

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

Alvin City Council Agenda

Thursday, August 20, 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 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.

NOTICE is hereby given of a Regular Meeting of the City Council of the City of Alvin, Texas, to be held on Thursday, **AUGUST 20, 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. Presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report by Mike Darlow of Perdue Brandon Fielder Collins & Mott, LLP.
- B. EMS/Emergency Management - Annual Departmental Presentation.

4. PUBLIC COMMENT

5. PUBLIC HEARING

- A. Public Hearing to receive comments on the proposed Fiscal Year 2026-27 Annual Budget.

6. CONSENT AGENDA

- A. Consider approval of the August 6, 2026, City Council Workshop minutes.
- B. Consider approval of the August 6, 2026, City Council meeting minutes.
- C. Consider and take action to set the date for the official adoption of the Fiscal Year 2026–2027 Annual Budget for the City Council meeting on September 3, 2026, at 7:00 p.m. at the Alvin City Annex Building, 302 W. House Street, in accordance with Texas Local Government Code §102.007.
- D. Consider Ordinance 26-O, of the City of Alvin, Texas, amending Chapter 12, Health and Sanitation, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article I, In General by revising definitions, Code Compliance Officer, Shopping Cart, Junk, Refuse, Premises, and Trash, Amending Section 12-4, Mowing Requirements – Public nuisance declared; Amending Section 12-5, Notice of violation; Amending Sections 12-9, Enforcement and Penalty; providing severability, providing penalties, and setting forth other provisions related thereto.

7. OTHER BUSINESS

- A. Consider Resolution 26-R-27, nominating Schlumberger Technology Corporation ("STC"), located at 14910 Airline Road South, Rosharon, Texas, within the City of Alvin's extraterritorial jurisdiction, as an Enterprise Project pursuant to the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code, in support of the proposed investing in its Rosharon Campus; and providing for other matters related thereto.
- B. Consider Ordinance 26-P, amending Chapter 2, Administration, of the Code of Ordinances of the City of Alvin by amending Section 2-24(b) "Rules of Procedure" to allow citizens the right to be heard during regular meetings of the City Council regarding matters on the agenda; providing a repealer clause; providing a severability clause; providing for publication; and providing an effective date.
- C. Consider Ordinance 26-Q, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, Texas, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective month of October billing cycles for the Fiscal Year 2026-27; and setting forth other provisions 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. ADJOURNMENT

I hereby certify that a copy of this notice was posted on the Recreation Center bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website: www.alvin.gov, in compliance with Chapter 551, Texas Government Code, on **THURSDAY August 13th, 2026 at 5:30 p.m.**



/s/ Dixie Roberts

Dixie Roberts, City Secretary

Removal Date: _____

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

City of Alvin Taxpayer Impact Statement

For Fiscal Year Ending, September 30, 2027

Required under Texas Government Code Sec. 551.043 as amended by House Bill 1522, effective September 1, 2025.

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2026-2027, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

1. Average Taxable Homestead Value:

Prior Year (FY2025-2026) \$206,031

Current Year (FY2026-2027) \$215,567

2. Tax Rates:

Prior Year Tax Rate (FY25-26) \$ 0.685000 per \$100 valuation

No-New-Revenue (FY26-27) \$ 0.660463 per \$100 valuation

Proposed Tax Rate (FY26-27) \$ 0.700635 per \$100 valuation

Voter Approval Rate (FY26-27) \$ 0.818411 per \$100 valuation

3. Estimated Annual Tax Bill Calculation:

Scenario	Tax Rate	Est. Tax Bill	Difference from No-New Revenue
Prior Year (FY25-26)	\$ 0.685000	\$1,411.31	(12.43)
No-New Revenue (FY26-27)	\$ 0.660463	\$1,423.74	---
Proposed Budget (FY26-27)	\$ 0.700635	\$1,510.34	\$86.60
Voter Approval Rate (FY 26-27)	\$ 0.818411	\$1,764.22	\$340.48

Calculations:

- Prior Year Tax Bill = $(\$206,031 \div 100) \times \$ 0.685000 = \$1,411.31$
- No-New-Revenue = $(\$215,567 \div 100) \times \$ 0.660463 = \$1,423.74$
- Proposed Tax Bill = $(\$215,567 \div 100) \times \$ 0.700635 = \$1,510.34$
- Voter Approval Rate = $(\$215,567 \div 100) \times \$ 0.818411 = \$1,764.22$

Summary:

If the City of Alvin adopts the proposed tax rate of \$0.700635 per \$100 valuation, the average homestead owner would pay approximately \$86.60 more annually compared to the no-new-revenue tax rate.

City of Alvin Fiscal Year 26-27 Proposed

Budget: <https://www.alvin.gov/DocumentCenter/View/3050/FY-2026-2027-Proposed-Budget-PDF>



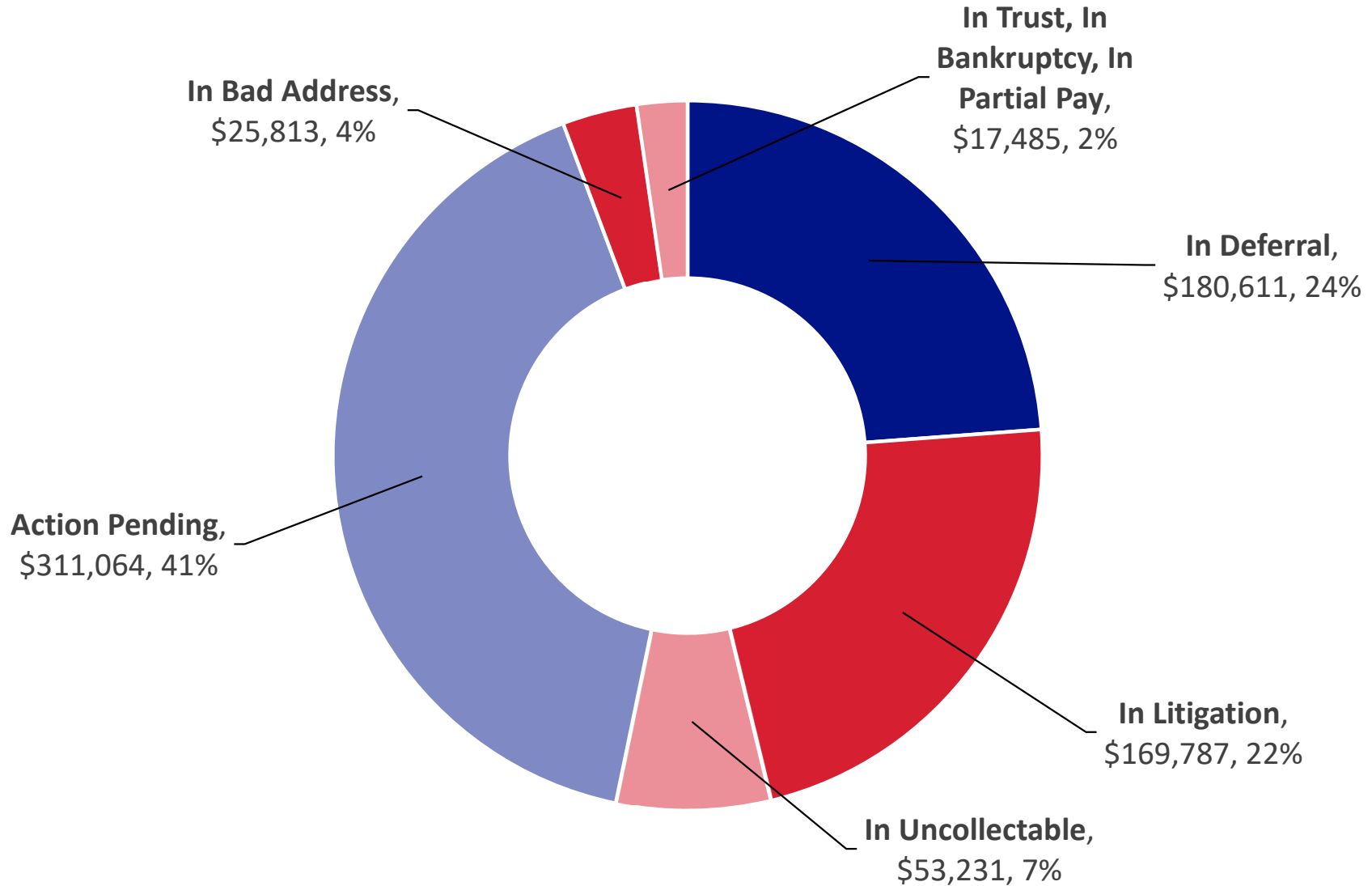
COLLECTION REPORT TO THE CITY OF ALVIN

Submitted by: *Michael J. Darlow & Hayden P. Bartley*
August 2026
www.pbfcml.com



ACCOUNT BREAKDOWN CHART FOR CITY OF ALVIN

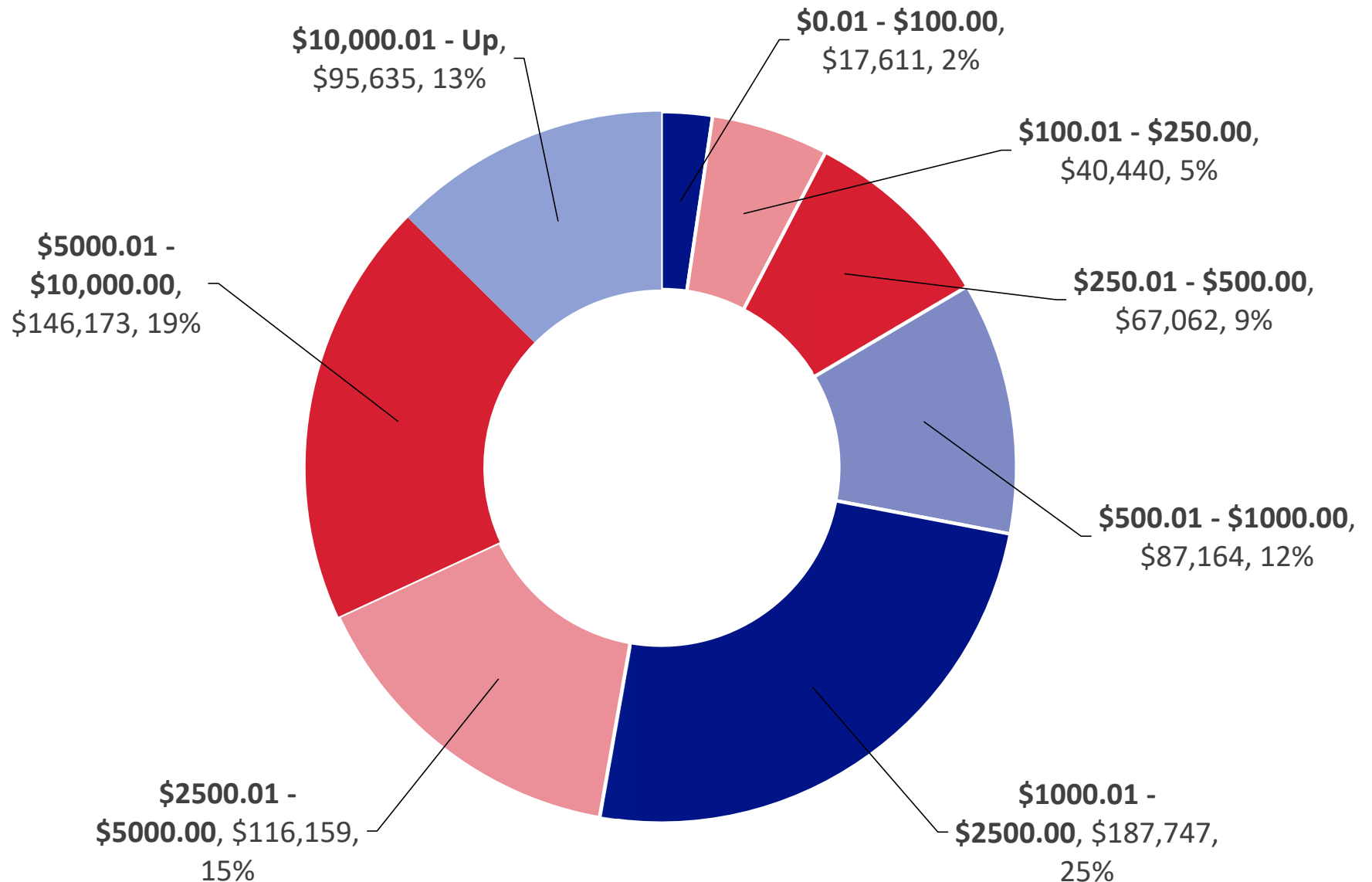
As of 08/04/2026 - Total Base Tax: \$757,991





DOLLAR RANGE CHART FOR CITY OF ALVIN

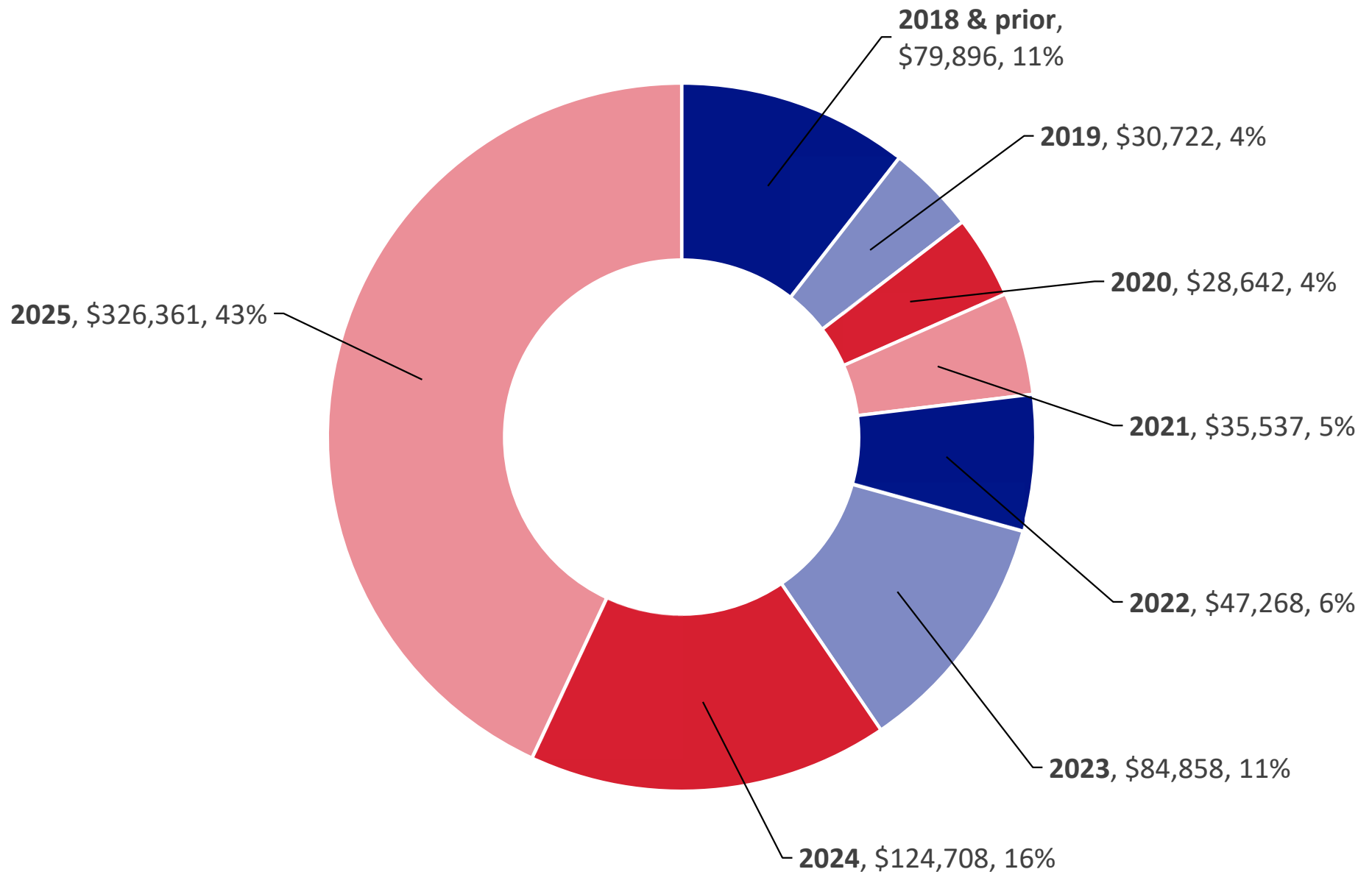
As of 08/04/2026 - Total Base Tax: \$757,991





TAX YEAR CHART FOR CITY OF ALVIN

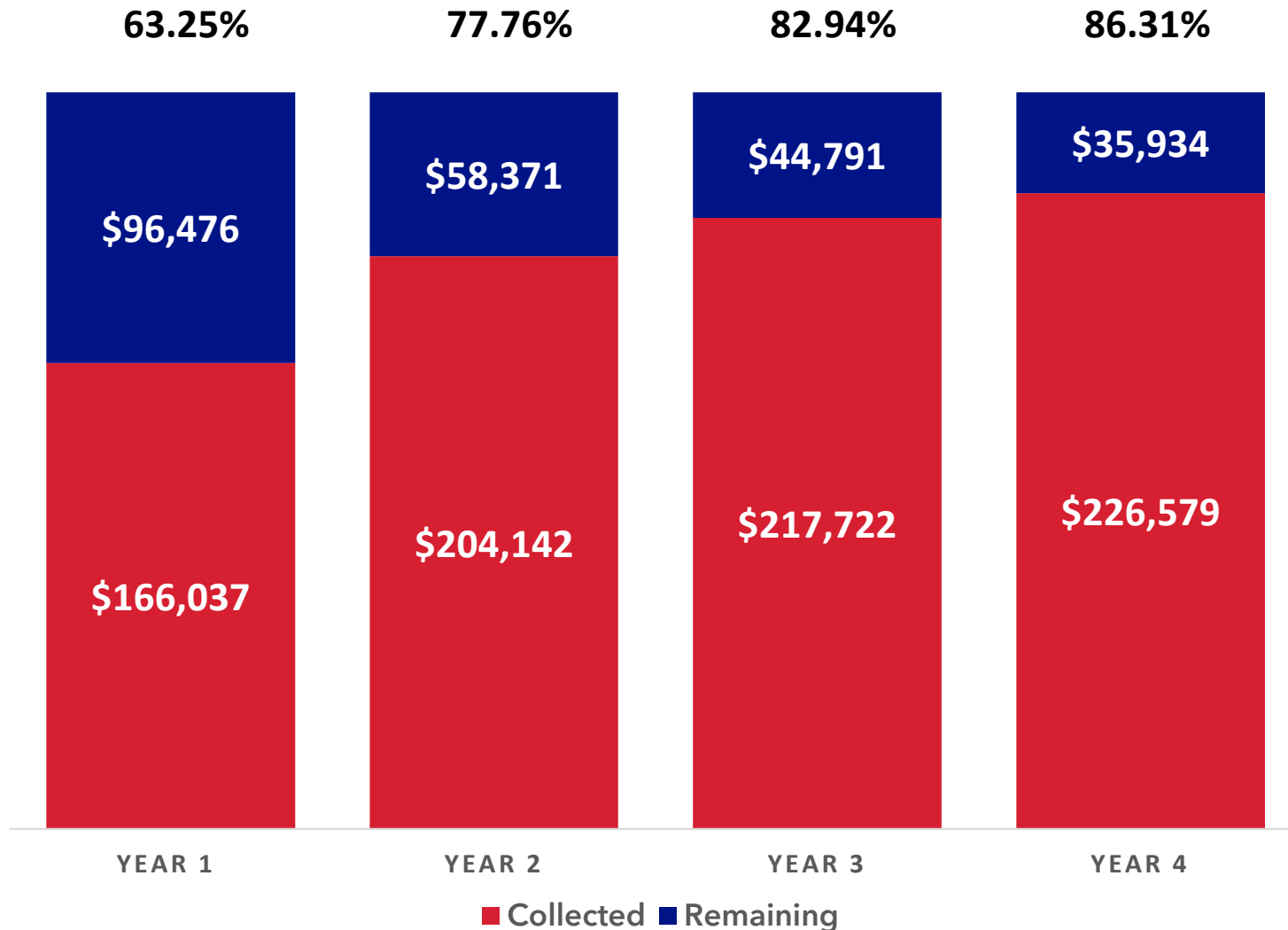
As of 08/04/2026 - Total Base Tax: \$757,991





2021 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

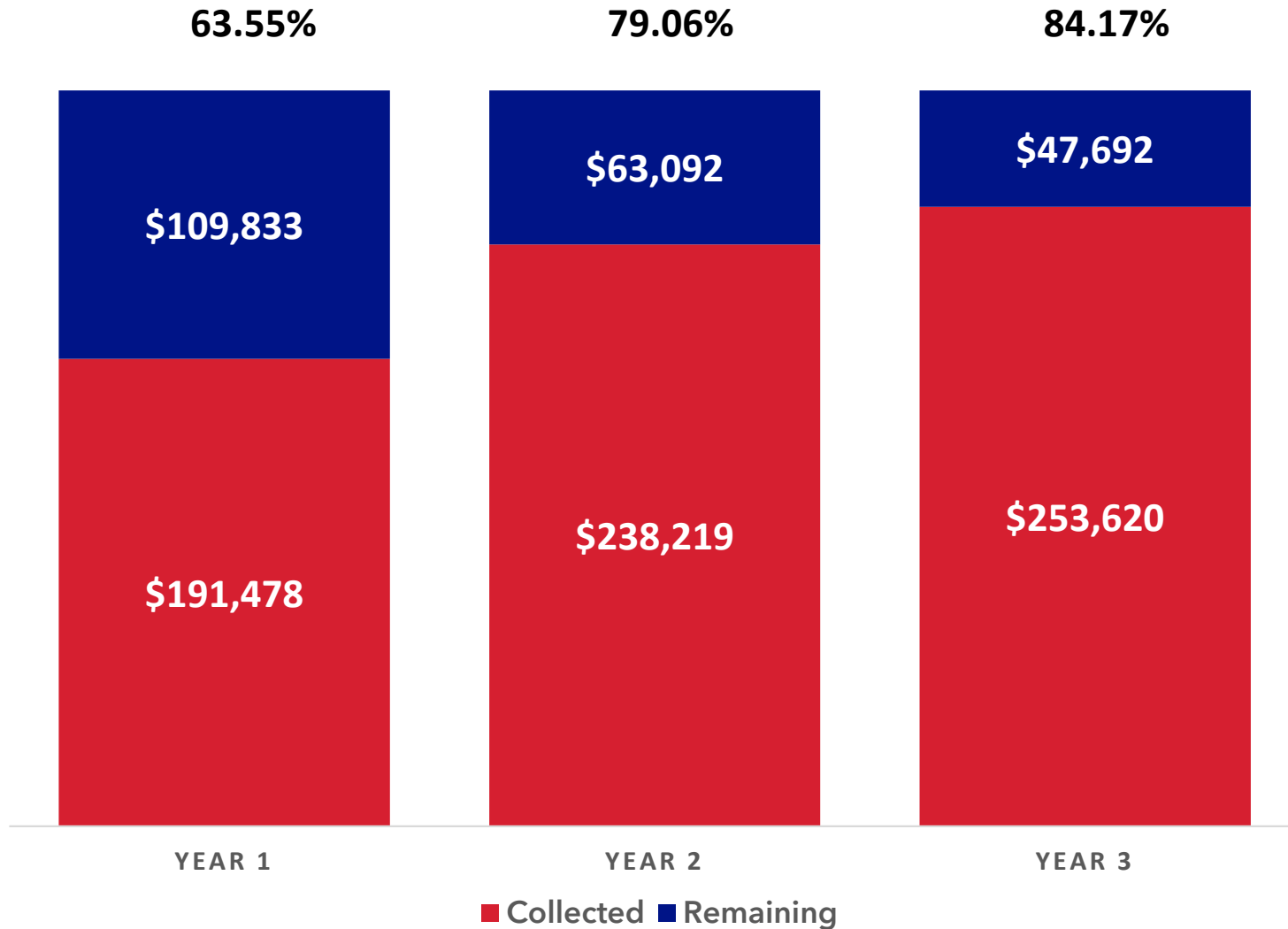
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$262,513





2022 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

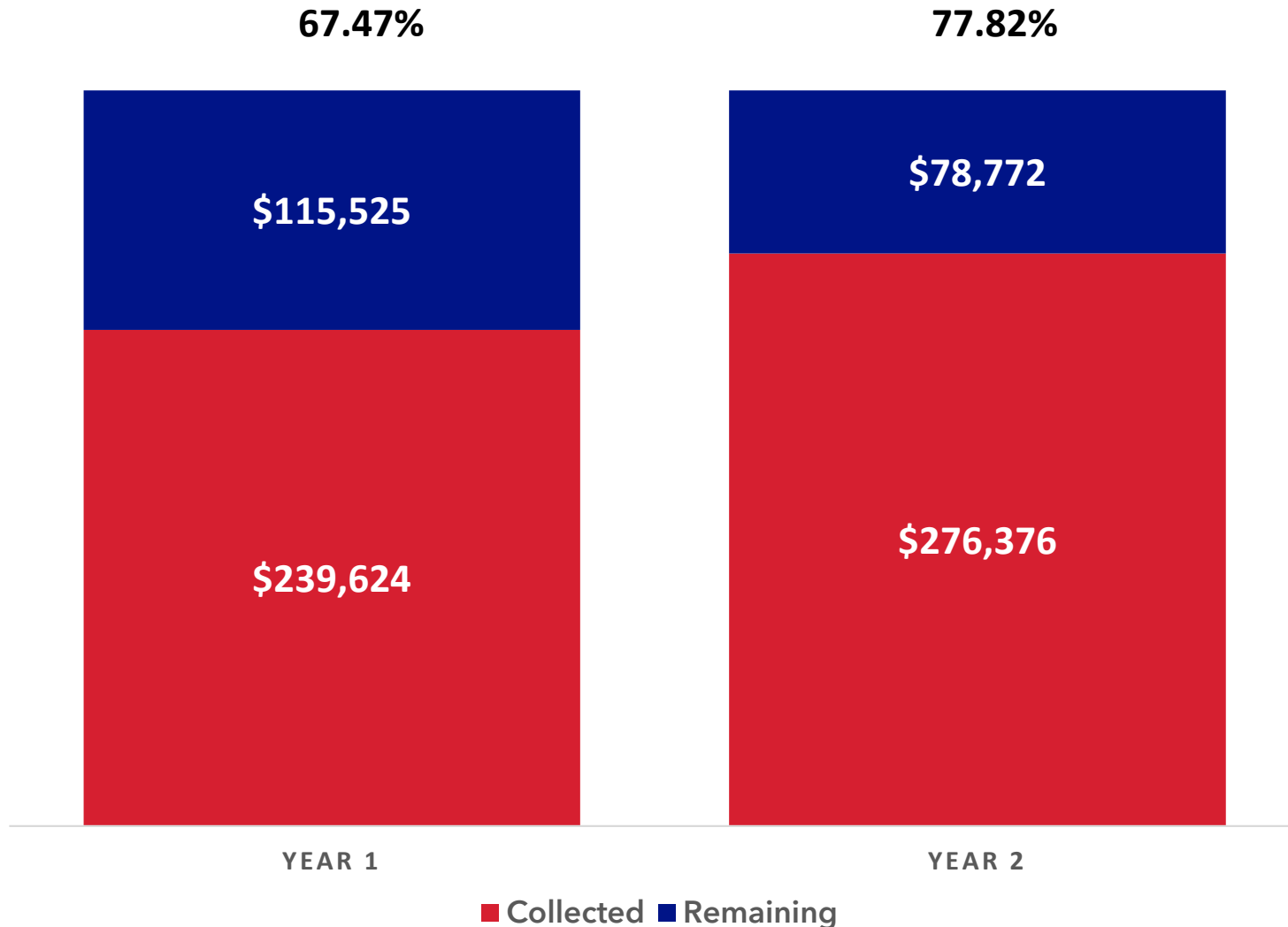
As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$301,311





2023 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$355,149





2024 PERCENTAGE OF COLLECTION FOR CITY OF ALVIN

As of 07/01 - 6/30 for each year - Initial Outstanding Base Tax \$410,690

67.59%

\$133,085

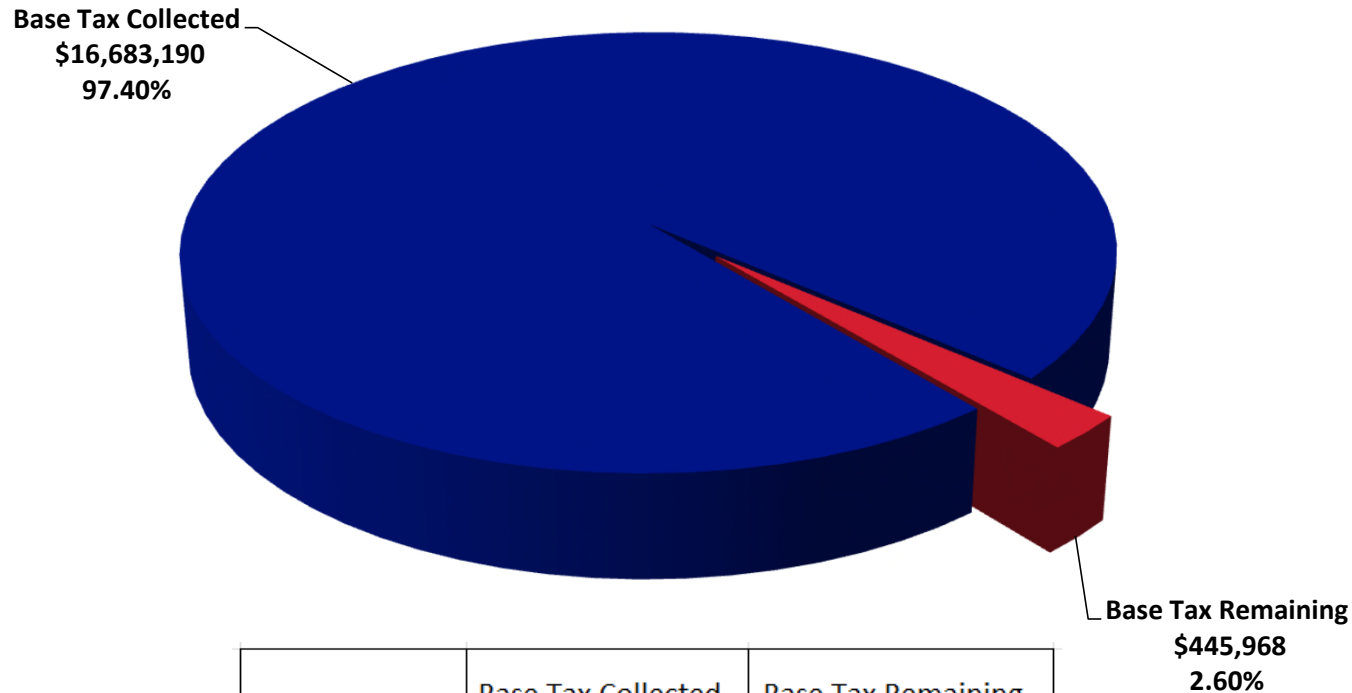
\$277,605

YEAR 1

■ Collected ■ Remaining

2025 Tax Year BASE TURNOVER CHART FOR CITY OF ALVIN

Total 2025 Levy: \$17,129,159 *Amounts Provided by the Brazoria County Tax Office



Total Levy	Base Tax Collected as of June 30, 2026	Base Tax Remaining as of June 30, 2026
\$17,129,159	\$16,683,190	\$445,968
	97.40%	2.60%

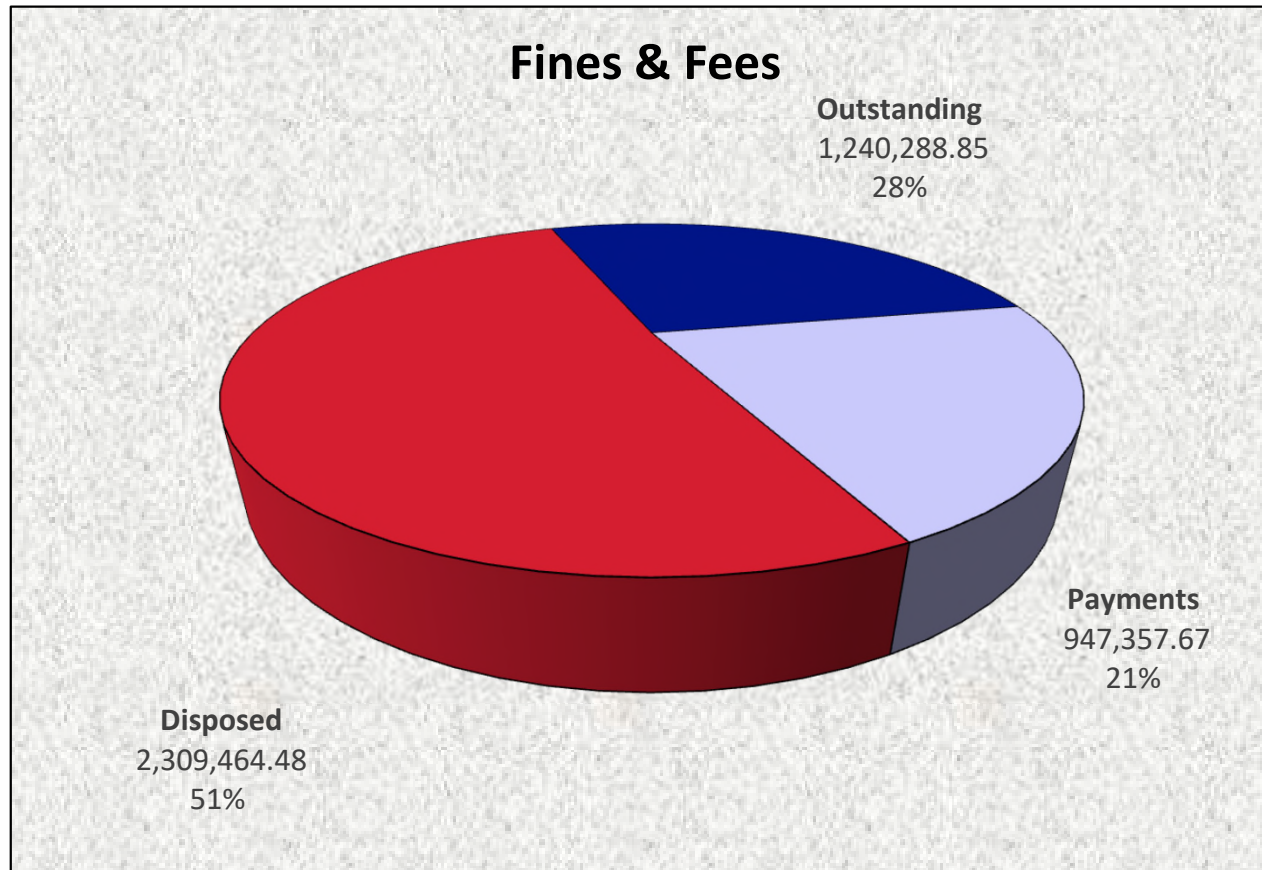


FINE & FEE COLLECTION REPORT

AS OF AUGUST 10, 2026

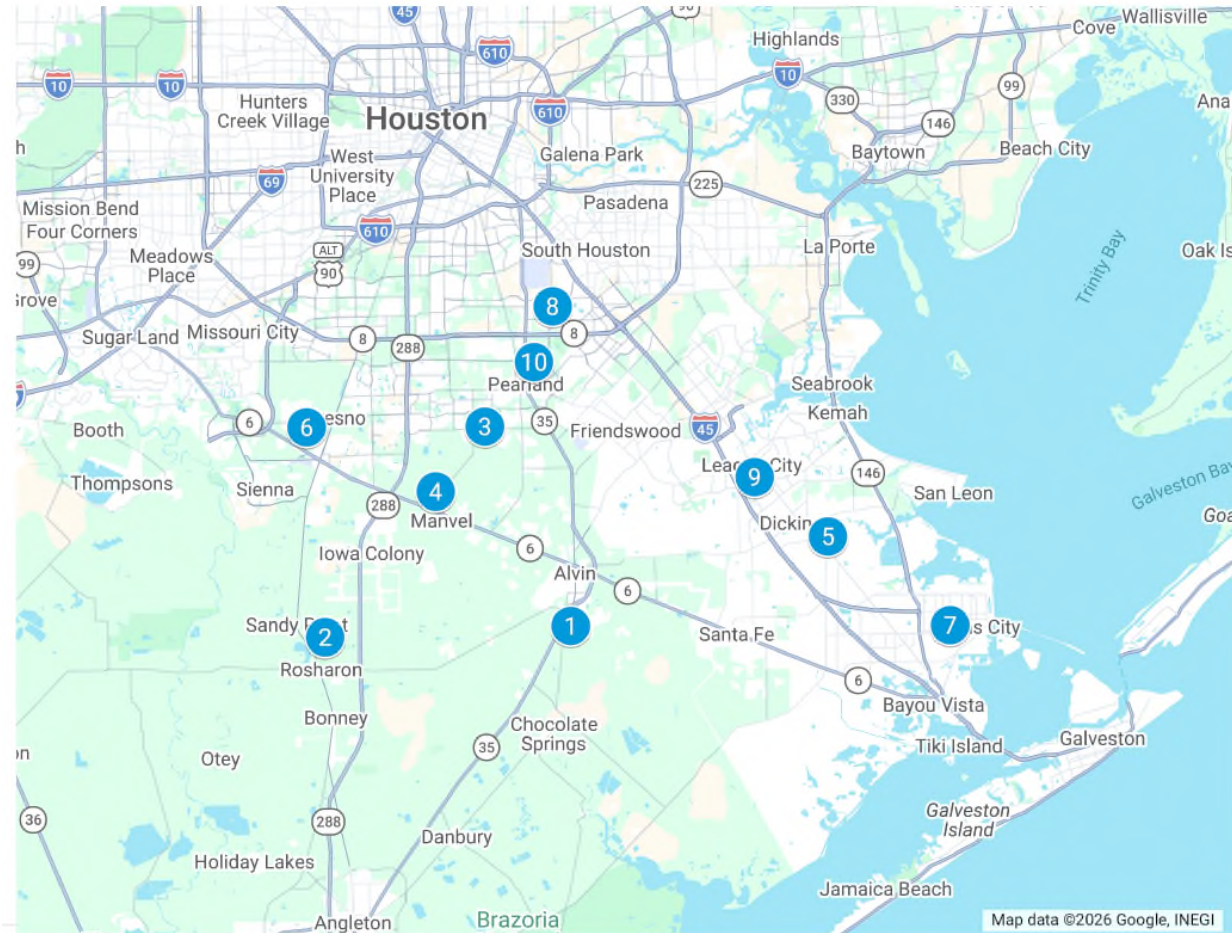
FOR THE CITY OF ALVIN

Total Turnover		Payments and/or Partial Payments			Disposed/Cleared/Arrests			Total \$ % cleared	Address Correction	Letters Mailed	Phone # Changes	Phone Contacts	Text Contacts
\$	#	\$	#	% of \$	\$	#	% of \$						
4,497,111.00	10,688	947,357.67	2,653	21.07%	2,309,464.48	5,889	51.35%	72.42%	6,426	45,735	5,139	21,953	30,017



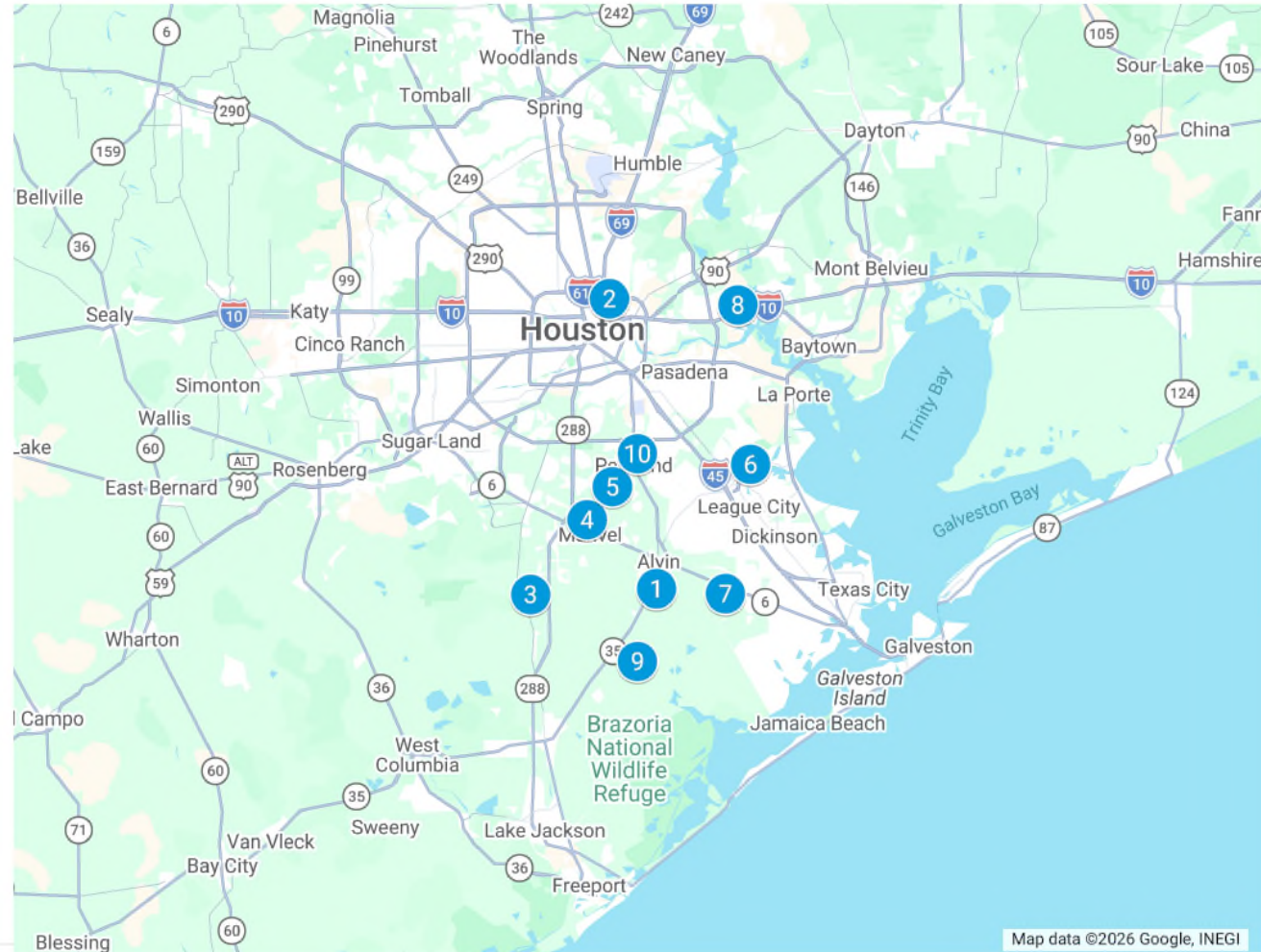
TOP 10 ACCOUNTS BY ZIP CODE FOR THE CITY OF ALVIN

1	77511 - \$311720.92(308)
2	77583 - \$39507.20(42)
3	77584 - \$24424.10(31)
4	77578 - \$22440.60(22)
5	77539 - \$12772.50(17)
6	77545 - \$14023.23(16)
7	77590 - \$12461.90(15)
8	77075 - \$10852.40(13)
9	77573 - \$10595.00(13)
10	77581 - \$14645.20(13)



TOP 10 BAD ADDRESS ACCOUNTS BY ZIP CODE FOR THE CITY OF ALVIN

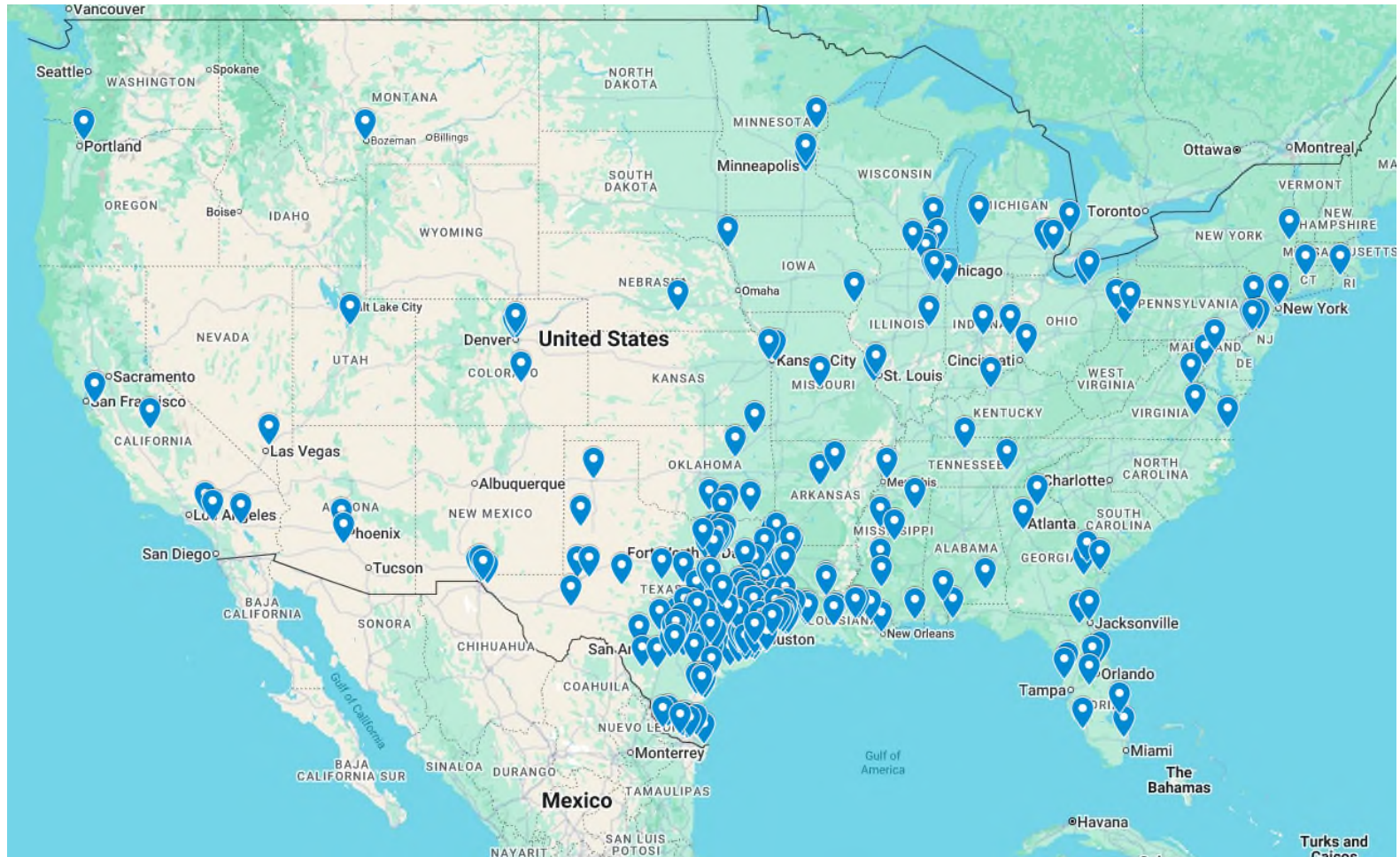
- 1
77511 - \$49168.19(57)
- 2
77026 - \$3728.40(4)
- 3
77583 - \$2613.00(4)
- 4
77578 - \$2415.40(3)
- 5
77584 - \$2895.10(3)
- 6
77058 - \$1327.30(2)
- 7
77517 - \$2002.00(2)
- 8
77530 - \$1924.00(2)
- 9
77577 - \$4801.80(2)
- 10
77581 - \$949.00(2)





ALL ACCOUNTS FOR THE CITY OF ALVIN


All items





AGENDA COMMENTARY

Meeting Date: 8/20/2026

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Public Hearing to receive comments on the proposed Fiscal Year 2026-27 Annual Budget.

Type of Item: Public Hearing

Summary: As a reminder, Article VII – Municipal Finance, Section 5, “Public Hearing on Budget,” of the City of Alvin Charter establishes the public participation requirements for the budget public hearing.

The Charter provides: *“At the time and place set forth in the notice required by Section 4, or at any time and place to which such public hearing shall from time to time be continued, the Council shall hold a public hearing on the budget submitted, and all interested persons shall be given a **five-minute** opportunity to be heard either for or against any item or the amount of any item therein contained.”*

Accordingly, during the budget public hearing, each interested person shall be provided up to **five (5) minutes** to address the City Council either for or against any budget item or the amount of any budget item, consistent with the City Charter.

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. Budget Public Hearing Notice FY27

Recommendation: Public hearing only.

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: ☒

[PUBLISH ON August 2, 2026]

NOTICE OF PUBLIC HEARING

Notice is hereby given that the **City of Alvin**, Texas, will hold a **public hearing** during the regular City Council Meeting on Thursday, **August 20, 2026**, at **7:00 p.m.** to receive comments regarding the Fiscal Year 2026-2027 Proposed Annual Budget. Said hearing will be held in the City Council Chambers at the **Alvin Annex Building, 302 W. House Street**, Alvin, Texas.



THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$1,376,360 (or 7.86%), AND OF THAT AMOUNT \$548,353 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

Scan the QR
Code to view the
Fiscal Year 26-27
Proposed Annual
Budget

This is a legislatively required statement. Values are estimates in the proposed budget and will change.

s/Dixie Roberts
City Secretary, City of Alvin

**MINUTES
CITY OF ALVIN, TEXAS
302 W. HOUSE STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, AUGUST 6, 2026
5:30 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 5:30 PM in the Council Chambers at City Hall, 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; Mark Swaim, City Attorney; Michael Gibbs, Director of Finance; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Kendall Hunting, Fire Chief, Ron Schmitz, Director of EMS, Emergency Management Coordinator and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the FY 2026-2027 Proposed Annual Budget.

Junru Roland, City Manager, presented this item before City Council with explanation, including the City's budget adoption responsibilities, proposed tax rate, major revenue and expenditure changes, fund balances, utility rates, capital projects, and the budget adoption schedule. Mr. Roland reviewed the City Council's responsibilities and statutory requirements related to budget adoption. It was noted that the public hearing on the budget is scheduled for August 20, 2026, and Council is scheduled to vote on adoption of the budget on September 3, 2026.

Mr. Roland presented highlights of the proposed budget, including a 0.05% increase in certified taxable values, a proposed property tax rate of \$0.700635 per \$100 of taxable value, projected 3% growth in sales tax revenue, health insurance savings, a reduction in the City's required TMRS contribution rate, a \$32.5 million revenue bond issuance, a 13% increase in water and sewer rates, a 6% contractual increase in sanitation service costs with no proposed change to sanitation rates, and funding for one Construction Inspector position. A 3% market adjustment for full-time employees was also included in the proposed budget. He also reviewed items that were not included in the FY2027 Proposed Budget, including \$150,000 for the Business Incentive Program; approximately \$208,000 in Recreation Center equipment, including life cycle bikes, treadmills, ellipticals/striders, stair climber, and cable machine; a \$492,583 transfer to the Vehicle Replacement Fund; and \$161,205 for the Parks Master Plan.

Mr. Roland reviewed the certified property values and related adjustments to the proposed budget. The certified values resulted in an estimated \$49,096 net increase to the General Fund, including increased property tax revenue and a reduction in payment-in-lieu-of-taxes revenue. He also summarized the 2026 Trigger Tax Rates, the proposed property tax rate and applicable benchmark rates. The proposed rate of \$0.700635 is above the No New Revenue Rate of \$0.660463 and below the Voter Approval Rate of \$0.818411. He went on to explain the related public hearing and tax-rate adoption requirements.

The General Operating Fund was reviewed, including proposed revenues and expenditures and the City's approach to maintaining a balanced budget without anticipating the use of reserves. Mr. Roland reviewed adjustments made to the originally submitted budget, which resulted in a balanced budget. He also highlighted the \$8.2 million in reserves, noting that this is the lowest reserve balance in a decade. He cautioned that a single significant event could substantially deplete these funds. However, the balance remains in compliance with the City's current policy requiring reserves equal to 25% of operating

expenditures, or approximately four months of operating funds. He further reviewed General Operating Fund revenues and expenditures, noting that personnel services represent the largest expenditure category as the City is service-oriented. The proposed budget includes a 3% personnel adjustment, no major changes to materials and supplies, and adjustments to contractual services, capital outlay, and transfers for projects such as the Hike & Bike Trail repair.

The Utility Operating Fund was presented as a balanced budget with proposed revenues and expenditures of approximately \$21.1 million and working capital of approximately \$5.4 million. Staff reviewed the proposed 13% water and sewer rate adjustment and explained that the additional revenue is needed to support operations and maintenance, infrastructure replacement, TCEQ compliance, and annual debt payments. Mr. Roland reviewed the proposed water and sewer rate structure and noted that a 5,000-gallon residential monthly bill would increase from approximately \$110.81 to \$125.22, before consideration of senior discounts or average billing. The proposed \$32.5 million revenue bond issuance includes approximately \$26 million toward the \$86 million Wastewater Treatment Plant expansion project. He also reviewed the Sanitation Fund, EMS Fund, Hotel Occupancy Tax Fund, and special project funds, including projected revenues, expenditures, fund balances, and proposed capital expenditures.

Mr. Roland reviewed proposed capital projects, including street and drainage improvements, utility projects, sales tax-funded projects, and the FY2027 proposed bond projects. Major proposed projects include the Moller Storm Sewer and Pavement Improvement project, FM 528 Extension design, sidewalk and pavement programs, Johnson Street improvements, waterline improvements, Lift Station 23 expansion, Lift Station 33 expansion, Lift Station 3 rehabilitation/expansion, and Wastewater Treatment Plant design.

Mr. Roland concluded his review with a summary of the FY2027 budget calendar, including the August 11 and August 20 Council work sessions, the August 20 budget public hearing, September 3 tax rate public hearing as well as the actual vote to adopt the budget and tax rate, and the October 1 start of the 2026-2027 fiscal year.

ADJOURNMENT

Mayor Adame adjourned the meeting at 6:44 p.m.

PASSED and APPROVED the 20th of August 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary

**MINUTES
CITY OF ALVIN, TEXAS
302 W. HOUSE STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, AUGUST 6, 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 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; Mark Swaim, City Attorney; 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

Mayor Gabe Adame gave the invocation. Council member Moore led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATION

Humane - Annual Departmental Presentation.

Keith Villaloboz, Shelter Manager presented the Annual Humane Departmental update to Council.

PUBLIC COMMENT

Kristina Cox presented comments regarding Alvin MLK Parade.

Jay Rudolph presented comments expressing dissatisfaction regarding actions taken by the Mayor and Council and making various allegations against City staff. He also made several critical and personal remarks during his comments.

CONSENT AGENDA

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

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

Consider the purchase of a Terex Hi-Ranger LT40 Aerial Lift Truck from Terex USA, LLC, in the amount of \$198,000 utilizing the Sourcewell cooperative purchasing program.

An aerial lift bucket truck is a multipurpose piece of equipment that supports the daily operations of several departments. Its primary functions include the installation and maintenance of street signs, traffic signal equipment, and tree trimming operations. In addition to these routine responsibilities, the aerial truck is used to install and remove event banners across Gordon Street and provides elevated access for other departments to perform pole light maintenance, roof inspections and repairs, and flagpole maintenance.

Because it serves multiple departments and fulfills a wide variety of operational needs, the aerial bucket truck is a critical asset for maintaining public infrastructure, supporting community events, and safely completing work at elevated heights. Its versatility reduces the need to rent specialized equipment and enables City staff to respond quickly and efficiently to maintenance needs throughout the community.

The vehicle that is being requested is a 2026 Ford F-550 chassis equipped with a TEREX aerial lift (Terex Hi-Ranger LT40 Aerial Lift Truck) that will be purchased utilizing the Sourcewell cooperative purchasing program. The truck is designed to provide a safe, reliable, and versatile platform for the City's aerial maintenance operations while continuing to support multiple departments.

The Ford F-550 chassis includes the manufacturer's standard warranty consisting of a 3-year/36,000-mile bumper-to-bumper warranty and a 5-year/60,000-mile powertrain warranty. The TEREX aerial equipment is backed by an 18-month warranty covering parts, labor, and workmanship.

providing additional assurance that the specialized aerial system is protected against manufacturing defects.

Replacing the current 2014 Ford F-450 with the new 2026 Ford F-550 will improve reliability, reduce maintenance downtime, and ensure City crews have dependable equipment to safely perform critical tasks, including street sign installation and maintenance, traffic signal repairs, tree trimming, event banner installation, pole light maintenance, roof access, and flagpole maintenance.

If approved, the replacement vehicle is currently in inventory and available for immediate delivery, eliminating the extended lead times typically associated with ordering specialized aerial equipment. Upon delivery of the new unit, the existing 2014 Ford F-450 aerial bucket truck will be sold at auction, with the proceeds returned to the City's Vehicle Replacement Fund to help offset future fleet replacement costs.

Funding for this vehicle was approved by city council in the FY25/26 budget. Staff recommends the purchase of the 2026 Ford F-550 chassis equipped with a TEREX aerial lift (Terex Hi-Ranger LT40 Aerial Lift Truck) to replace the current city-owned 2014 F-450 aerial lift truck.

Consider the purchase of a Scale Computing HC1450 Cluster, HyperCore software licensing, hardware warranty, and related services from Square3 IT through the Harris County Department of Education (HCDE) Cooperative Purchasing Program Contract No. 22/043KN-13 in the amount of \$134,531.43.

The City's existing server infrastructure is approaching the end of its useful life and requires replacement to maintain the reliability, performance, and security of the City's information technology systems. This purchase was included as a budgeted expenditure in the FY2025-2026 Information Technology budget.

Staff is recommending the purchase of a Scale Computing HC1450 Cluster consisting of three (3) servers with HyperCore virtualization software, a three-year software license, three-year hardware warranty, and Zero Downtime Refresh services.

This equipment serves as the backbone of the City's technology infrastructure, hosting the systems that employees rely on every day, including financial management, utility billing, Municipal Court, email, file storage, network services, public safety applications, and other critical business operations. The new server cluster provides built-in redundancy, meaning the three servers work together to keep City systems operating even if one server experiences a hardware failure. It will improve performance, strengthen cybersecurity, enhance disaster recovery capabilities, and reduce the risk of service interruptions.

The equipment and services are being purchased from Square3 IT through the Harris County Department of Education (HCDE) Cooperative Purchasing Program Contract No. 22/043KN-13, satisfying the competitive procurement requirements of the Texas Local Government Code. The total purchase price is \$134,531.43, which includes the hardware, software licensing, warranty, and related services. Staff recommends approval.

Consider the appointment of Crowe LLP as the City's auditing firm for the Fiscal Year ending September 30, 2026; and authorize the City Manager to sign the Auditor's Engagement Letter.

Chapter 103 of the Texas Local Government Code requires cities to have records and accounts audited, and an annual financial statement prepared based on that audit. Belt Harris Pechacek, LLP (BHP) has served as the City's independent auditors since FY09. During FY24, the company merged with Crowe LLP, resulting in a firm with the same auditors but a different company name and more resources. Crowe is proposing a base estimated fee of \$67,930 for the City's FY26 financial statement audit, with an additional single audit one program base fee (if required) of \$4,830 for basic procedures and \$6,330 for each major program. A fee of \$5,850 is proposed for any TIRZ-related audit work that may need to be undertaken.

A "single audit" is additional auditing procedures that are required if the City expends over \$1,000,000 of federal (grant) funds in a fiscal year. The City will most likely not reach the single audit threshold.

By engaging Crowe for FY26, the City retains an audit firm that is extremely knowledgeable about the City's accounting and internal controls. Crowe's prior Fiscal Year Engagement Fees (FY25) were base audit fee: \$64,966 and for a single audit basic procedure: \$4,600. Staff recommends approval.

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

OTHER BUSINESS

Consider a variance request from the homeowner at 1305 Highland Drive, from Chapter 21- Subdivision and Property Development, Section 21-37 (a), to encroach twenty-two feet, two inches into the twenty-five-foot front building setback for the construction of a carport.

On July 10, 2026, the Engineering Department received a variance request from the homeowner at 1305 Highland Drive, to be permitted to encroach 22.2 feet into the 25-foot front building setback for the construction of a carport. The homeowners are proposing to construct a carport along the front of their home located at 1305 Highland Drive, for reasons outlined in the attached request letter. The carport, as proposed on the attached property survey, will encroach 22.2 feet into the 25' front building setback; however, it will still be approximately 22 feet from the nearest edge of the Highland Drive pavement.

The City Planning Commission approved the variance request unanimously at their meeting on July 28, 2026. Staff recommends approval.

Shana Church, Assistant City Engineer, presented this item before City Council with explanation.

Council member Moore moved to approve the variance request from the homeowner at 1305 Highland

Drive, from Chapter 21- Subdivision and Property Development, Section 21-37 (a), to encroach twenty-two feet, two inches into the twenty-five-foot front building setback for the construction of a carport. Seconded by Council member Vela; motion carried with all members present voting Aye.

Consider Ordinance 26-N, an ordinance amending Chapter 21, “Subdivisions and Property Development,” of the Code of Ordinances of the City of Alvin, Texas, by amending section 21-4, “Variances,” to establish a procedure for the consideration of setback variances by the Planning Commission with appeal to the City Council; providing a Repealer Clause; providing a Severability Clause; providing a Penalty; providing for publication; and providing an effective date.

On March 5, 2026, the City Council requested that Staff draft an amendment to Chapter 21 Subdivisions and Property Development that would allow for minor variances to the building setback requirements to be considered by the City Planning Commission. Staff drafted the amendment to the ordinance and presented it to the Planning Commission on July 28, 2026, for their consideration. The Planning Commission voted unanimously to approve the amendment to the ordinance as proposed.

Approval of Ordinance 26-N amends Section 21-4 Variances as follows:

Adds a process for individuals to request a variance to the setback requirements that are included in Chapter 21 Subdivisions and Property Development. The process would allow setback variances to be considered by the Planning Commission without having to go to the City Council for final approval. The City Council would become the appellate body for these types of variances. General variances to Chapter 21 would still follow the existing variance process.

Staff recommends approval of Ordinance 26-N.

Shana Church, Assistant City Engineer, presented this item before City Council with explanation.

Council member Davis moved to approve Ordinance 26-N, amending Chapter 21, “Subdivisions and Property Development,” of the Code of Ordinances of the City of Alvin, Texas, by amending section 21-4, “Variances,” to establish a procedure for the consideration of setback variances by the Planning Commission with appeal to the City Council; providing a Repealer Clause; providing a Severability Clause; providing a Penalty; providing for publication; and providing an effective date. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider Resolution No. 26-R-26, ratifying the City Manager's appointment of Aylissa Manjang to the City of Alvin Civil Service Commission, Place Three (3), to serve the remainder of the unexpired term through December 31, 2026, and thereafter for a three (3) year term expiring December 31, 2029; and setting forth other provisions related thereto.

Civil Service for Police Officers was voted in by the citizens of Alvin on November 3, 2020.

Chapter 143 of the Texas Local Government Code establishes the legislation and requirements for Civil Service under which our police department operates. Section 143.006 establishes the requirement for a Civil Service Commission, consisting of three (3) members appointed by the municipality's chief executive officer, and confirmed by the governing body of the municipality. The Commission's duties are also established by Chapter 143. Unlike other City boards and commissions, the Civil Service Commission is not an advisory body and makes no policy recommendations to the City Council. The Commission has the responsibility to adopt, publish, and enforce Chapter 143 rules pertaining to:

- 1. Examinations for entry level and promotional eligibility;*
- 2. Procedures for appointment and certification;*
- 3. Proper conduct of appeals of testing and examination scoring;*
- 4. Prescribed cause(s) for the removal or suspension of a civil service employee;*
- 5. Procedures for hearing appeals concerning indefinite suspensions, suspensions, promotional bypasses or recommended involuntary demotions; and*
- 6. Other such matters reasonably related to the selection, promotion, and discipline of civil service employees, which includes only sworn police personnel.*

Per Section 143.006, the Commission members serve staggered three-year terms with the term of one member expiring each year.

Persons appointed to the Commission must be:

- of good moral character;*
- be a United States Citizen;*
- be a resident of the municipality and have resided in the municipality for more than three (3) years;*
- be over the age of 25 years; and*
- not have held public office within the preceding three (3) years.*

On June 4, 2026, City Council accepted the resignation of John Burkey, Place 3, (term expires 12/31/26) resulting in a vacancy on the Commission. The City received 4 applications.

After conferring with Police Chief Robert Lee, it is my recommendation to appoint Aylissa Manjang to serve the remainder of the unexpired term through December 31, 2026, and thereafter for a three (3) year term on the Civil Service Commission through December 31, 2029.

Staff recommends the approval of Resolution 26-R-26.

Aylissa Manjang was in attendance and addressed City Council regarding her desire to serve.

Council member Moore moved to approve Resolution No. 26-R-26, ratifying the City Manager's appointment of Aylissa Manjang to the City of Alvin Civil Service Commission, Place Three (3), to serve the remainder of the unexpired term through December 31, 2026, and thereafter for a three (3) year term expiring December 31, 2029; and setting forth other provisions related thereto. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Discuss and take a record vote to propose an ad valorem tax rate of \$0.700635 per \$100 of assessed valuation for Tax Year 2026 (Fiscal Year October 1, 2026 - September 30, 2027), which exceeds the No New Revenue Rate, to be considered for adoption at a future meeting.

The tax rate adoption process consists of the comparison of four (4) rates: the No New Revenue Rate, the Voter Approval Rate, the De Minimis Rate and the City's Proposed Tax Rate.

The No New Revenue Rate (\$0.660463) per \$100 of assessed valuation) is a hypothetical benchmark tax rate. It is used to calculate the total tax rate needed to raise the same amount of property tax revenue from the same properties on the tax roll in both the 2025 tax year (FY26) and the 2026 tax year (FY27).

The Voter Approval Rate (\$0.818411) per \$100 of assessed valuation) is the highest tax rate that the City may adopt without voter approval and requires an election (petition or mandatory) to go above the voter approval rate.

The De Minimis Rate (\$0.721874) per \$100 of assessed valuation) is a hypothetical benchmark tax rate that will generate \$500,000 more in property tax revenues on properties on the tax roll in 2025 tax year and 2026 tax year, as well as pay the annual principal and interest on bonds and other debt secured by property tax revenues.

The Proposed Tax Rate (\$0.700635 per \$100 of assessed valuation) is the rate proposed to generate property tax revenues to be used for the general maintenance and operational costs of providing City services and paying the annual principal and interest on bonds and other debt secured by property tax revenues.

According to the Local Government Code, when a city initially proposes a tax rate that exceeds the lower of the Voter Approval Rate or the No New Revenue Rate, the city council must vote to place a proposal to adopt the proposed rate on the agenda of a future meeting as an action item. If the motion passes, the governing body must schedule one public hearing on the City's proposed tax rate.

For FY27, staff is proposing a tax rate of \$0.700635 per \$100 of taxable assessed valuation. Because the City's Proposed Tax Rate exceeds the No New Revenue Rate and is less than the Voter Approval Rate, one (1) public hearing is required to be held before adopting a tax rate. This public hearing is scheduled for September 3, 2026, at 7:00 p.m.

The City Council will consider adopting the City's "final" tax rate at the regular meeting of the City Council on September 3, 2026, at 7:00 p.m.

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

Council member Vela moved to propose an ad valorem tax rate of \$0.700635 per \$100 of assessed valuation for Tax Year 2026, to be considered for adoption at a future meeting. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider setting one (1) public hearing concerning the proposed tax rate for Thursday, September 3, 2026, at 7:00 p.m., in the City Council Chambers, City Annex Building, 302 W. House Street, Alvin, Texas.

The City's proposed tax rate exceeds the No New Revenue tax rate but is less than the Voter Approval Rate. As a result, the Local Government Code requires City Council to set (1) public hearing on the proposed tax rate.

The City Council will consider adopting the final tax rate at the regular meeting of the City Council on September 3, 2026, at 7:00 p.m.

Council member Garivey moved to set a public hearing concerning the proposed tax rate for Thursday, September 3, 2026, at 7:00 p.m., in the City Council Chambers, City Annex Building, 302 W. House Street, Alvin, Texas. Seconded by Council member Vela; 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 announced that the Alvin Volunteer Fire Department is accepting volunteer applications for the next 90 days. Information and the application are available through the Fire Department's Facebook page.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:36 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 8:16 p.m.

Consider and take possible action on matters discussed in Executive Session.

No action was taken.

ADJOURNMENT

Mayor Adame adjourned the meeting at 8:16 p.m.

PASSED and APPROVED the 20th of August 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 8/20/2026

Department: Finance

Contact: Michael Gibbs, Finance Director

Agenda Item: Consider and take action to set the date for the official adoption of the Fiscal Year 2026–2027 Annual Budget for the City Council meeting on September 3, 2026, at 7:00 p.m. at the Alvin City Annex Building, 302 W. House Street, in accordance with Texas Local Government Code §102.007.

Type of Item: Action Item

Summary: Texas Local Government Code section 102.007 states that at the conclusion of a public hearing on the budget, the governing body of the municipality shall take action on the proposed budget. This action could be a vote to adopt the budget or a vote to postpone the adoption to a future meeting. Generally, municipalities will postpone the vote to adopt the budget to have additional time to address citizens' concerns from the hearing, finalize the budget document, or align the budget vote with the vote on the tax rate. Per statute, some action must be taken, and staff recommends postponing a vote to adopt the budget until the September 3, 2026, regular City Council meeting in order to align with the vote on the tax rate as presented on the budget calendar located within the document.

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:

None

Recommendation: Move to set the date for the official adoption of the Fiscal Year 2026–2027 Annual Budget for the City Council meeting on September 3, 2026, at 7:00 p.m. at the Alvin City Annex Building, 302 W. House Street, in accordance with Texas Local Government Code §102.007.

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: ☒



AGENDA COMMENTARY

Meeting Date: 8/20/2026

Department: Public Services

Contact: Brandon Moody, Director of Public Services

Agenda Item: Consider Ordinance 26-O, of the City of Alvin, Texas, amending Chapter 12, Health and Sanitation, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending Article I, In General by revising definitions, Code Compliance Officer, Shopping Cart, Junk, Refuse, Premises, and Trash, Amending Section 12-4, Mowing Requirements – Public nuisance declared; Amending Section 12-5, Notice of violation; Amending Sections 12-9, Enforcement and Penalty; providing severability, providing penalties, and setting forth other provisions related thereto.

Type of Item: Ordinance

Summary: At the City Council Workshop on February 5, 2026, Councilman Salter requested a revision to the Code of Ordinances that would allow staff to issue notices of violation and enforcement for shopping carts located outside a retail establishment.

This Ordinance amends Chapter 12, Health and Sanitation, of the City of Alvin Code of Ordinances. The amendments add “shopping carts” to the types of materials regulated under the nuisance provisions and clarify authority to address the unlawful accumulation, storage, or abandonment of shopping carts.

The revisions include:

- Adding shopping carts to the ordinance’s definitions of “junk,” “refuse,” and “trash.”
- Adding a specific definition of “shopping cart” as a wheeled basket or similar device used by customers to transport merchandise from a retail establishment.
- Clarify Code Compliance’s enforcement responsibility for the unlawful accumulation, storage, or abandonment of shopping carts.

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: MS 8/12/2026

Finance Review Required: N/A ☒ Required ☐

Date Completed: ☐

Supporting documents attached:

1. Ordinance 26-O; Chapter 12 - Shopping Carts; redlined
-

Recommendation: Move to approve Ordinance 26-O, of the City of Alvin, Texas, amending Chapter 12, Health and Sanitation, of the Code of Ordinances of the City of Alvin, Texas,

for the purpose of amending Article I, In General by revising definitions, Code Compliance Officer, Shopping Cart, Junk, Refuse, Premises, and Trash, Amending Section 12-4, Mowing Requirements – Public nuisance declared; Amending Section 12-5, Notice of violation; Amending Sections 12-9, Enforcement and Penalty; providing severability, providing penalties, and setting forth other provisions related thereto.

Reviewed by Department Head, if applicable: __

Reviewed by City Attorney, if applicable: __

Reviewed by Chief Financial Officer, if applicable: __

Reviewed by City Manager, if applicable: X

ORDINANCE 26-O

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, AMENDING CHAPTER 12, “HEALTH AND SANITATION,” ARTICLE I, “IN GENERAL,” OF THE CODE OF ORDINANCES TO ADD AND REVISE DEFINITIONS RELATING TO SHOPPING CARTS; PROHIBITING THE UNLAWFUL ACCUMULATION, STORAGE, OR ABANDONMENT OF SHOPPING CARTS; CLARIFYING THE AUTHORITY OF THE CODE COMPLIANCE OFFICER AND OTHER DESIGNATED CITY EMPLOYEES TO ENFORCE THE CHAPTER; UPDATING CERTAIN REFERENCES AND ENFORCEMENT PROVISIONS; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Alvin, Texas, finds that the accumulation, storage, or abandonment of shopping carts on property may create unsightly or unsanitary conditions and may constitute a public nuisance; and

WHEREAS, the City Council desires to amend Chapter 12 of the Code of Ordinances to clarify that shopping carts are included within applicable definitions of junk, refuse, and trash and to provide for enforcement by the City’s Code Compliance Officer or other designated City employee; and

WHEREAS, the City Council finds that the amendments set forth herein are in the best interest of the public health, safety, and welfare of the citizens of the City of Alvin, Texas;

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

Section 1. That Sections 12-1, 12-4, 12-5, 12-6, 12-8, and 12-9 of Chapter 12, “Health and Sanitation,” Article I, “In General,” of the Code of Ordinances, City of Alvin, Texas, are hereby amended to read as follows:

CHAPTER 12 – HEALTH AND SANITATION

ARTICLE I – IN GENERAL

Sec. 12-1. Definitions.

As used in this chapter, the following words and phrases shall have the meanings set forth below:

Any and all other objectionable, unsightly or unsanitary matter or conditions of whatever nature means and includes all cultivated and uncultivated vegetable growth, objects, matter, and conditions not included within the meaning of the other terms defined in this section, which are liable to produce or tend to produce an unhealthy, unwholesome, unsightly or unsanitary condition to the premises within the general locality where the same are situated, and shall also include any species of ragweed or other vegetable growth which might or may tend to be unhealthy to individuals residing within the general locality of where the same are situated.

Brush means and includes all trees or shrubbery under seven (7) feet in height which are not cultivated or cared for by persons owning or controlling the premises.

Code Compliance Officer - the City's Code Compliance Officer(s), or the Code Compliance Officer's authorized designee(s), responsible for enforcing the provisions of this chapter including the unlawful accumulation, storage, or abandonment of shopping carts.

Garbage means decayable waste from a public or private establishment or restaurant. The term includes vegetable, animal, and fish offal and animal and fish carcasses, but does not include sewage, body waste, or an industrial by-product.

Grass or weeds means and includes all cultivated and all rank and uncultivated vegetable growth or matter which has grown to more than nine (9) inches in height or which, regardless of height, is liable to become an unwholesome or decaying mass creating an unsanitary condition or a harborage or breeding place for mosquitoes, rodents, or vermin, or other disease-carrying pests.

Junk means old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris or waste; or iron, steel, appliances, shopping carts and other old or scrap ferrous or nonferrous material.

Premises means all privately owned property, including vacant land or a building or portion of a building designed or used for residential, commercial, business, industrial, or religious purposes. The term includes a yard, ground, sidewalk, parking area, driveway, fence, porch, steps, or other structure appurtenant to the property. For shopping centers or multi-tenant retail developments, each retail establishment and its associated parking area shall be considered a separate premises.

Refuse means garbage, rubbish, paper, shopping carts and other decayable and nondecayable waste, including vegetable matter and animal and fish carcasses.

Rubbish means nondecayable waste from a public or private establishment or residence.

Shopping Cart means a basket mounted on wheels or similar device generally used by customers in a retail establishment to transport merchandise.

Trash means nonputrescible solid waste (excluding ashes) consisting of both combustible and noncombustible waste materials; combustible trash (rubbish), includes paper, rags, cartons, wood, excelsior, furniture, rubber, plastics, yard trimmings, leaves and similar materials; noncombustible trash (rubbish), includes glass, crockery, tin cans, aluminum cans, metal furniture, shopping carts and like materials which will not burn at ordinary incinerator temperatures (one thousand six hundred (1,600) degrees to one thousand eight hundred (1,800) degrees Fahrenheit).

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Sec. 12-4. Mowing requirements—Public nuisance declared.

- (a) It shall be unlawful for the owner or occupant of any lot or premises in the city to allow or permit the growth of grass or weeds which exceed a height of nine (9) inches on such lot or premises, or any contiguous, unpaved portion of a right-of-way in the city that is open for public travel. The owner or occupant of any lot or premises within the city shall maintain, mow, and/or weed eat the lot or premises, including, but not limited to those areas contained within subsection (a) of this section, in its entirety, year-round in order to remain in

compliance with this section, unless the lot or premises meets the exceptions contained in subsection (c) of this section.

- (b) Such lot or parcel of land, in addition to the grounds within its respective boundaries, shall be held to include, but shall not be limited to:
 - (1) All lots or parcels of land lying and being adjacent to and extending beyond the property line and any fence, wall or barrier of any such lot or parcel of land to the curb line of adjacent streets where a curb line has been established, or to the edge of pavement where no curb line has been established on adjacent streets;
 - (2) To the center of adjacent unimproved rights-of-way and alleys; and
 - (3) Within any abutting drainage ditch to the curb line of adjacent streets where a curb line has been established, or to the edge of the pavement where no curb line has been established on adjacent streets, unless the drainage ditch meets the exceptions contained in subsection (b) of this section.
- (c) If the contiguous, unpaved portion of a right-of-way contains a ditch, the City Manager or ~~his/her~~their designee is authorized to order the ditch to be mowed by city personnel or contractor upon making the following findings:
 - (1) That maintaining the ditch is not the responsibility of a homeowners' association, special purpose district, or similar entity; or
 - (2) Characteristics of the ditch render mowing by said owner or occupant unusually hazardous, including depth, steepness of the sides, continual presence of standing water, lack of safe and easy access by the owner/occupant, and location along a roadway with high traffic volume.
- (d) If the City Manager or ~~his/her~~their designee finds that the ditch will remain the owner or occupant's responsibility, the owner or occupant shall maintain, mow, and/or weed eat the lot or premises according to the requirements contained within this section.
- (e) The owner of any lot or premises used for agricultural purposes shall be exempt from the nine-inch rule contained in this section; however, the perimeter shall be mowed/maintained to a height not to exceed twelve (12) inches within ten (10) feet from any adjacent property under different ownership and from any adjacent public sidewalk, street or highway according to the requirements in this section.
- (f) The owner of undeveloped land or of a vacant lot that has not been cleared shall clear all brush and undergrowth within fifty (50) feet from any adjacent property under different ownership and from any street right-of-way. Prior to removing any trees, the owner shall refer to chapter 15, article IX entitled, "Tree Preservation."

Sec. 12-5. Notice of violation.

The city ~~eCode enforcement-Compliance e~~Officer or other designated city employee shall notify the owner and/or occupant of a lot, tract of property or premises in the city of a violation of any provision of this chapter. The person so notified shall be given ten (10) days after receipt of the notice to correct or remedy the violation. The notice shall be in writing and shall be served on the person by personal service or by mailing the notice by certified mail to the person at the person's last known address. In the event personal service cannot be obtained or the person's address is unknown, notification may be effected by any one of the following methods:

- (1) By publication at least once;
- (2) By posting the notice on or near the front door of each building on the property to which the violation relates; or
- (3) By posting the notice on a placard attached to a stake driven into the ground on the property to which the violation relates, if the property contains no buildings.

Sec. 12-6. Removal or correction by city.

If the owner or occupant of the lot, tract of property or premises does not correct or remedy a violation of this chapter within ten (10) days of the date of receipt of the notice specified in section 12-5, the city may pursue any course of action necessary to remove or correct the condition, including performing work or improvements or causing work or improvements to be performed on the lot, tract of property or premises and charging the expenses to the owner or occupant of the lot, tract of property or premises. The city may assess the costs of the work or improvements against the real estate upon which the work or improvement is performed. The city shall be entitled to collect a charge in the amount set forth in chapter 28 of this Code for administrative expenses in carrying out the terms of this chapter in addition to the actual fees paid by the city for ~~mowing and cleaning work or improvements~~. The assessment of expenses against the owner and/or occupant shall not relieve the owner or occupant from any prosecution for a violation of this chapter.

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Sec. 12-8. Second violation within one year.

In the notice of violation issued pursuant to section 12-5 the ~~Ceode~~ enforcement-Compliance ~~o~~Officer, or other designated city employee may inform the owner or occupant by certified mail, return receipt requested, that if the owner or occupant commits another violation of the same kind or nature that poses a danger to the public health and safety on or before the first anniversary of the date of the notice, the city without further notice may correct the violation at the owner's expense and assess the expenses against the real estate. If a violation covered by a notice under this section occurs within the one-year period and the city has not been informed in writing by the owner of an ownership change, then the city without notice may take any action permitted by section 12-6 and assess the expenses as provided by section 12-7.

Sec. 12-9. Enforcement and Penalty.

- (a) Any person who shall violate any provision of this chapter shall be guilty of a misdemeanor which shall be punishable by a fine not to exceed two thousand dollars (\$2,000.00). Prosecution in municipal court shall be in addition to other remedies provided in this chapter.
- (b) This article may be enforced by the Code Compliance Officer or other designated city employee as authorized by the City Manager.

• • •

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict, and all other provisions of the Code of Ordinances of the City of Alvin not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, or provision of this Ordinance is for any reason held to be unconstitutional, void, or invalid by a court of competent jurisdiction, such invalidity shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions notwithstanding such invalidity.

Section 4. Penalty. Any person who violates any provision of Chapter 12, as amended hereby, shall be subject to the penalty provided in Section 12-9 of the Code of Ordinances, including a fine not to exceed two thousand dollars (\$2,000.00), as applicable.

Section 5. Publication. The City Secretary is authorized and directed to cause publication of the descriptive caption and penalty provisions of this Ordinance as required by law.

Section 6. Effective Date. This Ordinance shall take effect and be in full force from and after its passage and publication as required by law.

PASSED AND APPROVED on first and final reading, this 20th day of August 2026

CITY OF ALVIN, TEXAS

ATTEST:

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 8/20/2026

Department: Economic Development

Contact: Paul Chavez, Economic Development Director

Agenda Item: Consider Resolution 26-R-27, nominating Schlumberger Technology Corporation ("STC"), located at 14910 Airline Road South, Rosharon, Texas, within the City of Alvin's extraterritorial jurisdiction, as an Enterprise Project pursuant to the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code, in support of the proposed investing in its Rosharon Campus; and providing for other matters related thereto.

Type of Item: Resolution

Summary: Schlumberger Technology Corporation ("STC") has requested that the City of Alvin nominate its Rosharon Campus, located at 14910 Airline Road South near SH 288 and FM 1462, for designation as an enterprise project under the Texas Enterprise Zone Program. The property is located within the City of Alvin's extraterritorial jurisdiction (ETJ), west of the Maxter facility, and STC is pursuing an investment program aimed at upgrading and modernizing existing operations at the site.

The Texas Enterprise Zone Program is a state economic development program administered through the Office of the Governor that encourages private investment and job creation by allowing qualifying businesses to apply for refunds of state sales and use taxes paid on eligible expenditures. The amount of any refund is determined by the State based upon qualifying capital investment and employment commitments.

The City previously elected to participate in the Texas Enterprise Zone Program and established local incentives by Ordinance No. 22-AAA, adopted November 17, 2022. The proposed resolution would nominate STC as a qualified business and its Rosharon Campus as an enterprise project. The resolution provides that the local incentives applicable to this nomination are the same as those previously established by the City.

Approval of the resolution does not grant a City sales tax rebate or reduce the City's local sales tax rate or receipts through the Enterprise Zone Program. The Enterprise Zone benefit sought by STC is eligibility to apply to the State for refunds of qualifying state sales and use taxes. Final designation of the project and eligibility for state tax refunds are determined by the State of Texas.

Staff recommends approval of Resolution 26-R-27.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒

Funding Account: ☐ **Amount:** ☐

Budgeted Item: Yes ☐ No ☐ N/A ☒

1295 Form Required? Yes ☐ No ☒

Legal Review Required: N/A ☐ Required ☒

Date Completed: MS 8/12/2026

Finance Review Required: N/A ☒ Required ☐

Date Completed: _____

Supporting documents attached:

1. Res 26-R-27; SLB Rosharon TX EZ Nomination
 2. Ord 22-AAA; Alvin Enterprise Zone Program
-

Recommendation: Move to approve Resolution 26-R-27, nominating Schlumberger Technology Corporation ("STC"), located at 14910 Airline Road South, Rosharon, Texas, within the City of Alvin's extraterritorial jurisdiction, as an Enterprise Project pursuant to the Texas Enterprise Zone Act, Chapter 2303 of the Texas Government Code, in support of the proposed investment of its Rosharon Campus; and providing for other matters related thereto.

Reviewed by Department Head, if applicable: ☐

Reviewed by Chief Financial Officer, if applicable: ☐

Reviewed by City Attorney, if applicable: ☐

Reviewed by City Manager, if applicable: ☒

RESOLUTION 26-R-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS NOMINATING SCHLUMBERGER TECHNOLOGY CORPORATION AT 14910 AIRLINE RD S, ROSHARON, TX 77583 LOCATED WITHIN THE CITY OF ALVIN EXTRA TERRITORIAL JURISDICTION ("ETJ") AS AN ENTERPRISE PROJECT PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, OF THE TEXAS GOVERNMENT CODE.

WHEREAS, on November 17, 2022 the City Council of the City of Alvin (the "City") previously adopted Ordinance NO. 22-AAA electing to participate in the Texas Enterprise Zone Program, and the local incentives offered under this resolution are the same on this date as were outlined in Ordinance NO. 22-AAA; and

WHEREAS, the Office of the Governor Economic Development and Tourism (EDC) through the Economic Development Bank (Bank) will consider Schlumberger Technology Corporation, located at 14910 Airline Rd S, Rosharon, TX 77583, as an enterprise project pursuant to a nomination and an application made by the City; and

WHEREAS, the City desires to pursue the creation of the proper economic and social environment in order to induce the investment of private resources in productive business enterprises located in the City and to provide employment to residents of enterprise zones and to other economically disadvantaged individuals; and

WHEREAS, the City finds that it is in full compliance with the Texas Enterprise Zone Act, Chapter 2303, Texas Government Code, prior to the nomination of a qualified business; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Texas Enterprise Zone Act, Texas Government Code (the "Act"), Schlumberger Technology Corporation has applied to the City for designation as an enterprise project; and

WHEREAS, the City finds that Schlumberger Technology Corporation meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

1. Schlumberger Technology Corporation is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction located outside of an enterprise zone and at least thirty-five percent (35.0%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
2. There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities within the area; and
3. The designation Schlumberger Technology Corporation, located at 14910 Airline Rd S, Rosharon, TX 77583, as an enterprise project will contribute significantly

to the achievement of the plans of the City for development and revitalization of the area.

WHEREAS, the City finds that Schlumberger Technology Corporation meets the criteria for tax relief and other incentives adopted by the City and nominates Schlumberger Technology Corporation for enterprise project status on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, the City finds that it is in the best interest of the City to nominate Schlumberger Technology Corporation as an enterprise project pursuant to the Act;

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

1. That the findings of the City and its actions approving this resolution taken at the council meeting are hereby approved and adopted.
2. That Schlumberger Technology Corporation is a "qualified business", as defined in Section 2303.402 of the Act, and meets the criteria for designation as an enterprise project, as set forth in Section 2303, Subchapter F of the Act.
3. That the enterprise project shall take effect on the date of designation of the enterprise project by the agency and terminate on five (5) years after the date of designation.

PASSED AND APPROVED on this the 20th day of August 2026.

CITY OF ALVIN, TEXAS

ATTEST:

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary

ORDINANCE NO. 22-AAA

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, ORDAINING THE CITY'S PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303 OF THE TEXAS GOVERNMENT CODE (ACT), PROVIDING TAX INCENTIVES, DESIGNATING A LIAISON FOR COMMUNICATION WITH INTERESTED PARTIES, AND NOMINATING MAXTER HEALTHCARE, INC. TO THE OFFICE OF THE GOVERNOR ECONOMIC DEVELOPMENT & TOURISM (EDT) THROUGH THE ECONOMIC DEVELOPMENT BANK (BANK) AS A TRIPLE JUMBO ENTERPRISE PROJECT (PROJECT).

WHEREAS, the City Council of the City of **Alvin**, Texas (City), desires to create the proper economic and social environment to induce the investment of private resources in productive business enterprises located in severely distressed areas of the city and to provide employment to residents of such area; and

WHEREAS, the project or activity not located in an area designated as an enterprise zone; and

WHEREAS, pursuant to Chapter 2303, Subchapter F of the Act, **MAXTER HEALTHCARE, INC.** has applied to the City for designation as a triple jumbo enterprise project; and

WHEREAS, the City finds that **MAXTER HEALTHCARE, INC.** meets the criteria for tax relief and other incentives adopted by the City on the grounds that it will be located at the qualified business site, will create a higher level of employment, economic activity and stability; and

WHEREAS, a public hearing to consider this Ordinance was held by the City Council on **November 17,2022**;

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

Section 1.The City Council for the City of Alvin, Texas, nominates **MAXTER HEALTHCARE, INC.** for triple jumbo enterprise project status

Section 2. The following local incentives, at the election of the governing body, are or will be made available to the nominated project or activity of the qualified business:

- a) The City may abate taxes on the increase in value of real property improvements and eligible personal property that locate in a

designated enterprise zone. The level of abatement shall be based upon the extent to which the business receiving the abatement creates jobs for qualified employees, in accordance with the City of **Alvin** Tax Abatement Policy, and with qualified employee being defined by the Act.

- b) The City may provide an Economic Development Sales Tax (4A/4B) contribution.
- c) The City may provide local sales tax refunds and other tax deferrals, refunds or incentives allowed under Chapter 380 of the Local Government Code.
- d) The City may provide Industrial District property tax reductions for companies located in a City Industrial District.
- e) The City may provide Tax Increment Financing.
- f) The City may provide regulatory relief to businesses, including:
 - 1) zoning changes or variances;
 - 2) exemptions from unnecessary building code requirements, impact fees, or inspection fees; or
 - 3) streamlined permitting.
- g) The City may provide enhanced municipal services to businesses, including:
 - 1) improved police and fire protection;
 - 2) institution of community crime prevention programs; or
 - 3) special public transportation routes or reduced fares.
- h) The City may provide improvements in community facilities, including:
 - 1) capital improvements in water and sewer facilities;
 - 2) road repair; or
 - 3) creation or improvement of parks.
- i) The City may provide improvements to housing, including:
 - 1) low-interest loans for housing rehabilitation, improvement, or new construction; or
 - 2) transfer of abandoned housing to individuals or community groups.
- j) The City may provide business and industrial development services, including:
 - 1) low-interest loans for business;

- 2) use of surplus school buildings or other underutilized publicly owned facilities as small business incubators;
 - 3) provision of publicly owned land for development purposes, including residential, commercial, or industrial development;
 - 4) creation of special one-stop permitting and problem resolution centers or ombudsmen; or
 - 5) promotion and marketing services.
- k) The City may provide job training and employment services to businesses, including:
- 1) retraining programs;
 - 2) literacy and employment skills programs;
 - 3) vocational education; or
 - 4) customized job training.

Section 3. The enterprise zone areas within the City are reinvestment zones in accordance with the Texas Tax Code, Chapter 312.

Section 4. The City of **Alvin** City Council directs and designates its **Economic Development Coordinator** as the City's liaison to communicate and negotiate with the EDT through the Bank and enterprise project(s) and to oversee zone activities and communications with qualified businesses and other entities in an enterprise zone or affected by an enterprise project.

Section 5. The City finds that **MAXTER HEALTHCARE, INC.** meets the criteria for designation as an enterprise project under Chapter 2303, Subchapter F of the Act on the following grounds:

- a) **MAXTER HEALTHCARE, INC.** is a "qualified business" under Section 2303.402 of the Act since it will be engaged in the active conduct of a trade or business at a qualified business site within the governing body's jurisdiction, located outside of an enterprise zone and at least thirty-five percent (35%) of the business' new employees will be residents of an enterprise zone, economically disadvantaged individuals, or veterans; and
- b) There has been and will continue to be a high level of cooperation between public, private, and neighborhood entities in the area; and
- c) The designation of **MAXTER HEALTHCARE, INC.** as a triple jumbo enterprise project will contribute significantly to the achievement of the plans of the City for development and revitalization of the area.

- Section 6.** The enterprise project shall take effect on the date of designation of the enterprise project by EDT and terminate five (5) years after the date of designation.
- Section 7.** This Ordinance shall take effect from and after its passage as the law and charter in such case provides.
- Section 8.** It is hereby officially found and determined that the meeting at which this ordinance was 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 17th day of November 2022.

CITY OF ALVIN, TEXAS

By: _____

Paul A. Horn, Mayor

ATTEST

By: _____

Dixie Roberts, City Secretary

APPROVED AS TO FORM:

Suzanne L. Hanneman

City Attorney



AGENDA COMMENTARY

Meeting Date: 8/20/2026

Department: Legal Department

Contact: Mark Swaim, City Attorney

Agenda Item: Consider Ordinance 26-P, amending Chapter 2, Administration, of the Code of Ordinances of the City of Alvin by amending Section 2-24(b) "Rules of Procedure" to allow citizens the right to be heard during regular meetings of the City Council regarding matters on the agenda; providing a repealer clause; providing a severability clause; providing for publication; and providing an effective date.

Type of Item: Ordinance

Summary: The City of Alvin's current rules of procedure governing citizen participation are contained in Section 2-24(b) of the Code of Ordinances. The proposed ordinance amends these provisions to clarify the public's opportunity to address City Council during regular meetings and to provide that citizen comments are limited to matters listed on the posted agenda.

Under the proposed amendment, citizens will have the right to address City Council regarding an agenda item before Council takes action on that item. Language currently allowing citizens to use the public comment period to address non-agenda matters is being removed. Citizens wishing to speak will identify the applicable agenda item on their public comment card.

Limiting comments to posted agenda items also allows for more meaningful interaction between the public and City Council. Because the subject of the citizen's comments will already be included on the posted agenda, Council members may discuss the matter, ask questions, provide clarification, and respond to comments as appropriate during consideration of the agenda item, rather than being limited in their ability to deliberate on a matter that was not posted for consideration.

The amendment retains the existing three-minute speaking period and the procedures requiring speakers to submit a public comment card prior to the meeting. The amendment also transfers responsibility for maintaining the speaker time from the City Secretary to the Mayor or the Mayor's designee. Existing provisions addressing recognition by the presiding officer, meeting decorum, interruptions, and disruptive conduct also remain in place.

The proposed amendment is intended to maintain the public's opportunity to provide input on matters being considered by City Council while creating a more structured public-comment process that allows comments, Council discussion, and Council action to occur within the context of properly posted agenda items.

Staff recommends approval of Ordinance 26-P.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒

Funding Account: ____ **Amount:** ____

Budgeted Item: Yes ☐ No ☐ N/A ☒

1295 Form Required? Yes ☐ No ☒

Legal Review Required: N/A ☐ Required ☒ **Date Completed:** MS 8/12/2026

Finance Review Required: N/A ☒ Required ☐ **Date Completed:** _____

Supporting documents attached:

1. Ordinance 26-P; Chapter 2-24 Rules of Procedure; redline
 2. Ordinance 26-P; Chapter 2_24 Rules of Procedure; final
-

Recommendation: Move to approve Ordinance 26-P, amending Chapter 2, Administration, of the Code of Ordinances of the City of Alvin by amending Section 2-24(b) "Rules of Procedure" to allow citizens the right to be heard during regular meetings of the City Council regarding matters on the agenda; providing a repealer clause; providing a severability clause; providing for publication; and providing an effective date.

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 26-P

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, AMENDING SECTION 2-24(b) OF THE CODE OF ORDINANCES TO ALLOW CITIZENS THE RIGHT TO BE HEARD DURING REGULAR MEETINGS OF THE CITY COUNCIL IN REGARD TO MATTERS ON THE AGENDA; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvin has adopted rules of procedure codified in Chapter 2-24 of the Code of Ordinances; and

WHEREAS, the City Council finds that the Texas Open Meetings Act gives the public the right to speak on agenda items; and

WHEREAS, the City Council finds that the Texas Open Meetings Act allows the city to adopt reasonable rules regarding the public's right to speak on agenda items; and

WHEREAS, the City Council finds that the amendments contained herein promote the efficient conduct of City Council meetings while preserving the public's right to speak on agenda items;

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

Section 1. That section 2-24(b) of the Code of Ordinances, City of Alvin, Texas, is hereby amended to read as follows:

(b) *Citizen participation.* Citizens shall have the right to be heard during regular meetings of the city council in regard to matters on the agenda to be considered prior to action being taken.

(1) Citizens who wish to address the council at regular council meetings regarding items on the agenda ~~or any other nonagenda issues~~ will be given an opportunity to do so under the agenda category entitled "public comment". If more than one citizen wishes to address the city council on the same subject matter, those citizens are encouraged to select a spokesperson for the group.

(2) Subject to the provisions stated in subsection (b)(3) below, citizens who wish to address the city council will be allotted three (3) minutes to speak; provided, however, that if a citizen has addressed the council at either of the past two (2) regular council meetings on the same general subject matter, such citizen will be allotted two (2) minutes to speak. The mayor shall have discretion to move to the

end of the agenda those citizens subject to the two (2) minute speaking rule unless the majority of council objects by vote.

(3) Prior to the session being called to order, person(s) wishing to speak shall complete a public comment card and present it to the city secretary. The presiding officer shall call upon those who have properly submitted a public comment card to come to the podium, and for the record state their name and residing city and/or whether they operate a business in the city, the agenda item they are speaking on and, if speaking for an organization or group, identify the group represented. Each speaker will be given three (3) minutes to complete his/her comments, unless otherwise permitted by the presiding officer or questions had by members of council. The ~~city secretary~~ mayor or the mayor's designee shall maintain the time and advise the speaker when their time has expired. The speaker shall then complete the sentence and take his/her seat. The mayor or presiding officer will have the discretion as to how many public comments will be allowed.

(4) Speakers will not be allowed to individually poll the council members as to their opinions regarding the subject matter being discussed, nor be allowed to poll the desires of the audience in any manner.

(5) No citizen may speak until recognized by the presiding officer. Interruptions will be silenced by voice, use of the gavel or other means. Citizens who refuse to be cooperative or to heed the directions of the presiding officer may be removed from the room. Additionally, citizens who are loud or abusive may be removed from the room. The chief of police or designee is appointed sergeant at arms for this purpose.

(6) A council member may request of the mayor to recognize a member of the public unless a majority of council objects by vote.

• • •

Section 2. That except as amended, herein all other provisions found in Chapter 2 of the Code of Ordinances, City of Alvin, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control.

Section 3. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction,

such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Publication. The City Secretary of the City of Alvin is hereby directed to publish the caption of this Ordinance in one issue of the official City newspaper as required by the City Charter.

Section 6. Codification. The City Secretary is hereby authorized and directed to incorporate the provisions of this ordinance into the Code of Ordinances of the City of Alvin and to make such non-substantive revisions as are necessary for codification.

Section 7. Effective Date. This Ordinance shall take effect immediately upon its final passage, except that any provision of this Ordinance imposing a penalty, fine, or forfeiture shall take effect ten (10) days after the date of publication as required by the City Charter.

PASSED and APPROVED on the 20th day of August 2026.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary

ORDINANCE 26-P

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, AMENDING SECTION 2-24(b) OF THE CODE OF ORDINANCES TO ALLOW CITIZENS THE RIGHT TO BE HEARD DURING REGULAR MEETINGS OF THE CITY COUNCIL IN REGARD TO MATTERS ON THE AGENDA; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Alvin has adopted rules of procedure codified in Chapter 2-24 of the Code of Ordinances; and

WHEREAS, the City Council finds that the Texas Open Meetings Act gives the public the right to speak on agenda items; and

WHEREAS, the City Council finds that the Texas Open Meetings Act allows the city to adopt reasonable rules regarding the public's right to speak on agenda items; and

WHEREAS, the City Council finds that the amendments contained herein promote the efficient conduct of City Council meetings while preserving the public's right to speak on agenda items;

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

Section 1. That section 2-24(b) of the Code of Ordinances, City of Alvin, Texas, is hereby amended to read as follows:

(b) *Citizen participation.* Citizens shall have the right to be heard during regular meetings of the city council in regard to matters on the agenda to be considered prior to action being taken.

(1) Citizens who wish to address the council at regular council meetings regarding items on the agenda will be given an opportunity to do so under the agenda category entitled "public comment". If more than one citizen wishes to address the city council on the same subject matter, those citizens are encouraged to select a spokesperson for the group.

(2) Subject to the provisions stated in subsection (b)(3) below, citizens who wish to address the city council will be allotted three (3) minutes to speak; provided, however, that if a citizen has addressed the council at either of the past two (2) regular council meetings on the same general subject matter, such citizen will be allotted two (2) minutes to speak. The mayor shall have discretion to move to the

end of the agenda those citizens subject to the two (2) minute speaking rule unless the majority of council objects by vote.

(3) Prior to the session being called to order, person(s) wishing to speak shall complete a public comment card and present it to the city secretary. The presiding officer shall call upon those who have properly submitted a public comment card to come to the podium, and for the record state their name and residing city and/or whether they operate a business in the city, the agenda item they are speaking on and, if speaking for an organization or group, identify the group represented. Each speaker will be given three (3) minutes to complete his/her comments, unless otherwise permitted by the presiding officer or questions had by members of council. The mayor or the mayor's designee shall maintain the time and advise the speaker when their time has expired. The speaker shall then complete the sentence and take his/her seat. The mayor or presiding officer will have the discretion as to how many public comments will be allowed.

(4) Speakers will not be allowed to individually poll the council members as to their opinions regarding the subject matter being discussed, nor be allowed to poll the desires of the audience in any manner.

(5) No citizen may speak until recognized by the presiding officer. Interruptions will be silenced by voice, use of the gavel or other means. Citizens who refuse to be cooperative or to heed the directions of the presiding officer may be removed from the room. Additionally, citizens who are loud or abusive may be removed from the room. The chief of police or designee is appointed sergeant at arms for this purpose.

(6) A council member may request of the mayor to recognize a member of the public unless a majority of council objects by vote.

• • •

Section 2. That except as amended, herein all other provisions found in Chapter 2 of the Code of Ordinances, City of Alvin, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control.

Section 3. Repealer. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction,

such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Publication. The City Secretary of the City of Alvin is hereby directed to publish the caption of this Ordinance in one issue of the official City newspaper as required by the City Charter.

Section 6. Codification. The City Secretary is hereby authorized and directed to incorporate the provisions of this ordinance into the Code of Ordinances of the City of Alvin and to make such non-substantive revisions as are necessary for codification.

Section 7. Effective Date. This Ordinance shall take effect immediately upon its final passage, except that any provision of this Ordinance imposing a penalty, fine, or forfeiture shall take effect ten (10) days after the date of publication as required by the City Charter.

PASSED and APPROVED on the 20th day of August 2026.

THE CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 8/20/2026

Department: Utility Billing

Contact: Amy Sanchez, Utility Billing Manager,
Michael Gibbs, Finance Director

Agenda Item: Consider Ordinance 26-Q, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, Texas, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective month of October billing cycles for the Fiscal Year 2026-27; and setting forth other provisions related thereto.

Type of Item: Ordinance

Summary: The City Ordinance requires that water and sewer rates be increased, at minimum, based on the annual consumer price index rate for all urban consumers (CPI-U) for the Houston-Galveston-Brazoria, Texas area. The ordinance also allows the consideration of other factors to determine if an additional increase in water and sewer rates is warranted.

In January 2023, the City held a City Council workshop in which the City's consultants presented the results of the Wastewater Master Plan and the Water & Wastewater rate study. Staff was able to defer and reprioritize some of the utility projects which ultimately deferred the implementation of the recommended FY24 (13%) and FY25 (14.9%) increases water and sewer rate increases,

In FY27, staff recommends issuing revenue bonds (originally anticipated to be issued in FY24) to fund \$32.5M of projects identified in the Utility Master Plan and this will necessitate the increase in water and wastewater rates by 13% as originally calculated in the water rate study for FY24. This calculates to an approximately \$14.40 monthly increase for the average residential customer, using 5,000 gallons per month. The revenue generated from the rate increase will be used to fund the continuation of the Water/Wastewater Master Plan capital improvement program, water and wastewater operations and maintenance needs, as well as the annual principal and interest payments on bonds and other bond covenant requirements.

The proposed water and wastewater rate increases for FY27 are as follows:

WATER RATES	Current Rate	13.00% rate Increase	Proposed Rate
Base 2,000 Gallons			
Residential	\$27.15	\$3.53	\$30.68
Commercial	\$28.48	\$3.70	\$32.18

Per each 1,000 (2,001- 7,000)	\$ 6.93	\$0.90	\$ 7.83
Per each 1,000 (7,001- above)	\$10.60	\$1.38	\$11.98

WASTEWATER RATES	Current	13.00% rate Increase	Proposed Rate
Base 2,000 Gallons			
Residential	\$42.08	\$5.47	\$47.55
Commercial	\$43.30	\$5.63	\$48.93
Per each 1,000 (2,001- above)	\$ 6.93	\$0.90	\$ 7.83

Staff recommends approval of Ordinance 26-Q.

Funding Expected: Revenue ☒ Expenditure ☐ N/A ☐ **Budgeted Item:** Yes ☒ No ☐ N/A ☐
Funding Account: 211-402140 **Amount:** **1295 Form Required?** Yes ☐ No ☒
211-402160
Legal Review Required: N/A ☐ Required ☒ **Date Completed:**
Finance Review Required: N/A ☐ Required ☒ **Date Completed:**

Supporting documents attached:

1. Ord 26-Q; Chap 28 Water Sewer Rates; redline
2. Ord 26-Q; Chap 28 Water Sewer Rates; final

Recommendation: Move to approve Ordinance 26-Q, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, Texas, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective month of October billing cycles for the Fiscal Year 2026-27; and setting forth other provisions related thereto.

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

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

ORDINANCE NO. 26-Q

AN ORDINANCE AMENDING CHAPTER 28, COMPREHENSIVE FEE ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF REVISING CERTAIN WATER AND SEWER FEES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS; PROVIDING FOR A TEN PERCENT (10%) PENALTY FOR LATE PAYMENT; PROVIDING FOR AN EFFECTIVE MONTH OF OCTOBER BILLING CYCLES FOR FISCAL YEAR 2026-2027; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN:

Section 1. That Section 28-2 of the Code of Ordinances of the City of Alvin, Texas, is hereby amended by revising the water and sewer fees as follows:

“Sec. 28-2. In General.

...

WATER AND SEWER

...

(9) Water rates (monthly charges):

Inside the city limits:

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

A senior citizen (sixty-five (65) years or older) discount will be offered to single-family residential customers at a rate of thirty (30) percent of the minimum base rate.

- | | |
|--|-----------------------------------|
| a) For residential and multi-family users..... | \$27.15 <u>\$30.68</u> |
| b) For commercial users..... | \$28.48 <u>\$32.18</u> |

For the second increment of water usage from 2,001 - 7,000 gallons of water, per 1,000 gallons.....~~\$6.93~~\$7.83

For the third increment of water usage from 7,001 gallons and above, per 1,000 gallons~~\$10.60~~\$11.98

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same water usage.

Malfunctioning water meter that fails to register consumption - Average daily consumption as shown when meter operating properly.

Bulk Water:

Bulk water Fee.....\$30 per 1,000 gallons

Brazoria County Groundwater Conservation District user fee:

For the first increment of water usage up to and including 2,000 gallons,
minimum rate\$0.08

For the second increment of water usage, from 2,001 gallons of water,
per 1,000 gallons\$0.04

TCEQ (Texas Commission on Environmental Quality) user fee:\$0.50

(10) Wastewater rates (monthly charges):

Inside the city limits (for residents with water and sewer service):

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

a) For residential and multi-family users.....~~\$42.08~~47.55

b) For commercial users~~\$43.30~~48.93

For the additional incremental water usage in excess of 2,000 gallons, per 1,000
gallons.....~~\$6.93~~7.83

Inside the city limits (for residents with city sewer service only):

Monthly Charge:

Monthly Charge~~\$88.82~~100.37

Unless determined by the director of public works that the usage would greatly exceed that normally used by a standard commercial business or residence. In that case, an appropriate charge shall be determined by the director of public works on the basis of a comparable use in the city.

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same usage.

...

- (16) Beginning with the October ~~2015~~ billing cycles, and each year thereafter, the water and sewer rates shall be increased, at a minimum, based on the annual CPI-U rate using the preceding April data of that year. The Council may also use other factors to determine any

additional increase. The rates, set in subsections (9) and (10) above, shall be automatically adjusted with the October billing cycles of each year.

*As used herein, "CPI-U" shall mean the revised consumer price index rate for all urban consumers (all items included) for the Houston-Galveston-Brazoria, TX area, based on the latest available figures from the Department of Labor's Bureau of Labor Statistics (the "bureau").

...

Section 2. That except as specifically amended herein all other provisions of Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control. That all rights and remedies which have accrued in favor of the City under Chapter 28 and any amendments thereto shall be and are preserved for the benefit of the City.

Section 3. Severability Clause. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Publication. The City Secretary of the City of Alvin is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

Section 5. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was 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*. Notice was also provided as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

Section 6. Effective Date. This Ordinance shall take effect beginning with the October 2026 billing cycles from and after its passage in accordance with the provisions of Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

PASSED AND APPROVED on first and final reading, this 20th day of August 2026

CITY OF ALVIN, TEXAS

ATTEST:

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary

ORDINANCE NO. 26-Q

AN ORDINANCE AMENDING CHAPTER 28, COMPREHENSIVE FEE ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF REVISING CERTAIN WATER AND SEWER FEES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS; PROVIDING FOR A TEN PERCENT (10%) PENALTY FOR LATE PAYMENT; PROVIDING FOR AN EFFECTIVE MONTH OF OCTOBER BILLING CYCLES FOR FISCAL YEAR 2026-2027; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALVIN:

Section 1. That Section 28-2 of the Code of Ordinances of the City of Alvin, Texas, is hereby amended by revising the water and sewer fees as follows:

“Sec. 28-2. In General.

...

WATER AND SEWER

...

(9) Water rates (monthly charges):

Inside the city limits:

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

A senior citizen (sixty-five (65) years or older) discount will be offered to single-family residential customers at a rate of thirty (30) percent of the minimum base rate.

- a) For residential and multi-family users.....\$30.68
- b) For commercial users.....\$32.18

For the second increment of water usage from 2,001 - 7,000 gallons of water, per 1,000 gallons\$7.83

For the third increment of water usage from 7,001 gallons and above, per 1,000 gallons\$11.98

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same water usage.

Malfunctioning water meter that fails to register consumption - Average daily consumption as shown when meter operating properly.

Bulk Water:

Bulk water Fee.....\$30 per 1,000 gallons

Brazoria County Groundwater Conservation District user fee:

For the first increment of water usage up to and including 2,000 gallons,
minimum rate\$0.08

For the second increment of water usage, from 2,001 gallons of water,
per 1,000 gallons\$0.04

TCEQ (Texas Commission on Environmental Quality) user fee:\$0.50

(10) Wastewater rates (monthly charges):

Inside the city limits (for residents with water and sewer service):

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

a) For residential and multi-family users.....\$47.55

b) For commercial users\$48.93

For the additional incremental water usage in excess of 2,000 gallons, per 1,000
gallons.....\$7.83

Inside the city limits (for residents with city sewer service only):

Monthly Charge:

Monthly Charge\$100.37

Unless determined by the director of public works that the usage would greatly exceed that normally used by a standard commercial business or residence. In that case, an appropriate charge shall be determined by the director of public works on the basis of a comparable use in the city.

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same usage.

...

- (16) Beginning with the October billing cycles, and each year thereafter, the water and sewer rates shall be increased, at a minimum, based on the annual CPI-U rate using the preceding April data of that year. The Council may also use other factors to determine any additional

increase. The rates, set in subsections (9) and (10) above, shall be automatically adjusted with the October billing cycles of each year.

*As used herein, "CPI-U" shall mean the revised consumer price index rate for all urban consumers (all items included) for the Houston-Galveston-Brazoria, TX area, based on the latest available figures from the Department of Labor's Bureau of Labor Statistics (the "bureau").

...

Section 2. That except as specifically amended herein all other provisions of Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control. That all rights and remedies which have accrued in favor of the City under Chapter 28 and any amendments thereto shall be and are preserved for the benefit of the City.

Section 3. Severability Clause. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Publication. The City Secretary of the City of Alvin is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

Section 5. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was 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*. Notice was also provided as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

Section 6. Effective Date. This Ordinance shall take effect beginning with the October 2026 billing cycles from and after its passage in accordance with the provisions of Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

PASSED AND APPROVED on first and final reading, this 20th day of August 2026

CITY OF ALVIN, TEXAS

ATTEST:

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary