

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY JULY 15, 2021
7:00 P.M.**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Martin Vela; Councilmembers: Gabe Adame, Keko Moore, Joel Castro, Glenn Starkey, Richard Garivey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Michael Higgins, Chief Financial Officer; Dan Kelinske, Parks and Recreation Director; Brandon Moody, Director of Public Services; Michelle Segovia, City Engineer; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Michael Garcia, from Grace Christian Center 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.

PRESENTATIONS

Mike Darlow of Perdue Brandon Fielder Collins & Mott, LLP gave a presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections.

Michelle Segovia introduced Jonathon Woodruff from D.R. Horton and Michael Rusk, LJA MUD attorney. Jonathon Woodruff presented regarding a proposed in-City MUD 81 single-family residential development called Watermark, along the eastside of Bypass 35, south of House Street.

PUBLIC COMMENT

Roger Stuksa requested assistance from the City regarding maintenance for the property he owns on Troon Dr. that has a retention pond servicing the adjoining neighborhood.

Greg Rincon introduced himself as candidate for Brazoria County Court Judge at Law # 2.

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider approval of the July 1, 2021, City Council Workshop Meeting minutes.

Consider approval of the July 1, 2021, City Council Regular Meeting minutes.

Acknowledge receipt of the quarterly Fiscal Year 2021 Capital Improvement Projects Report.

Acknowledge receipt of the Quarterly Financial and Investment Reports ending June 30, 2021.

Acknowledge receipt of the 2020 Delinquent Tax Roll.

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

OTHER BUSINESS

Consider a License Agreement for Exclusive Use of City Property between the City of Alvin and the Alvin Sunrise Rotary Foundation for the Music Fest and Bar-B-Q Cook-off to be held at Briscoe Park from Friday, September 10, 2021, thru Sunday, September 12, 2021; and authorize the City Manager to sign said Agreement.

The Alvin Sunrise Rotary Foundation has requested the City issue a license agreement for the purpose of holding a fundraising event, Music Fest and Bar-B-Q Cook-Off (September 10 – 12, 2021) in Briscoe Park to include food, alcoholic beverages, music, and other entertainment.

Pursuant to the Agreement, Alvin Sunrise Rotary agrees to:

- *Adhere to governmental regulations concerning the sale of food and alcohol and obtain appropriate permits*
- *Adhere to City's noise ordinance and obtain appropriate sound/noise permit*
- *Fence the park area used exclusively for the event*
- *Ensure the deployment of police for security and pay the cost of City of Alvin police officers to perform security and/or traffic control*
- *Maintain the property in clean condition*
- *Abide by all terms of the Community Wide Event Application, including insurance requirements*

Pursuant to the Agreement, the City agrees to:

- *Contribute \$20,000 of Hotel Occupancy Tax funds thru the H.O.T. fund grant program (\$10,000 distribution payment made December 2, 2020)*
- *Authorize Alvin Sunrise Foundation to sell alcoholic beverages on City property*
- *Waive tent permit fees for individual participating cooks/cook teams*
- *Waive park user fees as outlined in the Community Wide Event Application*
- *Provide up to 15 hours of the Alvin Fire Marshal or Assistant Fire Marshal's time for inspection of cooks and other Fire Safety and Prevention services required by the City*
- *Provide barricades and cones for street closure*
- *Provide APD forklift and portable freezer/refrigerator for event purposes at no cost*
- *Provide EMS personnel and ambulance*
- *Provide Mobile Command Truck*
- *Provide portable restroom*
- *Provide up to 20 picnic tables and 30 trash barrels with liners*
- *Provide electricity and water, where already furnished*

Other than increasing the contribution from the Hotel Occupancy Tax (H.O.T.) fund grant program from \$18,000 to \$20,000, the basic terms of the License Agreement are the same as previous years. Staff recommended approval of the License Agreement.

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

Council member Castro moved to approve License Agreement for Exclusive Use of City Property between the City of Alvin and the Alvin Sunrise Foundation for the Music Festival and Bar-B-Q Cookoff to be held at Briscoe Park from Friday September 10, 2021, thru Sunday, September 12, 2021; and authorize the City Manager to sign said Agreement. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider a two-year Use Agreement with ActionS Inc. to continue to provide programs and activities for senior citizens in the Alvin area at the Alvin Senior Center; and authorize the Mayor to sign said Agreement.

ActionS, Inc. is a Community Care Team Agency of the United Way of Brazoria County and a service provider for the Houston-Galveston Area Council, Area Agency on Aging. For almost twenty years, ActionS Inc. has utilized the Alvin Senior Center to provide support services to Alvin area senior citizens ages 60+. The current agreement expires August 1, 2021.

Through the ActionS program, qualified participants in the Alvin area are offered, at no charge, balanced meals, onsite recreational programming, including transportation to and from the Senior Center. The Actions program currently hosts approximately 93 participants at the Alvin Senior Center Monday thru Friday, 8:00 a.m. to 2:00 p.m. A full-time site coordinator and driver are also provided by ActionS Inc.

The Senior Citizens Board unanimously recommended approval of the agreement at their regular meeting on May 10, 2021. Staff recommended the renewal of this two-year agreement with ActionS.

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

Council member Vela moved to approve a two-year agreement with ActionS Inc. to continue providing programs and activities for Senior citizens in the Alvin area at the Alvin Senior Center; and authorize the Mayor to sign the Agreement. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider a Funding Agreement with ActionS, Inc. for a shuttle bus purchased in 2020 through a Brazoria County Community Development Block Grant and funding from the City of Alvin for the purpose of transporting senior citizens to approved locations within the City of Alvin; and authorize the City Manager to sign the Agreement upon legal review.

In 2020, ActionS had the opportunity to receive, and did receive, a Community Block Development Grant ("CBDG") from Brazoria County for the purchase of a shuttle bus to assist with the transportation of needy senior Brazoria County residents. On May 5, 2020, the City provided ActionS with \$32,000 to be used in conjunction with the CDBG Grant from Brazoria County to purchase a properly equipped shuttle bus with wheelchair abilities ("Shuttle Bus"), for the purpose of transporting senior citizens to approved locations within the City of Alvin. ActionS purchased the Shuttle Bus on or about May 22, 2020.

ActionS agreed to provide for the employment of drivers, their training, vehicle operation, the care and maintenance of the vehicle, fuel, and insurance for the Shuttle Bus, and to provide signage on the rear of the Shuttle Bus or other prominent vehicle location, indicating that Brazoria County and the City of Alvin provided funding for the Shuttle Bus. This Funding Agreement memorializes the agreement between ActionS, Inc. and the City of Alvin. Staff recommended approval of the Funding Agreement with ActionS.

During the meeting Mayor Horn moved this item before the ActionS Agreement but it is recorded in its original order on the agenda to maintain the integrity of the outline.

City Attorney Suzanne Hanneman presented this item before City Council with explanation.

Council Member Starkey moved to approve a Funding Agreement with ActionS, Inc. for a shuttle bus purchased in 2020 through a Brazoria County Community Development Block Grant and funding from the City of Alvin for the purpose of transporting senior citizens to approved locations within the City of Alvin; and authorize the City Manager to sign the Agreement upon legal review. Seconded by Council member Adame; with Council member Castro abstaining; motion carried with all other members present voting Aye.

Consider the Second Amended Agreement with Cline Crossing Partners. Ltd. for the construction of a Class “A” apartment development to be located in Cline Crossing at State Highway 6 and Bypass 35; and authorize the Mayor to sign the Agreement upon legal review.

On October 17, 2019, the Developer initially presented this project to Council, indicating the need for variances for this project. On November 7, 2019, Council approved a Chapter 380 Agreement with Cline Crossing Partners, Ltd., to permit the construction of certain improvements necessary for the operation of a Class “A” apartment development, with a variance allowing 24 units in the main building, instead of 10 as allowed by ordinance,

In August 2020, the parties entered into the First Amended Agreement, to allow the developer new commitment dates due to the extended schedule of closing their financing through the U.S. Department of Housing and Urban Development (HUD).

This Second Amended Agreement provides for the following:

- *a new deadline of July 15, 2021, to deliver a certified copy of the recorded deed to the City;*
- *allowing for a variance to the City ordinances to allow for 32 units in the clubhouse building portion of the project instead of the initial 24 requested, thereby increasing the total number of units from 122 to 132); and*
- *allowing for at least 50% of the exterior walls to be brick, stone or masonry (City ordinance requires at least 80%)*

All development requirements of the original 380 Agreement will be met.

This item was presented to City Council on May 20, 2021 and tabled with City Council members asking for updated drawings of this development be provided to City Council. The item was brought back for consideration at the June 3, 2021, in hopes that the drawings would be provided. City Council took no action at this meeting. The updated drawings have been provided in your packet. Staff recommended approval of the Second Amended Agreement.

Michelle Segovia, City Engineer and Mike Davis Architect, presented this item before City Council with explanation.

Council Member Castro moved to approve the Second Amended Agreement with Cline Crossing Partners. Ltd. for the construction of a Class “A” apartment development to be located in Cline Crossing at State Highway 6 and Bypass 35; and authorize the Mayor to sign said Agreement upon legal review. Seconded by Council member Adame; motion carried with all members present voting Aye.

Consider leasing nine (9) new vehicles with Enterprise Fleet Management, in an amount not to exceed \$46,628.64; and authorize the City Manager to sign the Open-End (Equity) Lease Rate Quote on the terms set forth herein and in the Master Equity Lease Agreement.

On January 7, 2016, the City utilized TIPS/TAPS (an interlocal purchasing system used by government entities) to execute an agreement with Enterprise Fleet Management for the (phase in) replacement of the City's fleet with leased vehicles. The lease program allows the City of Alvin's Fleet Maintenance program to focus on the maintenance of emergency vehicles and heavy equipment, instead of non-emergency vehicles, and saves in costs as well. To date, forty-nine (49) City vehicles are currently being leased through this program at a FY21 lease budget of \$615,785.

Staff is recommending that City Council approve the order and authorize the lease of nine (9) new vehicles using the Enterprise leasing program in the amount of \$46,628.64. Eight of the leases are currently in the proposed budget for FY22 and the ninth vehicle will be funded from the proceeds of a previous leased vehicle that was sold at no cost in FY22. Equipment is needed only for unit #113 at a cost of \$6,137.35. The vehicles will be ordered upon Council approval, delivered in FY22 and expended in FY22.

Staff recommended continuing the lease program as the lease program includes maintenance, an estimated higher resell value at the end of the lease, and the option to continue the lease if there is a financial advantage remaining at the end of the lease. Through the Enterprise lease program all vehicles are maintained using local businesses. The vehicle and unit numbers being replaced are as follows:

** The city will use the proceeds from the June 2021 sale of unit #113 to lease unit #159. There will be no lease cost in FY22.*

Brandon Moody, Director of Public Services presented this item before City Council with explanation.

Council member Vela moved to approve leasing nine (9) new vehicles with Enterprise Fleet Management, in an amount not to exceed \$47,000.00 for FY22; and authorize the City Manager to sign the Open-End (Equity) Lease Rate Quote on the terms set forth herein and in the Master Equity Lease Agreement. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Receive and acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2021-2022 (FY22), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY22 Annual Budget for the regular City Council meeting scheduled for Thursday, August 19, 2021, at 7:00 p.m.

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

Junru Roland, City Manager presented the FY22 proposed budget and gave a brief overview on the top priorities listed within the proposed document.

Council member Castro moved to acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2021-22, and set a public hearing to receive comments on the proposed FY22 Annual Budget for the regular City Council Meeting scheduled for Thursday, August 19, 2021, at 7:00 p.m. Seconded by Council member Adame; 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.

There were no requests made.

REPORTS FROM CITY MANAGER

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

Mr. Roland announced items of community interest; and he reviewed the preliminary list for the August 5, 2021, City Council Meeting.

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 Castro reported on Facebook survey he posted saying that approximately 90% of the participants agreed that city council and staff are doing a good job managing the city.

Council member Starkey commented that it is his observation that compared to other states, Texas seems to be coming out of COVID lockdowns with a positive outlook for the future.

ADJOURNMENT

Mayor Horn adjourned the meeting at 8:10 p.m.

PASSED and APPROVED the 5th day of August 2021.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary