

**MINUTES
CITY OF ALVIN, TEXAS
302 W. HOUSE STREET
CITY COUNCIL BUDGET WORKSHOP MEETING
TUESDAY, AUGUST 11, 2026
6:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 PM in the Council Chambers at the City Annex, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Ashley Davis, Richard Garivey, Meagan DeKeyzer, Scott Salter, Chris Vaughn and Martin Vela.

Staff members present: Junru Roland, City Manager; Dixie Roberts, Assistant City Manager/City Secretary; 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.

WORKSHOP BUSINESS

Discuss the FY 2026-2027 Proposed Annual Budget.

This item was presented after item C on the agenda but is recorded here to maintain the integrity of the outline.

Junru Roland, City Manager, provided clarification regarding a new tax exemption that took effect this year, which affected the taxable market value of residential properties and resulted in an approximate \$49 million reduction in taxable market value. He further requested that Council provide specific direction regarding any budget reductions they would like to make. City Council discussed potential reductions to various expenditures, as well as other opportunities for cost savings, including the possible elimination of the City Council stipend and professional development budgets.

Overall, City Council's consensus was in favor of considering a tax rate of \$0.695000; however, no consensus was reached regarding any specific budget item reductions. Members of City Council and staff stated that the budget workshop #3 scheduled for August 20th would be needed.

Presentation by the Alvin Police Officers Association.

Mark Swaim, City Attorney, addressed Council regarding the rules governing collective bargaining. He explained that the rules generally prohibit either party from communicating directly with the other outside the formal negotiation process. However, the Alvin Police Officers' Association (APOA) requested an exception to allow it to provide an informational presentation to City Council. The negotiating team agreed to the request in the interest of openness and to ensure that Council has access to all relevant information. Mr. Swaim asked that City Council refrain from asking questions during the presentation. He noted that APOA had also agreed to present the information without advocacy, making the presentation strictly informational in nature.

Sergeant Aaron Kincaid and John Kerr, a CLEAT representative, presented information regarding various pay-step and compensation structures currently being utilized within the market. They explained that the Association had researched compensation models and pay steps offered by surrounding police departments to identify options that would help the City of Alvin remain competitive.

Discussion regarding the proposed Cardon Development (1,552-acre) development west of SH 288, between FM1462 and CR51.

This item was presented after item B on the agenda but is recorded here to maintain the integrity of the outline.

City Attorney Mark Swaim advised that City Council take no action on the proposed changes to the Cardon Development agreement, stating that the revisions would not provide a benefit to the City. In his opinion, the proposed changes undermine the intent of the original agreement, and he recommended that the parties renegotiate the terms.

ADJOURNMENT

Mayor Adame adjourned the meeting at 8:23 p.m.

PASSED and APPROVED the 3rd of September 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary