

**MINUTES
CITY OF ALVIN, TEXAS
302 W. HOUSE STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, JULY 16, 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 the Alvin City Annex, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Ashley Davis, Richard Garivey, Meagan DeKeyzer, 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; Kendall Hunting, Fire Chief, and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Timothy Oliff with Light Christian Center gave the invocation. Council members Salter and DeKeyzer led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Proclamation — Alvin Lions Club 90th Anniversary.

Mayor Adame proclaimed August 8, 2026, as Alvin Lions Club Day and formally issued the proclamation to members of the Alvin Lions Club in attendance.

Police Department Annual Departmental presentation.

Police Chief Robert Lee delivered the annual departmental update of the Alvin Police Department.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA

Consider approval of the June 4, 2026, City Council meeting minutes.

Consider authorizing the City Manager to negotiate agreements for (i) employee medical, dental, and pharmacy insurance; (ii) employee life and accidental death and dismemberment insurance; (iii) employee vision insurance; (iv) employee long-term disability insurance; and (v) ancillary products for employees.

In preparation for the FY 2026-27 budget, the City engaged in a comprehensive request for proposal ("RFP") process for employee health and ancillary insurance coverage. Based on the proposals received, this agenda item authorizes the City Manager to negotiate the resulting agreements to provide the best overall value to the City and eligible city employees. The following information is provided regarding the current providers and the apparent successful provider.

<i>Coverages</i>	<i>Current Provider</i>	<i>Apparent Successful Provider</i>
<i>Medical & Pharmacy</i>	<i>Tx. Health Pool - BCBS</i>	<i>Tx. Health Pool - BCBS w/ Next Level</i>

Dental	Tx Health Pool	Metlife
Vision	Tx Health Pool	Metlife
Life & AD&D	The Standard	Metlife
Long-Term Disability	The Standard	Metlife

Staff recommends approval.

Consider a final plat of Parkside Trails, a Planned Unit Development, a subdivision of 25.681 ac. / 1,118,655 Sq. Ft. situated in the H.T. & B.R.R. Co. Survey, Abstract No. 225, City of Alvin, Brazoria County, Texas.

On May 11, 2026, the Engineering Department received a revised final plat of Parkside Trails, for review. The property is located off Fairway Drive in the City of Alvin, being a Planned Unit Development of 25.681 acres containing 87 lots, 14 reserves and 3 blocks. The master preliminary plat of Fairway Lake/Parkside Trails was approved by City Council on January 3, 2019. The final plat of Parkside Trails was previously approved by City Council on June 5, 2025. The developer is requesting to add 5 additional lots (outlined in yellow on the plat) to meet the current Planned Unit Development section of the Subdivision Ordinance. The City Planning Commission approved the plat unanimously at their meeting on June 16, 2026. Staff recommends approval of the plat.

Acknowledge receipt of Delinquent Tax Roll July 2026.

Section 30 of Article VII (Municipal Finance) of the City's Charter requires that a copy of the delinquent tax roll be provided to each member of the City Council at a meeting in July of each year. The document [link](#) provided reflects outstanding taxes as of July 1, 2026.

Acknowledge receipt of the Fiscal Year 2026 Capital Improvement Program Quarterly Report.

The City's Financial Management Policy requires that the status of capital projects be provided to the City Council on a quarterly basis. Staff continues to carry out actions on budgeted projects as defined in the 2026 Capital Improvement Program (CIP). This report is an update as to the progress of each project year to date.

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

OTHER BUSINESS

Consider a Chapter 380 Economic Development Agreement providing a business incentive grant in the amount of \$36,042 to BC Auto Repair, located at 2301 South Gordon Street, Alvin, Texas, for improvements to the site, and authorize the Mayor to sign the agreement.

Mr. Franz Elliot of BC Auto Repair contacted the City's Economic Development Office on May 12, 2026 to discuss a proposal for the improvements to his auto repair shop at 2301 South Gordon St. During that discussion, the incentive process and the potential costs related to the renovations and build-out of the site were reviewed.

BC Auto Repair has served the Alvin community for over 50 years. Due to continued growth, they are proposing an expansion of their existing 50' x 100' facility with an additional 14' x 51' building addition. This expansion will allow BC Auto to add two additional service bays, create additional jobs, and increase annual revenue by an estimated \$500,000.

This project will increase their workforce from 10 to 13 employees. In addition, BC Auto Repair purchased approximately \$600,000 in parts and materials in 2025, further supporting local and regional suppliers. BC Auto Repair is proposing new, illuminated signage and exterior façade improvements to enhance the visual appeal of their business along Gordon Street. The EDAC unanimously approved the incentive request.

Paul Chavez, Economic Development Director, presented this item before City Council with explanation. Mr. Franz Elliot, owner of BC Auto Repair was also in attendance.

Council member Salter moved to approve a Chapter 380 Economic Development Agreement providing a business incentive grant in the amount of \$36,042.00 to BC Auto Repair, located at 2301 South Gordon

Street, Alvin, Texas, for improvements to the site, and authorize the Mayor to sign the agreement. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider Ordinance 26-L, releasing approximately 103.57 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.

On or about June 9, 2026, the City received a Petition for Release from the Extraterritorial Jurisdiction (ETJ) of the City of Alvin from Field Farm & Livestock, Ltd., and Brazoria Field Farm and Livestock, LLC, the owners of approximately 103.57 acres of land located off County Roads 144, 145, and 147, 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's. **172072** (CR145 - 69.42 acres), **174036** (CR 144-4.94 acres), **174040** (CR 144 - 8.62 acres), **174080** (CR 147 - 10 acres) and **719422** (CR 145 - 0.52 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. Extending water and sewer infrastructure to service these tracts is not currently in our Capital Improvement Program. As a result, the owner will pursue permitting and development through Brazoria County and TCEQ.

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 24, 2026.

Junru Roland, City Manager, presented this item before City Council with explanation. Council Member Moore reiterated his longstanding position regarding requests to release property from the City's extraterritorial jurisdiction (ETJ). He stated that he remains opposed to ETJ release requests in order to preserve the City's legal position and maintain the ability to challenge such requests in the future should pending litigation result in changes to state law.

Council member Moore moved to approve Ordinance 26-L, releasing approximately 103.5757 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. Seconded by Council member Davis; motion **failed** with all members present voting **No**.

Consider a Pipeline License Agreement with BNSF Railway Company, for the construction of an 8-inch sanitary sewer force main inside an 18-inch steel casing, across BNSF's 100-foot wide railroad right-of-way as described in the Pipeline License agreement; and authorize the City Manager to sign the Agreement.

The Pipeline License Agreement being considered will allow the contractor for Brazoria County Municipal Utility District (MUD) 51 to cross the 100-foot wide occupied railroad right-of-way owned by BNSF Railway Company with the new 8-inch sanitary sewer force main that will serve the future Berry Creek (Beazer Homes) and Verona (KB Homes) Developments. BNSF Railway Company requires that a Pipeline License Agreement is approved between BNSF and the City of Alvin, since the force main will become part of the City's sanitary sewer system once construction is complete and accepted. All fees associated with the installation of the force main will be paid for by MUD 51. Staff recommends approval of this Agreement.

Michelle Segovia, City Engineer, presented this item before City Council with explanation.

Council member Moore moved to approve a Pipeline License Agreement with BNSF Railway Company, for the construction of an 8-inch sanitary sewer force main inside an 18-inch steel casing, across BNSF's 100-foot wide railroad right-of-way as described in the Pipeline License agreement; and authorize the City

Manager to sign the Agreement. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider Ordinance 26-K, amending Chapter 5, Buildings, of the Code of Ordinances, City of Alvin, Texas, to remove the adoption of the 2024 International Energy Conservation Code appendices, as published by the International Code Council, Inc.; providing a severability clause, and an effective date.

Ordinance 26-K amends section 5-51 of Chapter 5 Buildings of the City of Alvin Code of Ordinances by removing the adoption of the appendices of the 2024 International Energy Conservation Code. The appendices, while not part of the code, can become part of the code if specifically included in the adopting ordinance. In May 2026, Staff recognized an error with the April 2025 adoption of the 2024 International Energy Conservation Code. The ordinance that was adopted by city council states: "The International Energy Conservation Code 2024, and all its appendices are adopted as the energy conservation code of the city....." Since the adoption of the 2018 International Energy Conservation Code, twenty optional appendices have been added to the 2024 edition. Staff did not intend to include these optional appendices in the City's adoption and recommends approval of Ordinance 26-K.

Michelle Segovia, City Engineer, presented this item before City Council with explanation.

Council member DeKeyser moved to approve Ordinance 26-K, amending Chapter 5, Buildings, of the Code of Ordinances, City of Alvin, Texas, to remove the adoption of the 2024 International Energy Conservation Code appendices, as published by the International Code Council, Inc.; providing a severability clause and an effective date. Seconded by Council member Davis; motion carried with all members present voting Aye.

Discuss and consider the Traffic Signal Controller Cabinet Wrap Project, including the selected artwork concepts and proposed cabinet locations; authorize staff to submit the required TxDOT agreement package; authorize the Mayor to execute the TxDOT agreement; and authorize installation of the proposed artwork on the City-owned traffic signal controller cabinet.

The City of Alvin previously established the Alvin Public Art Program (APAP) through Resolution No. 25-R-10 and the Traffic Control Box Wrapping Program through Resolution No. 25-R-11. The program was created to transform selected traffic control cabinets into public art installations that support community beautification, civic pride, creative placemaking, and the integration of public art throughout the community. The program is included in the City's Strategic Plan under Vision Element No. 2 – Community Appeal and Image.

Staff recommends that City Council review and consider approval of the proposed Traffic Signal Controller Cabinet Wrap Project, including the selected artwork concepts, proposed cabinet locations, and authorization for staff to submit the required TxDOT agreement package for the TxDOT-owned traffic signal controller cabinets.

The proposed project includes three traffic signal controller cabinet wraps. Two of the cabinets are owned by TxDOT and require TxDOT approval before installation. The third cabinet is City-owned and does not require TxDOT approval. Staff is presenting the project in its entirety to provide City Council with the opportunity to review the proposed artwork, locations, and overall project before implementation.

The proposed cabinet locations were selected by staff, the Alvin Public Art Program (APAP) Board, and Keep Alvin Beautiful based on visibility, traffic exposure, and the opportunity to enhance highly traveled corridors throughout the community.

The artwork selection process began with a Request for Proposals (RFP) that opened in August 2025 and closed in October 2025. The City received two submissions during the initial solicitation; however, one submission was AI-generated and the other did not meet the project qualifications. The RFP was reopened and closed in January 2026 to allow additional artists the opportunity to submit artwork for consideration.

Following the second solicitation, staff, the APAP Board, and members from Keep Alvin Beautiful reviewed the submissions and narrowed the selection to two artists. One selected artist later became unresponsive, so staff proceeded with the remaining artist and requested an additional design based on the project's needs and desired themes. The selected artwork concepts were reviewed and approved by the APAP Board and reflect themes connected to Alvin's history, identity, community character, and civic pride, including one design recognizing America's 250th anniversary.

Staff also researched similar traffic signal controller cabinet wrap programs in other communities, including Angleton and League City. Based on feedback and references from those municipal programs, staff selected Riot Color to provide professional field measurements, production, and installation services.

Before the TxDOT-owned cabinets can be wrapped, the City must submit the required TxDOT Traffic Signal Controller Cabinet Wrap Agreement package for review and approval. The package includes the agreement, proposed artwork concepts, cabinet locations, supporting City Council documentation, project work schedule, work responsibilities, installation information, and

temporary traffic control plan.

Installation activities are expected to have minimal impact on traffic operations. No roadway lane closures are anticipated unless otherwise approved by TxDOT. Temporary traffic control and pedestrian safety measures, if needed, will be provided by the City and/or contractor in accordance with TxDOT requirements and the Texas Manual on Uniform Traffic Control Devices.

The FY 2026 budget includes \$10,000 in Hotel Occupancy Tax (HOT) funds for the Public Art Program. The estimated cost for this phase of the project is approximately \$5,469, including \$4,094 for three cabinet wraps, \$375 for professional field measurements, and \$1,000 in artist fees.

TxDOT Box Locations:

- Hwy 6/Gordon - 250th Anniversary Eagle (Artist: Santiago Perez)
- Gordon/Willis near Train Depot - Alvin Morgan Historical artwork (Athlyn Roberts)

City Owned:

- Bennet/Alvin Manvel Road - Longhorn in the field (Artist: Santiago Perez)

Courtney Landers, Marketing and Tourism Officer, presented this item before City Council with explanation.

Council member Vela moved to approve the Traffic Signal Controller Cabinet Wrap Project, including the selected artwork concepts and proposed cabinet locations; authorize staff to submit the required TxDOT agreement package; authorize the Mayor to execute the TxDOT agreement; and authorize installation of the proposed artwork on the City-owned traffic signal controller cabinet. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Ordinance 26-M; amending Ordinance No. 25-W, passed and approved September 4, 2025, same being an ordinance approving and adopting the City of Alvin's budget for Fiscal Year 2025-26, by approving a budget amendment to the original 2025-26 budget; providing for supplemental appropriation and/or transfer of funds for the purpose of amending the budget of the Parks Dedication and Capital Project 321 Funds by \$597,285 to fund the demolition of the existing and construction of a new restroom and storage building at Morgan Park; providing for severability; and providing for other matters related thereto.

This is a budget amendment in the amount of \$597,285 to fund a portion of the cost of the demolition of the existing and the construction of a new restroom & storage building at Morgan Park. The next item on the agenda is to award the contract for these services.

City Council approved an original estimated budget of \$350,000 in fiscal year 2023. Design of the new restroom was ultimately completed, and TCEQ has finally granted authorization to proceed with the proposed activities in accordance with the submitted plans. The Parks Board unanimously approved funding up to \$362,285, from the Park Dedication Fund at the June 2, 2026, meeting. The total amount for demo/construction for this project is \$597,285, in which \$359,480 will be funded from the Park Dedication Fund and the remaining \$237,805 will be funded from the Series, 2023 Certificates of Obligation bond approved by City Council. Staff recommends approval of Ordinance 26-M.

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

Council member DeKeyzer moved to approve Ordinance 26-M; amending Ordinance No. 25-W, passed and approved September 4, 2025, same being an ordinance approving and adopting the City of Alvin's budget for Fiscal Year 2025-26, by approving a budget amendment to the original 2025-26 budget; providing for supplemental appropriation and/or transfer of funds for the purpose of amending the budget of the Parks Dedication and Capital Project 321 Funds by \$597,285 to fund the demolition of the existing and construction of a new restroom and storage building at Morgan Park; providing for severability; and providing for other matters related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider an agreement with Horizon International Group through the Choice Partners Cooperative Purchasing Network, to demolish the existing restroom/storage building at Morgan Park and construct a new restroom/storage building in an amount not to exceed \$597,285; and authorize the City Manager to sign the agreement.

Morgan Park is a fourteen-acre developed park containing two lighted baseball fields, playground, sand volleyball court, and storage/restroom building located at 1500 West South Street. This park was developed over a closed municipal landfill and is home to the Blue Chip and Ballerz select baseball organizations, which host many local and region wide tournaments.

The current building has reached its end of useful life, was identified in the Park Capital Improvement Project recommendations and is recommended for demolition and replacement. City Council approved an original estimated budget of \$350,000 in fiscal year 2023. Design of the new restroom was ultimately completed, an application to disturb the final cover of a closed municipal landfill was submitted and as of March 9, 2026, the Texas Commission on Environmental Quality has granted authorization to proceed with the proposed activities in accordance with the submitted plans. The Parks Board unanimously approved up to \$362,285 of funding from the Parks Dedication Fund at the June 2, 2026, meeting.

Funding for this project is available from Park Dedication Fund (\$359,480) and the authorized 2023 Series Certificate of Obligation Bonds (\$237,805). Staff recommends an agreement with Horizon International Group to demolish the existing building at Morgan Park and construct a new building having ADA restrooms and functional storage at a total cost of \$597,285.

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

Council member DeKeyzer moved to approve an agreement with Horizon International Group through the Choice Partners Cooperative Purchasing Network, to demolish the existing building at Morgan Park and construct a new restroom/storage building in an amount not to exceed \$597,285, and authorize the City Manager to sign the agreement. Seconded by Council member Moore; motion carried with all members present voting Aye.

Receive and acknowledge receipt of the proposed City of Alvin Budget for the Fiscal Year 2026-2027 (FY27) and set a public hearing to receive comments on the proposed FY27 Annual Budget for the regular City Council meeting scheduled for Thursday, August 20, 2026, at 7:00 p.m.

Per the City Charter, the City Manager, between sixty (60) and ninety (90) days prior to the beginning of each fiscal year, shall submit to the City Council a proposed budget, which shall provide a complete financial plan for the fiscal year. The Charter also states that at the meeting of the City Council at which the budget is submitted, the City Council shall fix the time and place of a public hearing on the budget. Hard Copies of the Proposed Budget will be provided to you at the Council Meeting.

Junru Roland, City Manager, presented this item and outlined the schedule for the Fiscal Year 2027 budget process. He announced that the public hearing to receive comments on the proposed budget is scheduled for August 20, 2026, at 7:00 p.m. Mr. Roland also advised that budget workshops are scheduled for Thursday, August 6, 2026, at 5:30 p.m., Tuesday, August 11, 2026, at 6:00 p.m., and, if necessary, Thursday, August 20, 2026, at 6:00 p.m. He encouraged the public to attend the workshops to learn more about the proposed budget and provide input prior to the public hearing.

Council member Vela moved to receive and acknowledge receipt of the proposed City of Alvin Budget for the Fiscal Year 2026-2027 (FY27) and set a public hearing to receive comments on the proposed FY27 Annual Budget for the regular City Council meeting scheduled for Thursday, August 20, 2026, at 7:00 p.m. Seconded by Council member Salter; motion carried with all members present voting Aye.

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

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. 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 Garivey thanked Police Chief Lee, Detective Kelly and Officer Farciet regarding their swift action pertaining to recent vandalism at National Oak Park.

Council member Vela thanked Public Services Director Brandon Moody for his recent responsiveness to citizens experiencing flooding issues.

Council member Salter thanked everyone that participated in the Smokeater 5K, raising \$36,000 for the Alvin Volunteer Fire Department.

Mayor Adame congratulated Dixie Roberts, Assistant City Manager/City Secretary, on her recent Triple Crown Award from the Chamber of Commerce Women in Leadership committee. He also encouraged citizens not to believe everything they read on social media regarding data centers. He reiterated Council's position in opposition to data centers in Alvin.

Council member Davis also extended congratulations to Ms. Roberts on receiving her award.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:55 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.

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 8:13 p.m.

Consider an employment agreement for the City Attorney.

Council member DeKeyser moved to approve an employment agreement for City Attorney, Mark Swaim; Seconded by Council member Vaughn; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 8:14 p.m.

PASSED and APPROVED the 6th of August 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary