earlier in accordance with the terms of this Agreement.

### **IV.**

#### **TERMINATION**

##### **4.01 – With Cause.**

The City may terminate this Agreement upon default of the Contractor. A default shall be deemed to have occurred if the Contractor fails to perform or observe any of the terms or conditions of this Agreement required to be performed or observed by it. Should such a default occur, the City shall have the right to terminate the Contractor's duties under this Agreement as of the (10<sup>th</sup>) day following the receipt of a written notice to the Contractor from the City describing such default and intended termination, provided that:

- (i) such termination shall be ineffective if within the ten (10) day period the Contractor cures the default; and
- (ii) such termination may be stayed, at the sole option of the City pending cure of the default if action to cure begins during the ten (10) day period and is successfully complete within a reasonable time thereafter.

##### **4.02 – Without Cause.**

This Agreement may be terminated by the City without cause upon thirty (30) days advance written notice to the Contractor.

V.  
**INSURANCE**

**5.01 – Coverage and Amounts.**

The Contractor shall provide and maintain insurance in full force and effect at all times during the term of this Agreement. Such insurance is described as follows:

- (1) **Risk and Limits of Liability.** The insurance at a minimum must include the following coverages and limits of liability:

<b><u>COVERAGE</u></b>	<b><u>LIMITS OF LIABILITY</u></b>
Worker’s Compensation	Statutory
Employer’s Liability	\$1,000,000 per occurrence
Commercial General Liability Including Blanket Contractual Liability	Bodily Injury and Property Damage Limits of \$1,000,000 each Occurrence and \$2,000,000 Aggregate
Automobile Liability	Bodily Injury and Property Damage Combined Single Limit \$1,000,000 Each Occurrence

- (2) **Form of Policies.** The insurance may be in one or more policies of insurance, the form of which must be approved by the Parks and Recreation Director.
- (3) **Issuers of Policies.** The issuer of any policy must have the certificate of authority to transact insurance business in the State of Texas. Each issuer must be responsible and reputable and must have financial capability consistent with the risks covered. Each issuer shall be subject to approval by the Parks and Recreation Director as to conformance with these requirements.
- (4) **Insured Parties.** Each policy must name the Contractor and the City (and the officers, agents, and employees of the City) as insured parties.
- (5) **Deductibles.** A policy may contain deductible amounts. Notwithstanding the deductible amounts, the Contractor shall assume and bear any claims or losses to the extent of such deductible amounts and waives any claim it may ever have for the same against the City, its officers, agents, or employees.

- (6) **Cancellation.** Each policy must expressly state that it may not be canceled unless thirty (30) days' advance notice of cancellation is given in writing to the Parks and Recreation Director.
- (7) **Subrogation.** Each policy must contain an endorsement to the effect that the issuer waives any claim or right in the nature of subrogation to recover against the City, its officers, agents or employees.
- (8) **Liability for Premium.** If any of the policies referred to above does not have a flat premium rate and such premium has not been paid in full, such policy must have a rider or other appropriate certificate or waiver sufficient to establish that the issuer is entitled to look only to the Contractor for any further premium payment and has right to recover any premiums from the City.

#### **5.02 – Delivery of Policies.**

The original of all policies referred to above, or copies thereof certified by the agent or attorney-in-fact issuing them, together with written proof that the premiums have been paid, shall be deposited by the Contractor with the Parks and Recreation Director prior to the beginning of the term of this Agreement.

Failure on the part of the Contractor to furnish a new policy or certified copy thereof before the expiration date of any such policy, or failure to obtain a new policy before the date fixed for the cancellation of an existing date of any existing policy, so that the insurance referred to shall be continuously in effect, shall constitute a default on the part of the Contractor entailing the City, at its option, to terminate its duties and the Contractor rights under this Agreement upon at least three (3) days' notice in writing to the Contractor.

## **VI. MISCELLANEOUS**

#### **6.01 – Independent Contractor.**

The relationship of the Contractor to the City shall be that of an independent contractor. Nothing herein contained shall be constructed as constituting the Contractor an employee, agent, servant, or department of the City. The City shall not be liable for the acts or omissions of the Contractor, its officers, members, agents or employees. All persons employed by the Contractor must be legally approved to work in the United States.

#### **6.02 – Subcontractors.**

The Contractor shall not subcontract any part of its performance under this Agreement without approval of the Parks and Recreation Director, which approval shall not be unreasonably withheld. If such approval is given, any subcontractor and all employees of the subcontractor shall be treated by the City, in connection with this Agreement only, as if they were employees of the Contractor. All persons employed by the Contractor must be legally approved to work in the United States.

#### **6.03 – Administration of Agreement.**

Except as otherwise provided herein, this Agreement shall be administered by the Parks and Recreation Director or his designee and all correspondence and questions from the Contractor shall be directed to the Parks and Recreation Director or his designee, as applicable.

#### **6.04 – Parties in Interest.**

This Agreement shall not bestow any rights upon any third party, but rather, shall bind and benefit the City and the Contractor only.

#### **6.05 – Non-waiver.**

Failure of either party hereto to insist on the strict performance of any of the agreements herein or to exercise any rights of remedies accruing hereunder upon default or failure of performance shall not be considered a waiver of the rights to insist on and to enforce by any appropriate remedy, strict compliance with any other obligation hereunder or to exercise any right or remedy occurring as a result of any future default or failure or performance.

#### **6.06 – Applicable Laws.**

This Agreement is subject to and shall be constructed in accordance with the laws of the State of Texas, the City Charter and Ordinances of the City of Alvin, the laws of the federal government of the United States of America and all rules and regulations of any regulatory body or officer having jurisdiction over the Contractor's services required by this Agreement. This Agreement is performable in Brazoria County, Texas.

#### **6.07 – Licenses and Permits.**

The Contractor shall obtain and pay for all licenses, permits and certificates required by any statute, ordinance, rule, or regulation of any regulatory body having jurisdiction over the performance of the Contractor's services required hereunder.

**6.08 – Notices.**

All notices required or permitted hereunder shall be in writing and shall be deemed received when actually received or if earlier, on the third (3<sup>rd</sup>) day following deposit in the United States Postal Services post office or receptacle with proper postage affixed (certified mail, return receipt requested) addressed to the other party at the address set forth below or at such other addresses as the receiving party may have therefore prescribed by the notice to the sending party:

Parks and Recreation Director  
City of Alvin  
3201 TX-35  
Alvin, Texas 77511  
Phone No: (281) 388-4290

George Zagorianos  
Horticare Landscape Management  
2717 FM 517 Rd  
Alvin, Texas 77511  
Phone No: (281) 554-5273

**6.09 – Captions.**

The captions at the beginning of the articles, sections, and subsections of this Agreement are guides and labels to assist in locating and reading such articles, sections, and subsections and, therefore, will be given no effect in construing this Agreement and shall not be restricted of or be used to interpret the subject matter of any article, section subsection or part of this Agreement.

**6.10 – Acceptance and Approvals.**

Any acceptance or approval by the City, or its agents or employees shall not constitute, nor be deemed to be a release of the responsibility and liability of the contractor, its employees, agents, subcontractors or suppliers for the accuracy, competency and completeness of any documents prepared or services performed pursuant to the terms and conditions of this Agreement, not shall acceptance or approval be deemed to be an assumption of such responsibility or liability by the City, or its agents and employees for any defect, error or omissions in any documents prepared or services performed by the Contractor, its employees, agents, subcontractors or suppliers pursuant to this Agreement.

**6.11 – Inspections and Audits.**

At mutually agreeable times, the City shall have the right to examine, review, copy and audit all books, records and billing documents which are directly related to performance to payment under this Agreement provided, however that records and documents that reflect Contractor's profits shall not be available for inspection. The Contractor shall maintain such books, records, and billing documents for one (1) year after cessation of its other duties under this Agreement.

**6.12 – Remedies.**

The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereafter existing, whether statutory, at law, or in equity; provided however, that none of the parties shall terminate this Agreement except in accordance with the provisions hereof.

**6.13 – Ambiguities.**

In the event of any ambiguity in any of the terms of this Agreement, it shall not be constructed for or against any party hereto on the basis that such party did or did not author the same.

**6.14 – Survival.**

The provisions set forth in Section 6.11 herein shall survive the termination, cancellation, or expiration of this Agreement.

**6.15 – Entire Agreement.**

This Agreement contains all the agreement of the parties relating to the subject matter hereto and is the full and final expression of the agreement between parties.

**SIGNATURE PAGE TO FOLLOW**

**IN WITNESS WHEREOF**, the parties have made and executed this Agreement in multiple copies, each of which shall be an original, as of this **4th day of June 2026**.

**CONTRACTOR:  
HORTICARE LANDSCAPE  
MANAGEMENT**

**CITY:  
CITY OF ALVIN, TEXAS**

BY: \_\_\_\_\_

Name: George Zagorianos  
Title: Owner

BY: \_\_\_\_\_

Junru Roland  
City Manager

**ATTEST/SEAL**

**ATTEST/SEAL**

BY: \_\_\_\_\_

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

BY: \_\_\_\_\_

Dixie Roberts  
City Secretary

**Exhibit A**

**B-26-04 Manicured Mowing Services**



# AGENDA COMMENTARY

Meeting Date: 6/4/2026

Department: Public Services

Contact: Brandon Moody, Director of Public Services

**Agenda Item:** Consider Addendum No. 1 for a one (1) year renewal agreement with PVS DX INC., to provide Chlorine for one (1) year at the same price and conditions; and authorize the City Manager to sign the Addendum upon legal review.

**Type of Item:** Contract/Agreement

**Summary:** Chlorine gas is used at water wells for the disinfection of drinking water before entering the distribution system for consumption. Chlorine is required by the TCEQ for the disinfection of drinking water. On July 1, 2025, bids were opened and PVS DX Inc., was the selected bid with the following rates: \$249.00 per 150-lb cylinder and \$2,239.00 per one-ton cylinder. This company currently provides satisfactory service, product, and customer service to the City of Alvin. This addendum is the 1st renewal.

Staff recommends approval.

**Funding Expected:** Revenue  Expenditure  N/A  **Budgeted Item:** Yes  No  N/A

**Funding Account:** 211-6001-00-2425 **Amount:** \$70,000 **1295 Form Required?** Yes  No

**Legal Review Required:** N/A  Required  **Date Completed:**

**Finance Review Required:** N/A  Required  **Date Completed:**

**Supporting documents attached:**

1. Addendum No. 1 - Chlorine Agreement
2. Exhibit A - Chlorine Agreement 2025; PVS DX
3. Exhibit B - Extension letter

**Recommendation:** Move to approve Addendum No. 1 for a one (1) year renewal agreement with PVS DX INC., to provide Chlorine for one (1) year at the same price and conditions; and authorize the City Manager to sign the Addendum 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:

**ADDENDUM NO. 1**  
**TO THE**  
**CHLORINE AGREEMENT**  
**BETWEEN THE CITY OF ALVIN AND PVS DX, INC.**

THIS Addendum No. 1 to the Chlorine Agreement (“Addendum No. 1”) is made on this the 4<sup>th</sup> day of June 2026, by and between the CITY OF ALVIN, TEXAS, a home-rule city of the State of Texas (the “City”), and PVS DX, INC. (the “Contractor”).

**WHEREAS**, on July 17, 2025, the City approved and entered into a Chlorine Agreement with PVS DX, INC. to provide Chlorine to the CITY in complete accordance with the City’s specifications, condition, and prices in accordance with the Instructions to Bidders, Bid Specifications, and Bid Form, attached as Exhibit A; and

**WHEREAS**, the Agreement provided for a term ending on July 17, 2026; and

**WHEREAS**, under the Term Section of the Agreement it states this Agreement may be renewed for one (1) additional year with the same terms and conditions; and

**WHEREAS**, the City and Contractor desire to extend the term of the Agreement for an additional year ending July 17, 2026. (See letter attached as Exhibit B).

**WITNESS ETH:**

**NOW, THEREFORE**, for and in consideration of the mutual covenants and promises contained herein, the City and Contractor hereby agree as follows:

I.

This renewal term is subject to all the provisions contained within the original Agreement.

II.

Except as amended herein, all other terms and conditions of the Agreement, as amended, shall remain in full force and effect. To the extent of a conflict or inconsistency between or among the provisions of the Agreement, and Addendum No. 1, the provisions of Addendum No. 1 shall control. Addendum No. 1 may only be amended, modified or supplemented by written agreement and signed by all parties.

**IN WITNESS WHEREOF**, the parties have made and executed Addendum No. **1** to the Chlorine Agreement in multiple copies, each of which shall be an original, as of the date set forth in the preamble hereof.

This Agreement is entered into as of the date in the first paragraph.

**CONTRACTOR:**  
**PVS DX, INC.**

**CITY:**  
**CITY OF ALVIN, TEXAS**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Title: \_\_\_\_\_

Junru Roland  
City Manager

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST/SEAL**

**ATTEST/SEAL**

BY: \_\_\_\_\_

BY: \_\_\_\_\_

Name: \_\_\_\_\_

Dixie Roberts  
City Secretary

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



This Agreement is entered into as of the date signed by the City Manager.

**THE CONTRACTOR:**

**PVS DX Inc.**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**ATTEST/SEAL**

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**THE CITY:**

**CITY OF ALVIN, TEXAS**

By: \_\_\_\_\_  
Junru Roland, City Manager

Date: \_\_\_\_\_

**ATTEST/SEAL**

By: \_\_\_\_\_  
Dixie Roberts, City Secretary

Date: \_\_\_\_\_

**PVS DX, Inc.**  
1919 Jacintoport Blvd.  
Houston, TX 77015

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Brandon Moody  
City Of Alvin  
Director Of Public Services  
May 27, 2026

Mr. Moody,

PVS DX, Inc. accepts your offer to extend the liquid chlorine B-25-09 contract for another year based on the city's request. Please except this letter as acknowledgement, as per the contract language for another 1-year extension beginning July 20<sup>th</sup>, 2026.

Regards,



Lenny Leal  
Southwest Regional Sales Manager  
PVS DX, Inc.



# AGENDA COMMENTARY

**Meeting Date:** 6/4/2026

**Department:** City Secretary

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

**Agenda Item:** Consider accepting the resignation of John Burkey from the Civil Service Commission.

**Type of Item:** Action Item

**Summary:** On May 19, 2026, the Assistant City Manager received the resignation of John Burkey from the Civil Service Commission. Mr. Burkey has been on the Civil Service Commission from its inception, having been appointed through the adoption of Resolution 22-R-29 for a term ending on December 31, 2026.

Advertisements (social media, print, website) have already begun in an effort to find a replacement for this vacancy.

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

**Supporting documents attached:**

1. Resignation Letter; 2026; Civil Service; Burkey, John

**Recommendation:** Move to approve the resignation of John Burkey from the Civil Service Commission.

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:

**From:** JOHN BURKEY [REDACTED]  
**Date:** May 19, 2026, at 9:14:33 AM CDT  
**To:** Dixie Roberts <[dixie.roberts@alvin.gov](mailto:dixie.roberts@alvin.gov)>  
**Subject:** Resignation From Civil Service Commission

Please accept this email as my formal resignation from my position on the Civil Service Commission, effective May 19, 2026.

Serving on the Commission has been an honor and a rewarding experience. I appreciate the opportunity to work alongside dedicated individuals committed to serving the community and ensuring fairness and integrity within the civil service process.

I am grateful for the support, cooperation, and professional relationships developed during my time on the Commission. I wish the Commission continued success in its important work.

Thank you again for the opportunity to serve.

John P. Burkey



# AGENDA COMMENTARY

**Meeting Date:** 6/4/2026

**Department:** City Manager

**Contact:** Junru Roland, City Manager

**Agenda Item:** Consider Resolution 26-R-25, of the Alvin City Council expressing opposition to the construction and development of data centers within the City limits of the City of Alvin until additional information, impact analysis, and regulatory considerations can be evaluated; and providing for other matters related thereto.

**Type of Item:** Resolution

**Summary:** This item is on the agenda at the request of Mayor Adame. Recent interest in the development of large-scale data center facilities in the City's extraterritorial jurisdiction (ETJ) including other areas located within Brazoria County, has prompted discussion regarding the potential impacts such developments may have on municipal infrastructure, utilities, public services, land use compatibility, and long-term community planning.

Data centers can require significant electrical capacity, water usage, wastewater infrastructure, drainage accommodations, and transportation access depending on the scale and operational demands of the facility. As the City of Alvin continues to experience growth and implement its long-term strategic and comprehensive planning initiatives, there is a desire to further evaluate the potential impacts associated with this type of development prior to considering support for such projects within the City limits.

The proposed resolution formally expresses the City's opposition to the construction and development of data centers within the City limits until additional information, analysis, and policy considerations can be evaluated. The resolution does not establish a permanent prohibition or regulatory ban but serves as a policy statement reflecting the City Council's current position and desire for additional review before moving forward with future consideration of such developments.

The proposed resolution is consistent with the City's emphasis on responsible growth, infrastructure planning, sustainability, and preservation of community character as identified in the City's Strategic Plan and Comprehensive Plan.

**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:** \_\_\_\_\_

**Finance Review Required:** N/A  Required

**Date Completed:** \_\_\_\_\_

**Supporting documents attached:**

1. Res 26-R-25; Data Center Opposition

**Recommendation:** Move to approve Resolution 26-R-25; of the Alvin City Council expressing opposition to the construction and development of data centers within the City limits of the City of Alvin until additional information, impact analysis, and regulatory considerations can be evaluated.

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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: X

## **RESOLUTION 26-R-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, EXPRESSING OPPOSITION TO THE DEVELOPMENT AND CONSTRUCTION OF DATA CENTERS WITHIN THE CITY LIMITS OF THE CITY OF ALVIN UNTIL ADDITIONAL INFORMATION, IMPACT ANALYSIS, AND REGULATORY CONSIDERATIONS CAN BE EVALUATED; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.**

**WHEREAS**, the City of Alvin is a home-rule municipality operating under the council-manager form of government pursuant to its Charter and the laws of the State of Texas; and

**WHEREAS**, the City Council of the City of Alvin is charged with enacting policies and protecting the health, safety, welfare, and quality of life of the community and its residents pursuant to the City Charter; and

**WHEREAS**, the City of Alvin has adopted strategic goals emphasizing sustainable growth, infrastructure planning, transparency, responsible governance, and preservation of the community's character and long-term livability; and

**WHEREAS**, the City Council recognizes that large-scale data center developments may have significant impacts on municipal infrastructure, including electrical demand, water consumption, wastewater capacity, drainage systems, transportation networks, emergency services, land use compatibility, environmental sustainability, and long-term economic development planning; and

**WHEREAS**, the City Council further recognizes that the rapid advancement of artificial intelligence technologies and hyperscale computing facilities has resulted in increasing requests for development of data center facilities throughout Texas and the Gulf Coast region; and

**WHEREAS**, the City Council finds that additional study and analysis are necessary to evaluate the potential impacts of data center development on the City's utility systems, public infrastructure, public safety operations, tax base, economic development goals, environmental resources, and overall community character before such development is considered within the corporate limits of the City of Alvin; and

**WHEREAS**, the City Council desires to ensure that any future consideration of data center development is conducted in a manner that is deliberate, transparent, data-driven, and aligned with the City's Comprehensive Plan, Strategic Plan, and infrastructure capabilities; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of Alvin to formally express opposition to the construction and development of data centers within the City limits until additional information and policy direction can be obtained and evaluated.

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

**Section 1.** Findings. The foregoing recitals are hereby found to be true and correct and are incorporated herein for all purposes as if fully set forth herein.

**Section 2.** Expression of Opposition. The City Council of the City of Alvin hereby expresses its opposition to the construction, development, expansion, or approval of data center facilities within the corporate limits of the City of Alvin until further analysis, studies, and policy considerations have been completed and reviewed by the City Council.

**Section 3.** Effective Date. This Resolution shall take effect immediately upon its passage and approval.

**Section 4.** 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.

**PASSED AND APPROVED** on this the 4<sup>th</sup> day of June 2026.

**CITY OF ALVIN, TEXAS**

**ATTEST:**

By: \_\_\_\_\_  
Gabe Adame, Mayor

By: \_\_\_\_\_  
Dixie Roberts, City Secretary



# AGENDA COMMENTARY

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**Meeting Date:** 6/4/2026

**Department:** City Manager

**Contact:** Junru Roland, City Manager

**Agenda Item:** Consider Ordinance 26-I, releasing approximately 11.0 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

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**Type of Item:** Ordinance

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**Summary:** On or about May 19, 2026, the City received a Petition for Release from the Extraterritorial Jurisdiction (ETJ) of the City of Alvin from Deena Lynn Barber Stalie, the owner of approximately 11 acres of land located at 16006 County Road 48, Rosharon, Texas, in unincorporated Brazoria County.

The petition was submitted pursuant to Texas Local Government Code Chapter 42, Subchapter D (§42.102–§42.105), which authorizes a resident or landowner of property located within a municipality's extraterritorial jurisdiction to petition the municipality for release of the property from the ETJ.

The property is identified by the Brazoria County Appraisal District as Property ID No. 507577 and is generally described as A0535 C M HAYS TRACT 2C2, consisting of approximately 11.0 acres. The property is currently located within the City of Alvin's extraterritorial jurisdiction, and is not located within the corporate limits or extraterritorial jurisdiction of another municipality.

The petition includes documentation demonstrating ownership of the property, a boundary description of the property, and a map identifying the area requested to be released.

Release from the City's ETJ would allow the owners to pursue permitting and development through Brazoria County.

Under Section 42.105 of the Texas Local Government Code, if a petition satisfies the statutory requirements, the municipality must release the property from its extraterritorial jurisdiction. The governing body must take action on the petition by the later of:

- the 45th day after the date the municipality receives the petition; or
- the next meeting of the governing body occurring after the 30th day following receipt of the petition.

If the city doesn't release the property within the statutory timeframe, the area is released by operation of state law. Based on the date the petition was received, the statutory deadline for release, in this case, is July 3, 2026. Although the statute references the next governing body meeting occurring after the 30th day, staff recommends treating the 45th day following receipt as the operative deadline in this instance due to the cancellation of regularly scheduled meetings during the applicable

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timeframe.

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**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:** \_\_\_\_\_  
**Finance Review Required:** N/A  Required       **Date Completed:** \_\_\_\_\_

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**Supporting documents attached:**

1. Ord. 26-I; ETJ Release 16006 CR 48 Rosharon; Deena Barber Stalie
  2. Exhibit A; Petition for Release ETJ; Barber; Rosharon; 16006 CR 48
  3. 16006 CR 48 Map
  4. Email Response; Barber
- 

**Recommendation:** Move to approve Consider Ordinance 26-I, releasing approximately 11.0 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

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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:

**ORDINANCE NO. 26-I**

**AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, RELEASING APPROXIMATELY 11.0 ACRES OF LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING FINDINGS OF FACT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.**

**WHEREAS**, Section 42.102 of the Texas Local Government Code authorizes a resident or landowner of an area in the extraterritorial jurisdiction (“ETJ”) of a municipality to file petition with the municipality to be released from the ETJ of the municipality; and

**WHEREAS**, on or about May 19, 2026, the City received a Petition for Release from Deena Lynn Barber Stalie, the owner of approximately 11.0 acres of land located at 16006 County Road 48, Rosharon, Texas identified by the Brazoria County Appraisal District as Property ID No. 507577, located entirely within the City of Alvin’s ETJ, in Brazoria County, Texas; and

**WHEREAS**, said Petition, which complies with the requirements of Section 42.104 of the Texas Local Government Code, seeks the release of approximately 11.0 acres of land in the City’s ETJ, as described in Exhibit A, attached hereto and incorporated herein for all purposes; and

**WHEREAS**, Section 42.105 provides upon a proper petition, the City shall immediately release the area from its ETJ and shall take action before either the 45<sup>th</sup> day after receiving the petition, or the next meeting that occurs after the 30<sup>th</sup> day after receiving the petition, whichever is later.

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

**Section 1.** Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The City further finds that the meeting at which this Ordinance is being considered is within 45 days after receiving the Petition, in accordance with Section 42.105 of the Texas Local Government Code.

**Section 2.** Release. The City, in accordance with Section 42.105 of the Texas Local Government Code, hereby releases for all purposes the approximately 11 acres of land as described in Exhibit A from its extraterritorial jurisdiction.

**Section 3.** This Ordinance shall not be construed to in any way alter, modify, or revise the ETJ of any municipality other than the City of Alvin. Any portion of Alvin’s ETJ that becomes non-contiguous to the corporate boundaries or ETJ of the City of Alvin as a result of the release of ETJ pursuant to this Ordinance shall be deemed to have been hereby released by the City of Alvin.

**Section 4.** The official map and boundaries of the City of Alvin are hereby amended and revised so as to release solely the portion of its ETJ that is described in Exhibit A.

**Section 5.** Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

**Section 6.** Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance 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.

**PASSED AND APPROVED** on this 4<sup>th</sup> day of June 2026.

**CITY OF ALVIN, TEXAS**

**ATTEST**

By: \_\_\_\_\_  
Gabe Adame, Mayor

By: \_\_\_\_\_  
Dixie Roberts, City Secretary

Rec'd 5/19/26

Deena Barber  
16006 County Rd. 48  
Rosharon Texas, 77583  
208-398-9614



Sent VIA FED EX


May 18, 2026

Ms. Dixie Roberts  
City Secretary  
City of Alvin  
216 W. Sealy  
Alvin, TX 77511

Re: Petition for Release of an Area from a Municipality's  
Extraterritorial Jurisdiction – 11 acres

Dear Ms Roberts:

Please find enclosed, for consideration by the Mayor and City Council of the City of Alvin, Texas (the "City"), one original of a Petition for Release of an Area from a Municipality's Extraterritorial Jurisdiction relating to 11 acres of land located in Rosharon, Texas in the City's extraterritorial jurisdiction (the Land).

In accordance with Section 42.105(c) of the Local Government Code, we respectfully request that the City take official action to release the Land from the City's extraterritorial jurisdiction. Should you have any questions, or need additional information, regarding this matter, or enclosed documents, please feel free to call me at 208-398-9614 or email me at . Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Deena Barber".

Deena Barber (Stalie)  
Landowner

Enclosure

PETITION FOR RELEASE OF AN AREA FROM A MUNICIPALITY'S  
EXTRATERRITORIAL JURISDICTION

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

DEENA LYNN BARBER (STALIE), Property owner,(the "Petitioner"), acting pursuant to the provisions of Subchapter D, Chapter 42, Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions this Honorable City Council to release the 11 acres of land described by metes and bounds in **Exhibit A** and shown on the map/survey attached as **Exhibit B** (the "Land"), attached hereto and incorporated herein for all purposes, from the extraterritorial jurisdiction of the City of Alvin, Texas (the "City"), and in support of this petition the Petitioner, covenants, and agrees as follows:

I

The Petitioner holds simple fee title to Land, legally described as A0535 C M HAYS TRACT 2C2 (called TR 14) ACRES 11.0, has resided and homesteaded nearly 3 decades, hereby represents that it owns the Land to be released from extraterritorial jurisdiction of the City as indicated by the certificate of ownership provided by the Brazoria County Appraisal District, attached hereto as **Exhibit C**, as may be supplemented, as needed, by recorded deed recorded in the official public records of Brazoria County, Texas.

II

The Petitioner represents that the Land has not been voluntarily annexed into the extraterritorial jurisdiction of a municipality that is located in a county (a) in which the population grew by more than fifty percent (50%) from the previous federal decennial census in the federal decennial census conducted in 2020; and (b) that has a population of greater than 240,000.

III

The Petitioner represents that the Land is not located within five (5) miles of the boundary of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted.

IV

The Petitioner represents that the Land is not in an area designated as an industrial district under Section 42.044 of the Texas Local Government Code.

V

The Petitioner represents that the Land is not within the portion of the extraterritorial jurisdiction of the municipality with a population of more than 1.4 million that is (a) within 15 miles of a military base, as defined by Section 43.0117 of the Texas Local Government Code, at which an active training program is conducted; and (b) in a county with a population of more than two million.

VI

The Petitioner represents that the Land is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully prays that this petition be heard and granted in all respects and that the City immediately release the Land from its extraterritorial jurisdiction, as required by Section 42.105 c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Land from its extraterritorial jurisdiction by the forty-five (45) days from the date it receives the petition or the next meeting of municipality's governing body that occurs after the 30<sup>th</sup> day after the date the City receives this petition, the Land shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on May 18<sup>th</sup>, 2026

By: Deena Lynn Barber (Stalie)

Name: DEENA LYNN BARBER (STALIE)

Title: Owner

DOB: [REDACTED]

Residence Address: 16006 CR 48  
Rosharon, TX 77583

Texas DL# [REDACTED]

Date of Signing May 18<sup>th</sup>, 2026

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

This instrument was acknowledged before me on May 18<sup>th</sup>, 2026

by Deena Lynn Barber (Stalie), as owner of the Land. To be the person whose name is subscribed to the preceding or attached document, "PETITION FOR RELEASE"



Maxine  
Notary Public, State of Texas

(NOTARY SEAL)

- Attachments: Exhibit A: Description of Land
- Exhibit B: Map of Land
- Exhibit C: Certificate of Ownership

**BRAZORIA CENTRAL APPRAISAL DISTRICT**

**MEMBERS OF THE BOARD**

Kristin Bulanek  
Elizabeth Day  
Tommy King  
John Luquette  
Patrick O'Day  
Gail Robinson  
George Sandars  
Susan Spoor  
Robert York-Westbrook

**CHIEF APPRAISER**

Marcel Pierel III  
500 North Chenango  
Angleton, Texas 77515  
979-849-7792  
Fax 979-849-7984

**Ownership Certificate**

**Re: 11.0 acres; Brazoria County,  
Abstract 535**

Date: 05/13/2026


Certificate No.0318

I, the undersigned, hereby certify that I have examined the 2026 appraisal roll of Brazoria Central Appraisal District as of May 13, 2026, for the land described in the legal description attached, the described property is listed in the name(s) of:

<u>Owner:</u>	<u>Account Number:</u>	<u>Market Value:</u>	<u>Appraised Value:</u>
STALIE DEENA LYNN	05350003170	\$443,200	\$258,660

**\*Partial**

**Certified this the 13th day of May, 2026**



Marcel Pierel III  
Chief Appraiser

Certificate Cost: \$10.00

Cert 0318

Requested by: Stalie, Dena Lynn

Organization:

ADAMS SURVEYING CO.  
Steve D. Adams, RPLS 3666  
Stephen D. Adams, Jr., RPLS 5611  
Phone (281) 331-3523

P.O. Box 114  
215 W. Sealy  
Alvin, TX 77512  
Fax (281) 331-2182

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**FIELD NOTES**

TRACT 14

11.00 ACRES OF LAND, BEING A PART OF THE H.T. & B. R.R. COMPANY SURVEY, SECTION 10, ABSTRACT 535, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 78.31 ACRE TRACT DESCRIBED AS TRACT "C" IN A DEED FROM I. P. FARMS, INC. TO SUBURBAN FARMS, INC. RECORDED IN CLERK'S FILE 96-041003, SAID 11.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 1-1/4 inch iron pipe found in the North right-of-way line of F. M. 1462 (100.0 feet wide), said point being the Southwest corner of the South Freeway LTD. tract described in Volume 1186, Page 622, Deed Records, and the Southeast corner of said 78.31 acre tract described as Tract "C" in the aforementioned deed to Suburban Farms, Inc.;

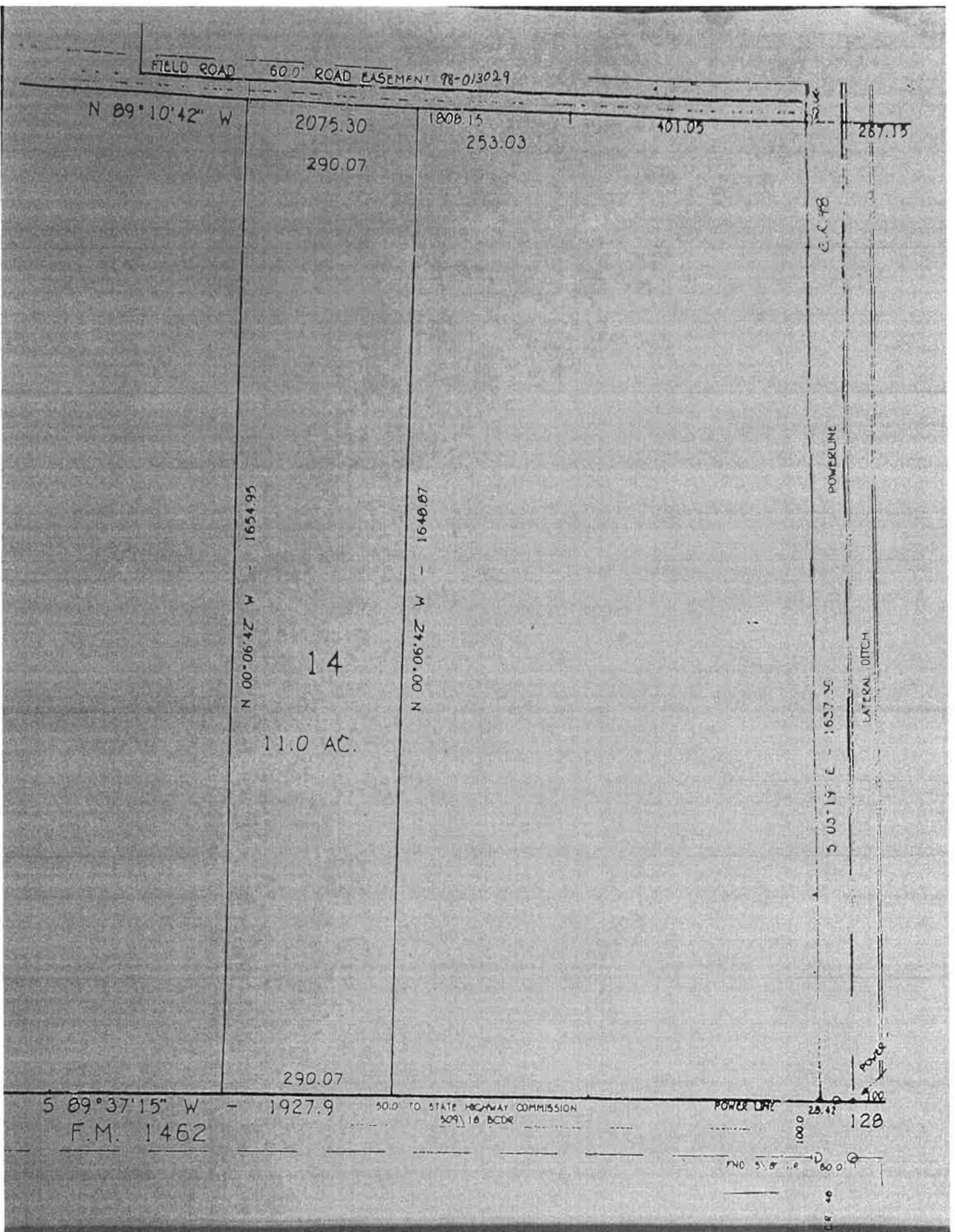
THENCE South 89 deg. 34 min. 34 sec. West, along the North line of F. M. 1462 and the South line of Tract "C", a distance of 128.11 feet to an angle point;

THENCE South 89 deg. 37 min. 15 sec. West, along the North line of F. M. 1462 and the South line of Tract "C", at 28.42 feet pass a 1 inch iron pipe found in the West right-of-way line of County Road 48 (60.0 feet wide), and continue for a total distance of 773.95 feet to a 1/2 inch iron rod found for the Southeast corner and PLACE OF BEGINNING of the herein described tract, said point also being the Southwest corner of the Ciro Rueben Martinez tract described in Clerk's File 98-006254;

THENCE South 89 deg. 37 min. 15 sec. West, along the North line of F. M. 1462 and the South line of Tract "C", a distance of 290.07 feet to a 1/2 inch iron rod found for the Southwest corner of the herein described tract and the Southeast corner of the Juan Tijerina, et al, tract described in Clerk's File 98-006257;

THENCE North 00 deg. 06 min. 42 sec. West, along the East line of the Tijerina tract, a distance of 1654.95 feet to a 1/2 inch iron rod found for the Northwest corner of the herein described tract and the Northeast corner of the Tijerina tract in the North line of Tract "C" and the South line of Tract "B";

THENCE South 89 deg. 10 min. 42 sec. East, along said line, a distance of 290.07 feet to a 1/2 inch iron rod found for the Northeast corner of the herein described tract;



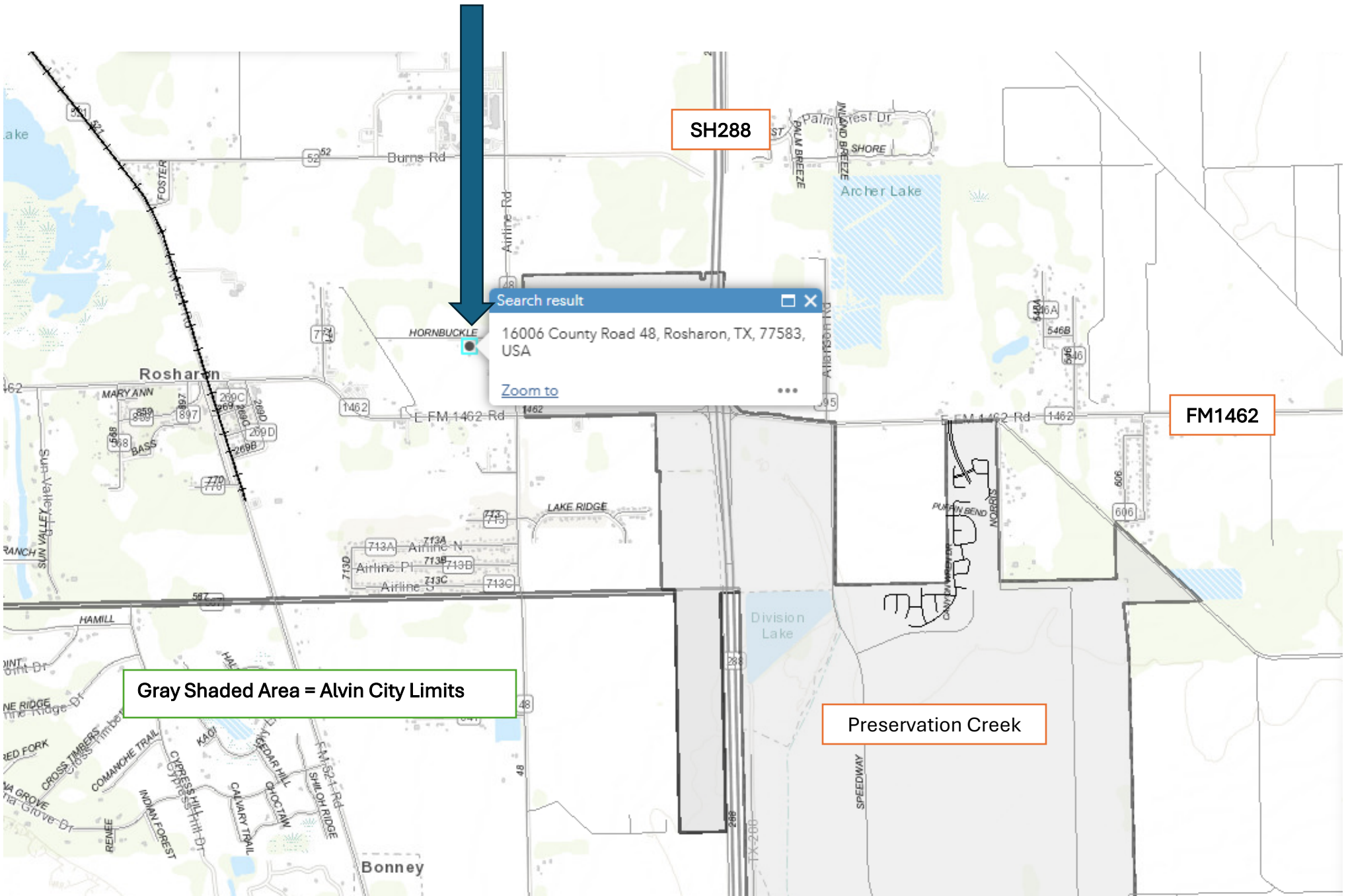
Page 2 of Field Notes on 11.00 acres of land

THENCE South 00 deg. 06 min. 42 sec. East, along the West line of a Suburban Farms tract and the aforementioned Martinez tract, a distance of 1648.87 feet to the PLACE OF BEGINNING and containing 11.00 acres of land and being the same land described in Clerk's File 97-039283.



Field Notes written from an actual survey made on the ground September 10, 2004.

*[Handwritten signature]*



SH288

Search result  
16006 County Road 48, Rosharon, TX, 77583, USA  
[Zoom to](#)

FM1462

Gray Shaded Area = Alvin City Limits

Preservation Creek

**From:** Deena Barb <>

**Sent:** Thursday, May 28, 2026 10:40 AM

**To:** Dixie Roberts <dixie.roberts@alvin.gov>

**Subject:** Re: ETJ Release Request - 16006 CR 48 Rosharon, Tx

Hi Dixie,

Thank you for your email. Please see my responses to your questions below for the City Council packet:

Primary reason for requesting release from the City's ETJ:

The current ETJ status feels like an encroachment on my property rights. It imposes additional costs and administrative burdens on me as a landowner that I did not seek. Having paid taxes to Brazoria County and Angleton for nearly 30 years without receiving city or county services—maintaining my own road, streetlights, well, and electric service—I would like to continue managing my property independently.

Future plans for construction or development:

Aside from planned residential improvements, I have no specific development plans at this time. My request is intended to provide flexibility for the potential future use of my land and to continue pursuing permitting through Brazoria County, as I have done for the past three decades.

I simply wish to enjoy my 11-acre ranch and appreciate your assistance in removing it from Alvin ETJ. Thank you for including this information in the packet.

Best regards,

Deena Barber

On **Wed, May 27, 2026, 12:56 PM**

Dixie Roberts <dixie.roberts@alvin.gov> wrote:

Good afternoon, Deena,

I have a question that City Council will likely ask, and I forgot to mention it to you yesterday.

What is the primary reason for requesting release of the property from the City's ETJ? Are there any plans for additional construction or development on the property beyond residential improvements, considering the City would only be issuing residential construction permits for the project? What prompted the request for release from the City's ETJ?

I will place this information in the City Council packet.

I appreciate your assistance and look forward to your response.

Thank you.

Dixie Roberts  
SIGNATURE CARD





# AGENDA COMMENTARY

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**Meeting Date:** 6/4/2026

**Department:** City Manager

**Contact:** Junru Roland, City Manager

**Agenda Item:** Consider Ordinance 26-J, releasing approximately 2.798 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

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**Type of Item:** Ordinance

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**Summary:** On or about May 21, 2026, the City received a Petition for Release from the Extraterritorial Jurisdiction (ETJ) of the City of Alvin from Matthew and Shelly Tiller, the owners of approximately 2.798 acres of land located at 3215 County Road 160, Alvin, Texas, in unincorporated Brazoria County.

The petition was submitted pursuant to Texas Local Government Code Chapter 42, Subchapter D (§42.102–§42.105), which authorizes a resident or landowner of property located within a municipality's extraterritorial jurisdiction to petition the municipality for release of the property from the ETJ.

The property is identified by the Brazoria County Appraisal District as Property ID No. 525571 and is generally described as A0223 H T & B R R TRACT 1 (MCCLURE ESTATES), consisting of approximately 2.798 acres. The property is currently located within the City of Alvin's extraterritorial jurisdiction, and is not located within the corporate limits or extraterritorial jurisdiction of another municipality.

The petition includes documentation demonstrating ownership of the property, a boundary description of the property, and a map identifying the area requested to be released.

Release from the City's ETJ would allow the owners to pursue permitting and development through Brazoria County.

Under Section 42.105 of the Texas Local Government Code, if a petition satisfies the statutory requirements, the municipality must release the property from its extraterritorial jurisdiction. The governing body must take action on the petition by the later of:

- the 45th day after the date the municipality receives the petition; or
- the next meeting of the governing body occurring after the 30th day following receipt of the petition.

If the city doesn't release the property within the statutory timeframe, the area is released by operation of state law. Based on the date the petition was received, the statutory deadline for release, in this case, is July 5, 2026.

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**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:** \_\_\_\_\_  
**Finance Review Required:** N/A  Required       **Date Completed:** \_\_\_\_\_

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**Supporting documents attached:**

1. Ord. 26-J; ETJ Release 3215 CR 160; Tillers
  2. Exhibit A; Petition ETJ Release; Tiller; 3215 CR 160 Alvin
  3. Brazoria CAD Property Search
  4. 3215 CR 160 Map
  5. Email Response; Tillers
- 

**Recommendation:** Move to approve Consider Ordinance 26-J, releasing approximately 2.798 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

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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:

**ORDINANCE NO. 26-J**

**AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, RELEASING APPROXIMATELY 2.798 ACRES OF LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING FINDINGS OF FACT; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.**

**WHEREAS**, Section 42.102 of the Texas Local Government Code authorizes a resident or landowner of an area in the extraterritorial jurisdiction (“ETJ”) of a municipality to file petition with the municipality to be released from the ETJ of the municipality; and

**WHEREAS**, on or about May 21, 2026, the City received a Petition for Release from Matthew and Shelley Tiller, the owner of approximately 2.798 acres of land located at 3215 County Road 160, Alvin, Texas identified by the Brazoria County Appraisal District as Property ID No. 507577, located entirely within the City of Alvin’s ETJ, in Brazoria County, Texas; and

**WHEREAS**, said Petition, which complies with the requirements of Section 42.104 of the Texas Local Government Code, seeks the release of approximately 2.798 acres of land in the City’s ETJ, as described in Exhibit A, attached hereto and incorporated herein for all purposes; and

**WHEREAS**, Section 42.105 provides upon a proper petition, the City shall immediately release the area from its ETJ and shall take action before either the 45<sup>th</sup> day after receiving the petition, or the next meeting that occurs after the 30<sup>th</sup> day after receiving the petition, whichever is later.

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

**Section 1.** Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The City further finds that the meeting at which this Ordinance is being considered is within 45 days after receiving the Petition, in accordance with Section 42.105 of the Texas Local Government Code.

**Section 2.** Release. The City, in accordance with Section 42.105 of the Texas Local Government Code, hereby releases for all purposes the approximately 2.798 acres of land as described in Exhibit A from its extraterritorial jurisdiction.

**Section 3.** This Ordinance shall not be construed to in any way alter, modify, or revise the ETJ of any municipality other than the City of Alvin. Any portion of Alvin’s ETJ that becomes non-contiguous to the corporate boundaries or ETJ of the City of Alvin as a result of the release of ETJ pursuant to this Ordinance shall be deemed to have been hereby released by the City of Alvin.

**Section 4.** The official map and boundaries of the City of Alvin are hereby amended and revised so as to release solely the portion of its ETJ that is described in Exhibit A.

**Section 5.** Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

**Section 6.** Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance 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.

**PASSED AND APPROVED** on this 4<sup>th</sup> day of June 2026.

**CITY OF ALVIN, TEXAS**

**ATTEST**

By: \_\_\_\_\_  
Gabe Adame, Mayor

By: \_\_\_\_\_  
Dixie Roberts, City Secretary

# **Petition for Release Within the City of Alvin Extraterritorial Jurisdiction**

**Name: Matthew and Shelly Tiller**

**Address: 3215 County Road 160, Alvin, TX, 77511**

**Email Address:** [REDACTED]

**Date: 05/21/2026**

**Honorable Mayor and City Council**

**The City of Alvin**

**216 W. Sealy St., Alvin, TX 77511**

**281-388-4200**

**Subject; Petition/Request for Release from Extraterritorial Jurisdiction within the City of Alvin**

**Dear Mayor and City Council Members,**

**I Matthew and Shelly Tiller am the owner of record concerning property located at:**

**3215 County Road 160, Alvin, TX, 77511**

**Pursuant to Chapter 42 of the Texas Local Government Code, I respectfully submit this petition requesting release of the following property from the Extraterritorial Jurisdiction of the City of Alvin.**

**This property is currently located within the City's ETJ but is not located within the incorporated City limits.**

**I request that the City of Alvin approve release of the above described property from its ETJ for the following reasons:**

- **The property is not currently receiving municipal utility or infrastructure services from the City.**
- **I the owner, desires all restrictions, requirements and ordinances under Brazoria County jurisdiction.**
- **I the property owner does not intend to seek annexation into the City of Alvin.**

- **Lastly, release from the ETJ will facilitate future financing and land planning.**

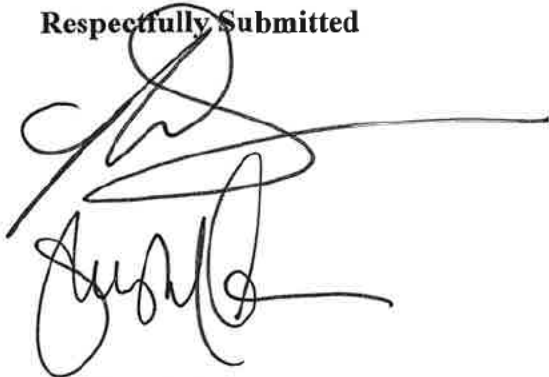
**For these reasons, I respectfully request that this petition be placed on the next available City Council agenda for consideration and approval.**

**Please find attached the following Exhibits:**

- **Exhibit A – Property Survey and Legal Description**
- **Exhibit B \_ Location Map**
- **Exhibit C \_ Proof of Ownership**

**Thank you for your consideration.**

**Respectfully Submitted**

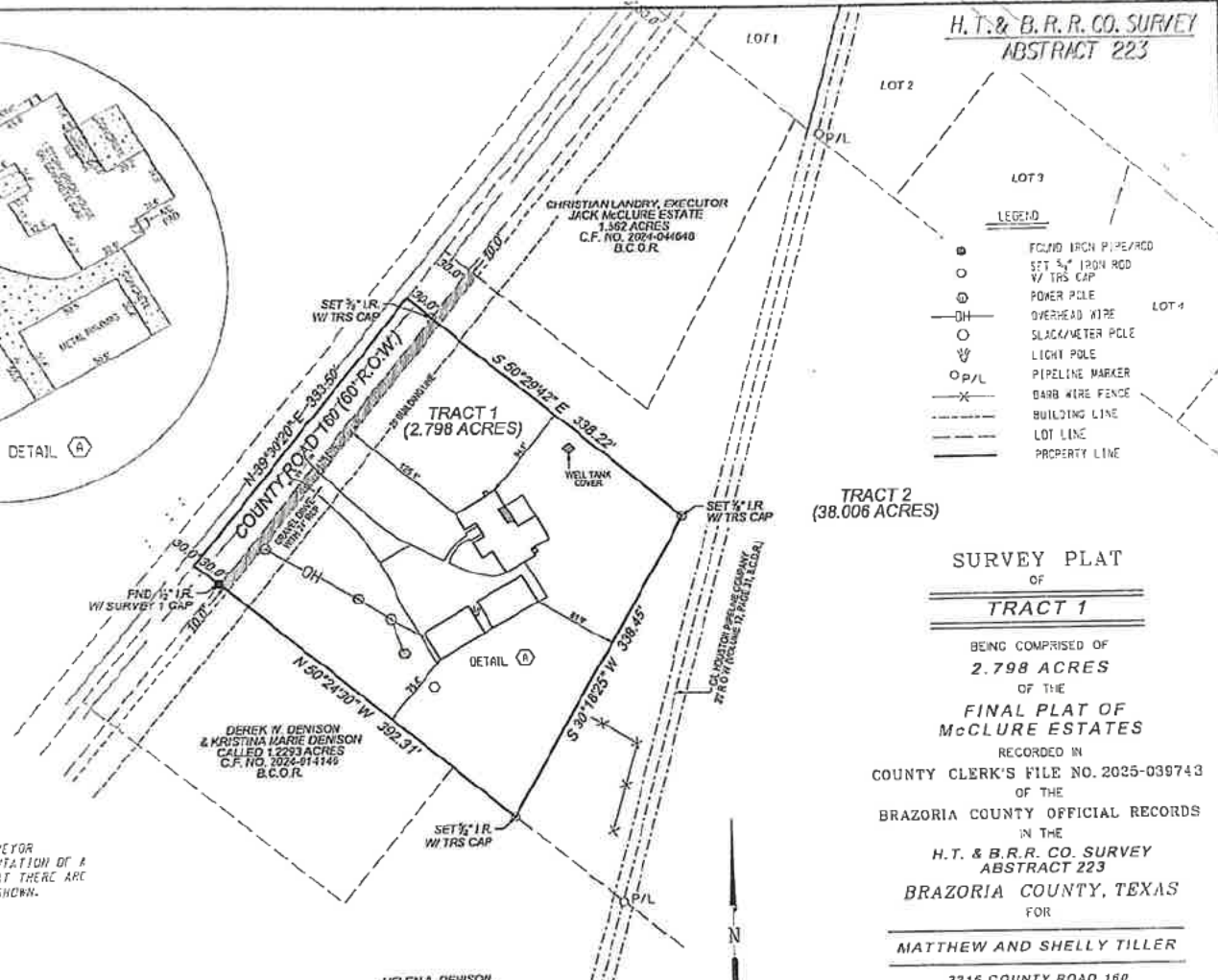
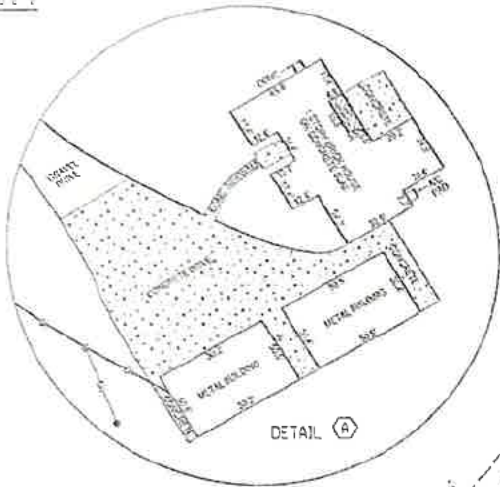
A handwritten signature in black ink, appearing to read 'Matthew Tiller', with a long horizontal flourish extending to the right.

**Matthew Tiller**

**Shelly Tiller**

BRAZORIA COUNTY  
TEXAS

H. T. & B. R. R. CO. SURVEY  
ABSTRACT 223



LEGEND

○	FLD/NO IRGN PIPE/RCD
○	SET 5/4 120W ROD
○	W TRS CAP
—OH—	POWER POLE
○	OVERHEAD WIRE
○	SLACK/METER POLE
∩	LIGHT POLE
○ P/L	PIPELINE MARKER
—X—	BARB WIRE FENCE
—	BUILDING LINE
---	LOT LINE
---	PROPERTY LINE

TRACT 2  
(38.006 ACRES)

SURVEY PLAT  
OF  
**TRACT 1**

BEING COMPRISED OF  
**2.798 ACRES**  
OF THE  
**FINAL PLAT OF  
McCLURE ESTATES**  
RECORDED IN  
COUNTY CLERK'S FILE NO. 2025-039743  
OF THE  
BRAZORIA COUNTY OFFICIAL RECORDS  
IN THE  
**H. T. & B. R. R. CO. SURVEY  
ABSTRACT 223**  
BRAZORIA COUNTY, TEXAS  
FOR

**MATTHEW AND SHELLY TILLER**

3215 COUNTY ROAD 160

NOTES:

- ALL COORDINATES AND BEARINGS ARE RELATIVE TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 14ND EDITION.
- ALL DISTANCES ARE HORIZONTAL SURFACE LEVEL LENGTHS. (SR = 0.999601775)
- THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP NUMBER RED33056B, DATED DECEMBER 30, 2020.
- THIS SURVEY RELIES ON A TITLE COMMITMENT FROM FIRST NATIONAL TITLE INSURANCE COMPANY FILE NO. 24-870157-LG, WITH AN EFFECTIVE DATE OF AUGUST 18, 2024, AND AN ISSUE DATE OF AUGUST 26, 2024. FOR ALL ITEMS IN RECORD.
- REPELING INSTRUMENTS RECORDED IN VOLUME 516, PAGE 3, AND VOLUME 645, PAGE 510, OF THE BRAZORIA COUNTY DEED RECORDS DO NOT APPLY.
- AN ON-SITE WASTEWATER TREATMENT INSTRUMENT IS RECORDED IN COUNTY CLERK'S FILE NO. 2021-028197, OF THE BRAZORIA COUNTY OFFICIAL RECORDS.
- BUILDING LINES AND EASEMENTS ARE PER RECORDED PLAT.

I, TERRY SINGLETARY, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE ABOVE PLAT IS A TRUE REPRESENTATION OF A SURVEY MADE UNDER MY SUPERVISION, ON THE GROUND, AND THAT THERE ARE NO EXCESSES NOR INTRUSIONS ON THIS PROPERTY, EXCEPT AS SHOWN.  
DATE SURVEYED: AUGUST 26, 2025



*Terry Singletary*  
TERRY SINGLETARY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NUMBER 4808

MELBA A. DENISON  
CALLED 52.026 ACRES  
C.F. NO. 2000-027058  
B.C.O.R.

DEREK W. DENISON  
& KRISTINA MARIE DENISON  
CALLED 1.2293 ACRES  
C.F. NO. 2024-914146  
B.C.O.R.

CHRISTIAN LANDRY, EXECUTOR  
JACK McCLURE ESTATE  
1.362 ACRES  
C.F. NO. 2024-041610  
B.C.O.R.



*[Handwritten signature]*  
X

*[Handwritten signature]*  
X



Google Maps

Imagery ©2026 , Map data ©2026 Google 200 ft

After Recording Return To:  
MATTHEW TILLER and SHELLY TILLER  
3215 COUNTY ROAD 160  
ALVIN, TEXAS 77511-6114

**TEXAS GENERAL WARRANTY DEED**  
With Vendor's Lien

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Effective Date: September 3, 2025  
Grantor (whether one or more): CHRISTIAN LANDRY, INDEPENDENT EXECUTOR OF THE ESTATE OF JACK MCCLURE, DECEASED  
Grantee (whether one or more): MATTHEW TILLER AND SHELLY TILLER, HUSBAND AND WIFE  
Grantee's Mailing Address: 3215 COUNTY ROAD 160  
ALVIN, TX 77511-6114

Consideration:  
Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, including a note of the same date in the principal amount of FOUR HUNDRED THIRTY-TWO THOUSAND AND NO/100 Dollars (\$432,000.00) (the "Note"), executed by the Grantee and payable to the order of PILGRIM MORTGAGE LLC, A LIMITED LIABILITY COMPANY (the "Lender"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of the Lender, and by a deed of trust of the same date from the Grantee to ALLAN B POLUNSKY, Trustee for the benefit of the Lender.

Property (including improvements):  
That certain property located in BRAZORIA County, Texas to-wit: TRACT 1, FINAL PLAT OF MCCLURE ESTATES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CLERK'S FILE NO. 2025-039743, REAL PROPERTY RECORDS, BRAZORIA COUNTY, TEXAS.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:  
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or to which title is taken subject to; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, or matters apparent from those instruments, including reservations outstanding in parties other than Grantor, other than conveyances of the surface fee estate, that affect the Property; any discrepancies or conflicts in boundary lines; any encroachments or overlapping of improvements; and taxes for the current year and subsequent years, which Grantee assumes and agrees to pay, and any subsequent assessments for the current year and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging; To Have and To Hold unto Grantee, and Grantee's heirs, successors and assigns, forever. Grantor, and Grantor's heirs, successors and assigns, shall warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

Capital Title 25-870157-LGKW

The Lender, at Grantee's request, has paid in cash to Grantor the portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of the Lender, and are transferred to the Lender without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Executed to be effective as of the Effective Date.

Christian Landry  
CHRISTIAN LANDRY, INDEPENDENT  
EXECUTOR OF THE ESTATE OF  
JACK MCCLURE, DECEASED

9/3/2025 Date

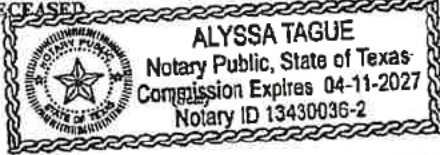
**Acknowledgements**

*Individual*

STATE OF TEXAS  
COUNTY OF Galveston

9-3-2025

This instrument was acknowledged before me on \_\_\_\_\_ by  
CHRISTIAN LANDRY, INDEPENDENT EXECUTOR OF THE ESTATE OF JACK MCCLURE,  
DECEASED



Alyssa Tague  
Notary Public  
Printed Name:

*Individual*

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by \_\_\_\_\_

(Seal)

Notary Public  
Printed Name:

*Corporate/Partnership*

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ of \_\_\_\_\_ by \_\_\_\_\_  
on its behalf.

(Seal)

Notary Public  
Printed Name:

## FILED and RECORDED

Instrument Number: 2025042557

Filing and Recording Date: 09/04/2025 10:56:53 AM Pages: 3 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

---

Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina

# Brazoria CAD Property Search

## Property Details

<b>Account</b>		
<b>Property ID:</b>	525571	<b>Geographic ID:</b> 0223-0006-130
<b>Type:</b>	R	<b>Zoning:</b> 02/17/2026 KMG
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	3215 COUNTY ROAD 160 TX 77511	
<b>Map ID:</b>		<b>Mapsco:</b>
<b>Legal Description:</b>	A0223 H T & B R R TRACT 1 (MCCLURE ESTATES) ACRES 2.798	
<b>Abstract/Subdivision:</b>	A0223	
<b>Neighborhood:</b>	(CR166.ARE0) CR 166 AREA	
<b>Owner</b>		
<b>Owner ID:</b>	1165739	
<b>Name:</b>	TILLER MATTHEW & SHELLY	
<b>Agent:</b>		
<b>Mailing Address:</b>	3215 COUNTY ROAD 160 ALVIN, TX 77511-6114	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$397,550 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$282,300 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$679,850 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>HS Cap Loss: ⓘ</b>	\$0 (-)
<b>Circuit Breaker: ⓘ</b>	
<b>Appraised Value: ⓘ</b>	

Ag Use Value:

\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

**Owner:** TILLER MATTHEW & SHELLY **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	BRAZORIA CENTRAL APPRAISAL DISTRICT	0.000000	\$679,850	\$679,850	\$0.00	
DR3	BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT #3 (ALVIN)	0.150000	\$679,850	\$679,850	\$1,019.78	
EM3	BRAZORIA COUNTY EMERGENCY DISTRICT #3	0.079229	\$679,850	\$679,850	\$538.64	
GBC	BRAZORIA COUNTY	0.262548	\$679,850	\$679,850	\$1,784.93	
JAL	ALVIN COLLEGE	0.156543	\$679,850	\$679,850	\$1,064.26	
RDB	ROAD & BRIDGE FUND	0.042210	\$679,850	\$679,850	\$286.96	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.150000	\$679,850	\$679,850	\$7,818.28	

**Total Tax Rate:** 1.840530

**Estimated Taxes With Exemptions:** \$12,512.85

**Estimated Taxes Without Exemptions:** \$12,512.85

## Property Improvement - Building

**Description:** RESIDENTIAL **Type:** Residential **Living Area:** 3269.5 sqft **Value:** \$397,550

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	5	2002	3270
MP	CONCRETE PATIO	5	2002	104
MP	CONCRETE PATIO	5	2002	210
AX1	PREFAB STEEL BLDG	5	2002	1500
AX1	PREFAB STEEL BLDG	5	2002	1500
OMP	OPEN MASONRYPORCH	5	2002	94
MP	CONCRETE PATIO	5	2002	300
MP	CONCRETE PATIO	5	2002	300
MP	CONCRETE PATIO	5	2002	150
MP	CONCRETE PATIO	5	2021	460

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	FRONT ACREAGE	2.72	118,544.18	0.00	0.00	\$282,200	\$0
A19	RIGHT-OF-WAY	0.08	3,336.70	0.00	0.00	\$100	\$0

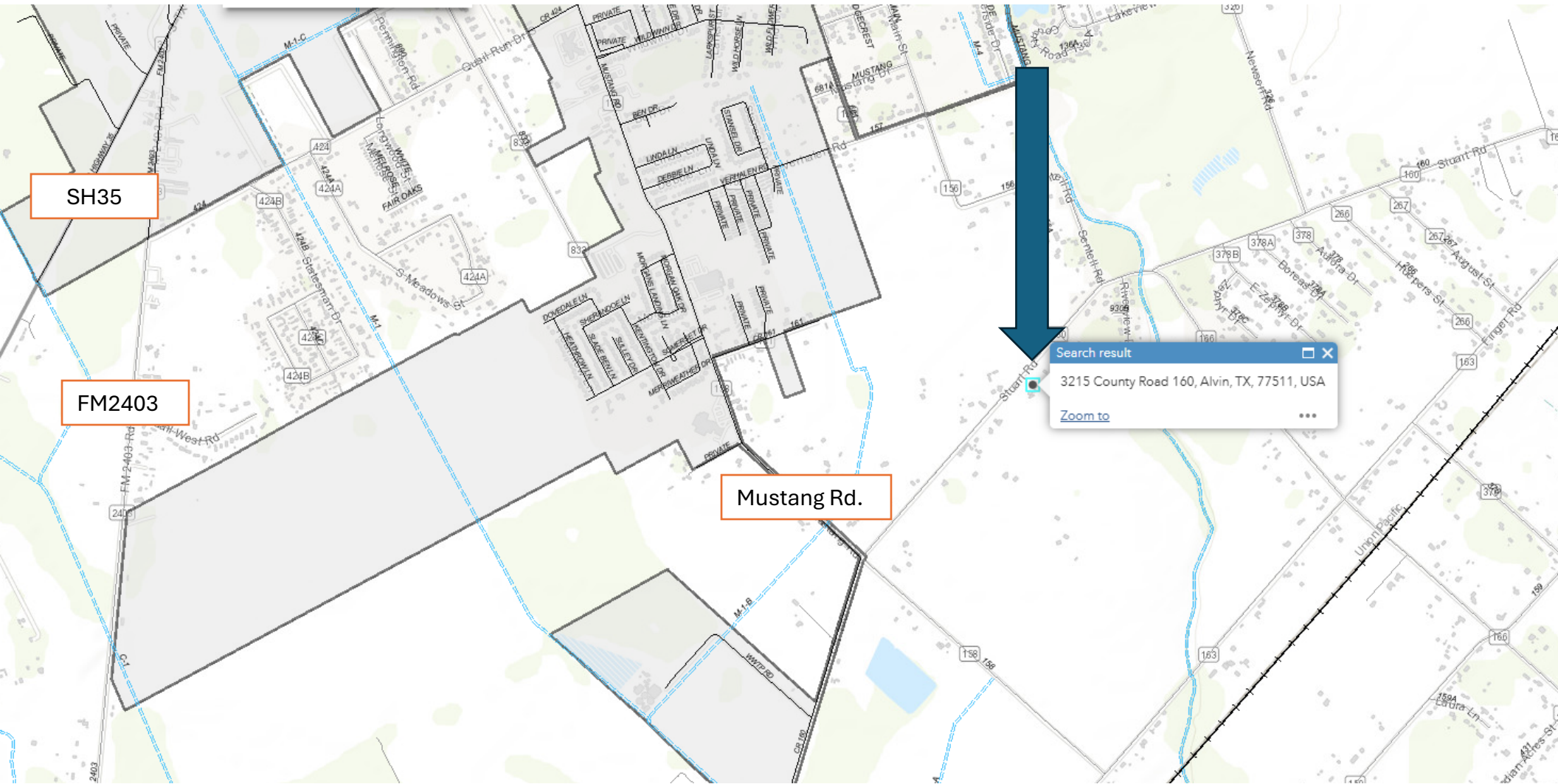
## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2026	\$397,550	\$282,300	\$0	\$0	\$679,850
2025	\$503,560	\$1,157,350	\$2,090	\$0	\$624,770
2024	\$512,830	\$1,681,250	\$1,900	\$29,741	\$600,289
2023	\$516,670	\$1,681,250	\$2,090	\$86,861	\$547,199
2022	\$415,240	\$1,623,280	\$0	\$0	\$2,038,520
2021	\$432,430	\$542,440	\$2,390	\$0	\$466,830
2020	\$418,240	\$506,280	\$2,790	\$0	\$450,910
2019	\$400,430	\$238,270	\$2,790	\$18,870	\$398,410
2018	\$346,300	\$228,740	\$2,790	\$0	\$362,590

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/3/2025	DV	DEED RETAINING VENDORS LIEN	MCCLURE JACK ESTATE	TILLER MATTHEW & SHELLY	2025	042557	
9/23/2024	WD	WARRANTY DEED	MITTELSTED DONOVAN	MCCLURE JACK ESTATE	2024	044648	
4/8/2019	WD	WARRANTY DEED	MCCLURE JACK A	MITTELSTED DONOVAN	19	015906	
1/3/2001	WD	WARRANTY DEED	KIRK JOHN F JR BETTY EVANS &	MCCLURE JACK A	01	001819	0





**From:** Matthew Tiller <>  
**Sent:** Wednesday, May 27, 2026 2:19 PM  
**To:** Dixie Roberts <dixie.roberts@alvin.gov>  
**Subject:** Re: ETJ Release Request - 3215 CR 160, Alvin.

Good afternoon. I believe all of these questions have been answered within the petition. Should you require anything further please let me know.

Thanks  
Matt Tiller  
832-621-1170

Sent from my iPhone

On May 27, 2026, at 1:06 PM, Dixie Roberts <[dixie.roberts@alvin.gov](mailto:dixie.roberts@alvin.gov)> wrote:

Good afternoon, Mr. and Mrs. Tiller,

I am in receipt of the ETJ Release petition for 3215 CR 160 in Alvin, Texas. This item is tentatively scheduled to be considered by the Alvin City Council on Thursday, June 4 at 7:00 p.m. The meeting will be held at the City of Alvin Annex Building located at 302 W. House Street, as City operations are temporarily relocating during construction of the new City Hall facility.

A few questions that City Council generally requests information on for inclusion in their city council packet is:

What is the primary reason for requesting release of the property from the City's ETJ? Are there any plans for additional construction or development on the property beyond residential improvements, considering the City would only be issuing residential construction permits for the project? What prompted the request for release from the City's ETJ?

I appreciate your assistance and look forward to your response.

Thank you.