

**MINUTES
CITY OF ALVIN, TEXAS
302 W. HOUSE STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, AUGUST 20, 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 Session at 7:00 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, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Sara Cruz, Deputy 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; Ron Schmitz, Director of EMS/ Emergency Management Coordinator and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Zac Coffmann with Dream City Church gave the invocation. Council member DeKeyzer led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATIONS

Presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report by Mike Darlow of Perdue Brandon Fielder Collins & Mott, LLP.

Hayden Bartley of Perdue Brandon Fielder Collins & Mott, LLP., gave a brief presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report.

EMS/Emergency Management - Annual Departmental Presentation.

Ron Schmitz, Director of EMS, Emergency Management Coordinator, delivered the EMS/Emergency Management Department's annual presentation.

PUBLIC COMMENT

Aimee Ordeneaux of Texas Pride presented comments introducing herself and her intention to attend the future meeting for the upcoming contract addendum.

Jonathon Molder presented comments regarding the Economic Development Budget for Business Incentives.

PUBLIC HEARING

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

Mayor Adame opened the public hearing at 7:33 p.m. Resident Gary Reese presented his comments regarding his opposition to a tax rate increase. Mayor Adame closed the public hearing at 7:35 p.m.

CONSENT AGENDA

Consider approval of the August 6, 2026, City Council Workshop minutes.

Consider approval of the August 6, 2026, City Council meeting minutes.

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.

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.

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.

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.*

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

OTHER BUSINESS

Consider 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.

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.

Paul Chavez, Economic Development Director, presented this item before City Council with explanation.

Jonathan Ferguson of Schlumberger was also in attendance.

Council member DeKeyzer moved 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. Seconded by Council member Moore; motion carried with all members present voting Aye.

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.

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.

Mark Swaim, City Attorney, explained that the proposed ordinance is intended to align the City's public comment procedures with state law, which generally limits City Council members from engaging in discussion or taking action on matters not listed on the posted agenda. He noted that, while the City's current procedures allow citizens to address City Council on any topic during public comment, City Council members are limited in how they may respond to those comments.

The City Attorney further stated that, as a representative democracy, citizens may also communicate directly with their elected representatives outside organized meetings to share their requests, concerns, and other matters. City Council discussed ways to provide greater clarity to the public regarding the process for bringing requests and concerns to Council, noting that residents have historically used the public comment portion of City Council meetings to communicate such matters. Further discussion continued on the pros and cons of the proposed ordinance.

Council member Moore moved 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. Seconded by Council member Vaughn; motion failed with members Davis, DeKeyzer, Garivey and Salter voting No.

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.

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
<i>Base 2,000 Gallons</i>			
<i>Residential</i>	\$27.15	\$3.53	\$30.68
<i>Commercial</i>	\$28.48	\$3.70	\$32.18
<i>Per each 1,000 (2,001- 7,000)</i>	\$ 6.93	\$0.90	\$ 7.83
<i>Per each 1,000 (7,001- above)</i>	\$10.60	\$1.38	\$11.98

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

Staff recommends approval of Ordinance 26-Q.

Michael Gibbs, Finance Director, presented this item before City Council with explanation.

Council member Moore moved 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. Seconded by Council member Vaughn; 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 Moore invited everyone to the 25th Anniversary of Keep Alvin Beautiful at the Alvin Historical Train Depot on August 27th.

Council member Salter reminded everyone of the upcoming Hispanic Heritage Fiesta event on September 19th and that applications are open for the Alvin Volunteer Fire Department Academy.

ADJOURNMENT

Mayor Adame adjourned the meeting at 8:03 p.m.

PASSED and APPROVED the 3rd of September 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary