

City of Alvin, Texas

Paul Horn, Mayor

Martin Vela, Mayor Pro-tem, District A
Keko Moore, At Large Pos. 1
Joel Castro, At Large Pos. 2
Chris Vaughn, District B



Richard Garivey, District C
Glenn Starkey, District D
Gabe Adame, District E

ALVIN CITY COUNCIL AGENDA **THURSDAY, NOVEMBER 18, 2021** **7:00 P.M.** (Council Chambers)

Alvin City Hall, 216 West Sealy, 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 drobotts@cityofalvin.com 48 hours prior to the meeting time. City Hall is wheelchair accessible, and a sloped curb entry is available at the south entrance to City Hall.

NOTICE is hereby given of a Regular Meeting of the City Council of the City of Alvin, Texas, to be held on **THURSDAY, NOVEMBER 18, 2021**, at 7:00 p.m. in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

REGULAR MEETING AGENDA

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

- A. Presentation of the Fall 2021 Alvin Upfront Citizens Academy Course Completion Certificates.
- B. Public Services Departmental Update.

4. PUBLIC COMMENT

5. PUBLIC HEARING

- A. Public hearing to receive comments regarding the Petition for the Creation of a Public Improvement District (PID) for the Bayou Point development within the City of Alvin, Texas. *Legal Description of land: being a 31.446-acre tract of land out of the B.B.B & C. Railroad Company Survey, Abstract No. 159, situated in Brazoria County, Texas.*

6. CONSENT AGENDA

- A. Consider approval of the October 19, 2021, City Council Workshop meeting minutes
- B. Consider approval of the November 4, 2021, City Council meeting minutes.
- C. Acknowledge receipt of the 2020 Tax Increment Reinvestment Zone Number Two Annual Report.

7. OTHER BUSINESS

- A. Discuss and/or take possible action on the lot size provision for the proposed Diamond Oaks Tract along FM1462 being developed by Cove Matrix Development.

- B. Consider Resolution 21-R-29, approving the issuance of bonds by the Public Finance Authority to finance facilities to be located in Alvin, Texas (*Alvin Regional Medical Center*).
- C. Discuss and consider a conceptual drawing of the entrance sign located at Highway 6 & Gordon Street formally known as Business Highway 35; and approve submitting the conceptual drawing to the Texas Department of Transportation for final engineering design.
- D. Consider an award of bid to Texas Materials Group, Inc., dba Gulf Coast, a CRH Company, for the 2021 Asphalt Pavement Project in an amount not to exceed \$1,651,931, and authorize the City Manager to sign the contract upon legal review.
- E. Consider a Deed without Warranty for the Adame Estate (located at 103 Avenue H), to Adolfo Adame, and authorize the Mayor to sign upon legal review.
- F. Consider Resolution 21-R-30, making findings in connection with the proposed Bayou Point Public Improvement District related to the advisability of the improvements, the nature of the improvements, the estimated cost of the improvements, the boundaries of the proposed District, the method of assessment and the apportionment of cost between the District and the City as a whole; and making other findings related thereto.
- G. Resolution 21-R-31, authorizing the establishment of the Bayou Point Public Improvement District in the City of Alvin, Texas; authorizing publication of this Resolution; providing for the preparation of a service and assessment plan; and making other provisions related thereto.
- H. Consider Resolution 21-R-32, casting votes for the Board of Directors of the Brazoria County Appraisal District.
- I. 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 CITY MANAGER

- A. Items of Community Interest and 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 City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website: www.alvin-tx.gov, in compliance with Chapter 551, Texas Government Code, on MONDAY, NOVEMBER 15th, 2021 at 5:30 P.M.



A handwritten signature in blue ink, appearing to read "Dixie Roberts", is written over a horizontal line.

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).



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: City Manager/City Secretary

Contact: Dixie Roberts, Leticia Valle

Agenda Item: Presentation of the Fall 2021 Alvin Upfront Citizens Academy Course Completion Certificates.

Type of Item: ☐Ordinance ☐Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☒Other

Summary: We would like to take time to formally recognize participants from the 2021 Alvin Upfront Citizens Academy by having Mayor Horn present each graduate with a certificate of completion.

Alvin Upfront is a 6-week course on City government operations and activities. Citizens Academy provides residents an up-close and in-depth look at the operation of their municipal government. It is designed to educate and encourage citizens to become more engaged and assume a leadership role within the community. We believe that strengthening our relationship with citizens creates a more effective community. This year we had fifteen participants and tonight we delight in recognizing them for their commitment to our community.

2021 Registrants:

Bob and Elke Crow, Rachel Galatas, Georgia Nelson, Nathaniel and Jessica Heileman, Amy James, Ray and Anna Jensen, Dale Jones, Kevin Patel, Jill Rea, Robin Revak-Golden, James Stephens Jr., and Armando de la Torres.

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:** 11/10/2021 SLH

Supporting documents attached:

- Certificates of Completion

Recommendation: Staff recommends Mayor present each graduate with certificate in recognition of completion of Alvin Upfront Citizens Academy.

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

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

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

BOB CROW

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

ELKE CROW

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager

Paul A. Horn, Mayor



CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

RACHEL GALATAS

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

GEORGIA NELSON

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager

Paul A. Horn, Mayor



CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

NATHANIEL HEILEMAN

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

JESSICA HEILEMAN

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager

Paul A. Horn, Mayor



CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

AMY JAMES

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

ANNA JENSEN

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager

Paul A. Horn, Mayor



CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

RAY JENSEN

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

DALE JONES

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager

Paul A. Horn, Mayor



CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

KEVIN PATEL

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

JILL REA

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager

Paul A. Horn, Mayor



CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

ROBIN REVAK-GOLDEN

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor

CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

JAMES STEPHENS JR

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager

Paul A. Horn, Mayor



CERTIFICATE OF COMPLETION

THIS CERTIFIES THAT

ANDREA TORRES

Has successfully completed the requirements to graduate
from the Alvin Upfront Citizens Academy

NOVEMBER 18, 2021

Junru Roland, City Manager



Paul A. Horn, Mayor



PUBLIC SERVICES 2021 ANNUAL UPDATE

“SERVING WITH PRIDE”



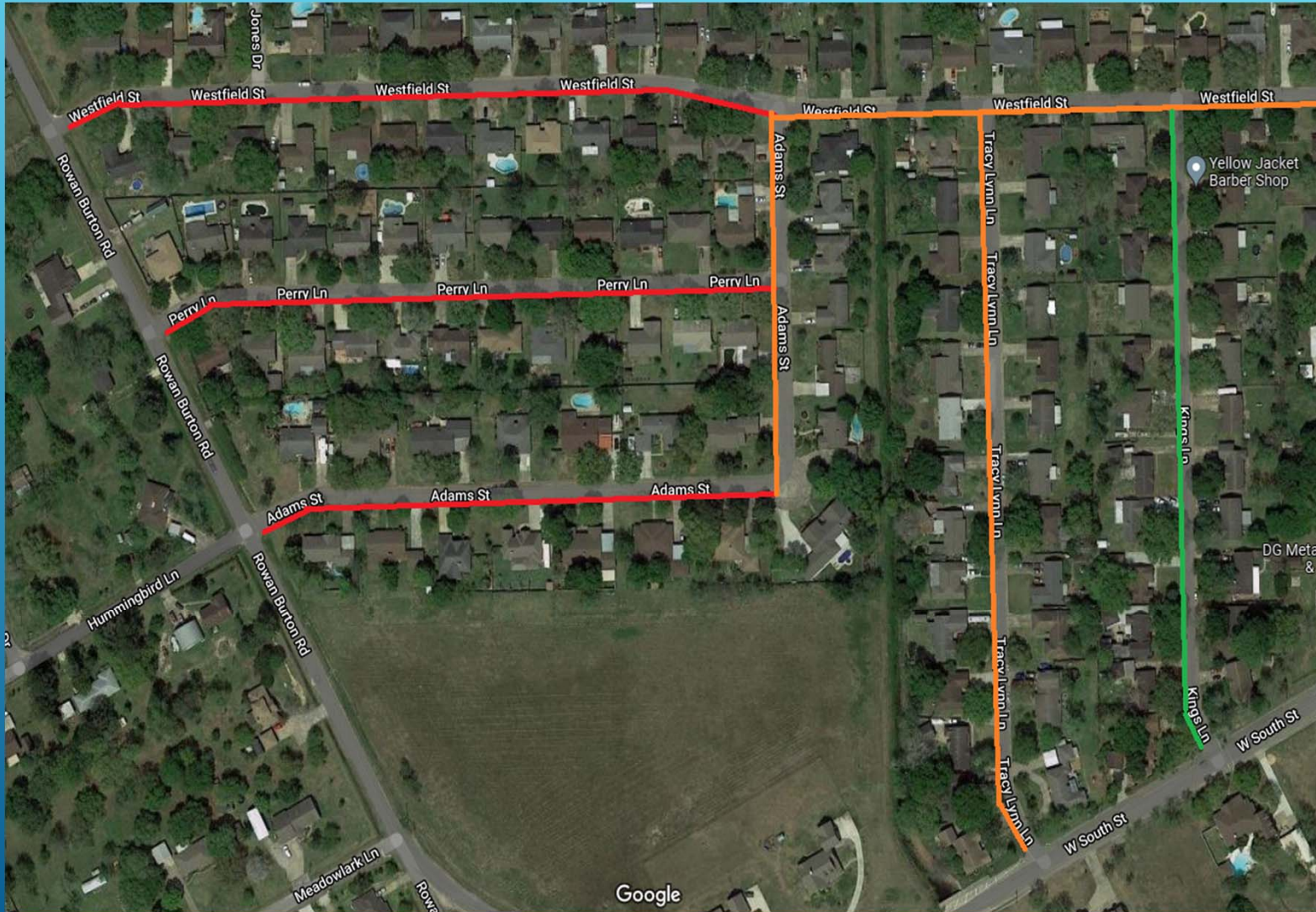
2021-2022 ASPHALT IMPROVEMENT PROJECT

- Approximately 6,000 feet of roadway
- Contractor to mill, repair base material, and overlay
- Curb, gutter, and storm system improvements



2021 CONCRETE IMPROVEMENT PROJECT

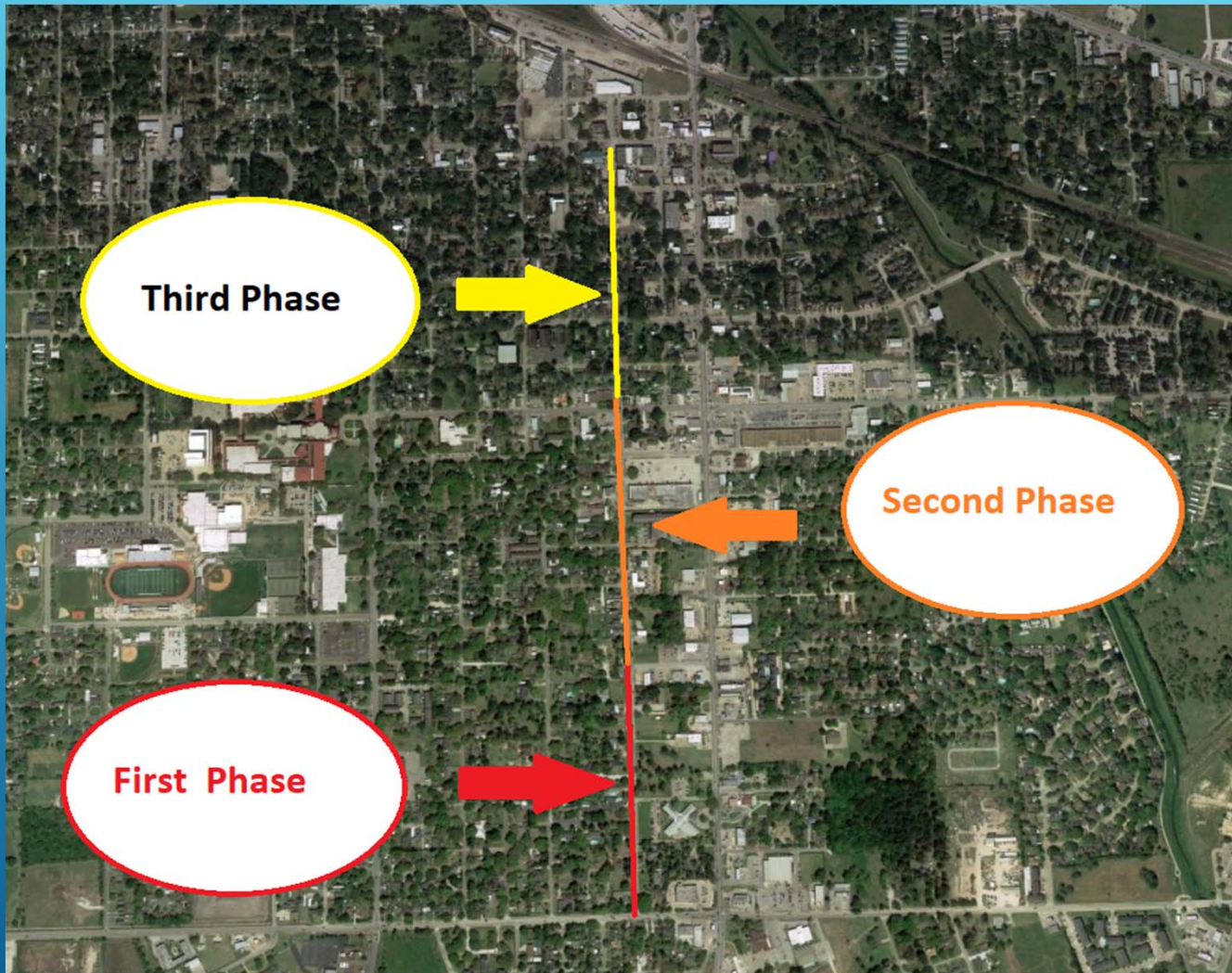
- New concrete street paving for Adams, Westfield, and Tracy Lnn
- Added pedestrian sidewalks
- Improved drainage



- **Phase I** – Kings Lane 2019
- **Phase II** – Tracy Lynn, Westfield, and Adams 2020
- **Phase III** – Remaining portions of Westfield, Perry, and Adams

2022 CONCRETE IMPROVEMENT PROJECT – HOOD STREET

- Total is about 1 mile
- Will be split into 3 phases
- Phase I – Hood to Blackstone
- Phase II – Blackstone to House
- Phase III – House to Sealy





2021 MOLLER ROAD DRAINAGE IMPROVEMENT PROJECT PHASE 1



WATER/WASTEWATER 2021 ANNUAL UPDATE

“SERVING WITH PRIDE”



City of Alvin Project Updates

- Water Well #6
- Water Line Improvement Project
- Lift Station 30 Rehab Project
- 54" Eastside Interceptor Project
- Lift Station 17 and 14 Projects
- NE And NW Basin Manhole Project
- New Belt Press System WWTP



WATER WELL #6 TANK REPLACEMENT (BRAZOS & HEIGHTS RD)

Replacement of three existing 0.43 million Gallon ground storage tanks with one 1.5-million-gallon ground storage tank

Current tanks are constructed of steel (which are prone to corrosion)

New tank is proposed to be concrete

This will help by providing more storage capacity and improve water quality

We also added a new natural gas emergency generator

Projected to be completed in 2022

WATER LINE IMPROVEMENTS

Water lines and valves will be newly replaced City-wide

- This will add volume to the city's water distribution system
- It will increase fire protection to the city's demands
- Will improve the water quality and maintain adequate water pressure



Lift Station 30 Expansion

- ▶ Receives flow from 14 lift stations
- ▶ Expansion will provide more capacity for growth
- ▶ Construction includes – 4 new Pumps, a new wet well, and all new control systems
- ▶ New wet well mixer to keep the solids in suspension



Progress Pictures of Lift Station 30 Project

- ▶ New control panel
- ▶ New concrete structure for additional capacity for future city growth
- ▶ New electrical components to have the ability to control peak flows during rain events



WASTEWATER TREATMENT PLANT

Projects Included

- ▶ New Return Sludge pump to help in reseedling biological process
- ▶ Installed a New 50HP pump for main pump station to maintain adequate flow thru treatment process
- ▶ New belt press system and controls



54" EASTSIDE INTERCEPTOR SEWER LINE



- ▶ Replaces the existing 27" and 33" lines
- ▶ New 54" pipe
- ▶ Project Starts at the WWTP and ends at Jephson/Bypass 35 (About 3 miles long)
- ▶ New line can provide adequate flow of wastewater for future added projects through 2035



LIFT STATION 14 & 17 REHAB HATHAWAY & OLD GALVESTON RD

- Condition assessment results showed these lift stations to be in very poor condition
- Includes replacement or rehabilitation of the following components; the wet well, the piping, the pumps, the valves, and the electrical control systems





City of

Alvin, Texas

In touch with the past...planning for the future.

Thank you

Any Questions?



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: City Attorney

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Public Hearing regarding the Petition for the Creation of a Public Improvement District (PID) for the Bayou Point development within the City of Alvin, Texas.

Type of Item: ☐Ordinance ☒Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☐Other

Summary: On or about September 2, 2021, Binnacle Alvin 31, LLC, the owner of certain property located within the City, petitioned the City for the creation of a public improvement district pursuant to Chapter 372 of the Texas Local Government Code, for the Bayou Point Subdivision, approximately 32 acres for 122 single family residential lots.

Public Improvement Districts (PID) are governed by Chapter 372 of the Texas Local Government Code, which requires that the governing body hold one (1) public hearing to allow for public comment before the PID is considered for final adoption.

This is the Public Hearing that is required before the authorization of the Public Improvement District.

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:** 11/10/2021 SLH

Supporting documents attached:

- Public Hearing Notice with Map

Recommendation: Public Hearing regarding the creation of the Bayou Point Public Improvement District.

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

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

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF THE CITY OF ALVIN TO CONSIDER THE ADVISABILITY OF THE CREATION OF A PUBLIC IMPROVEMENT DISTRICT TO MAKE CERTAIN IMPROVEMENTS OVER CERTAIN PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF ALVIN.

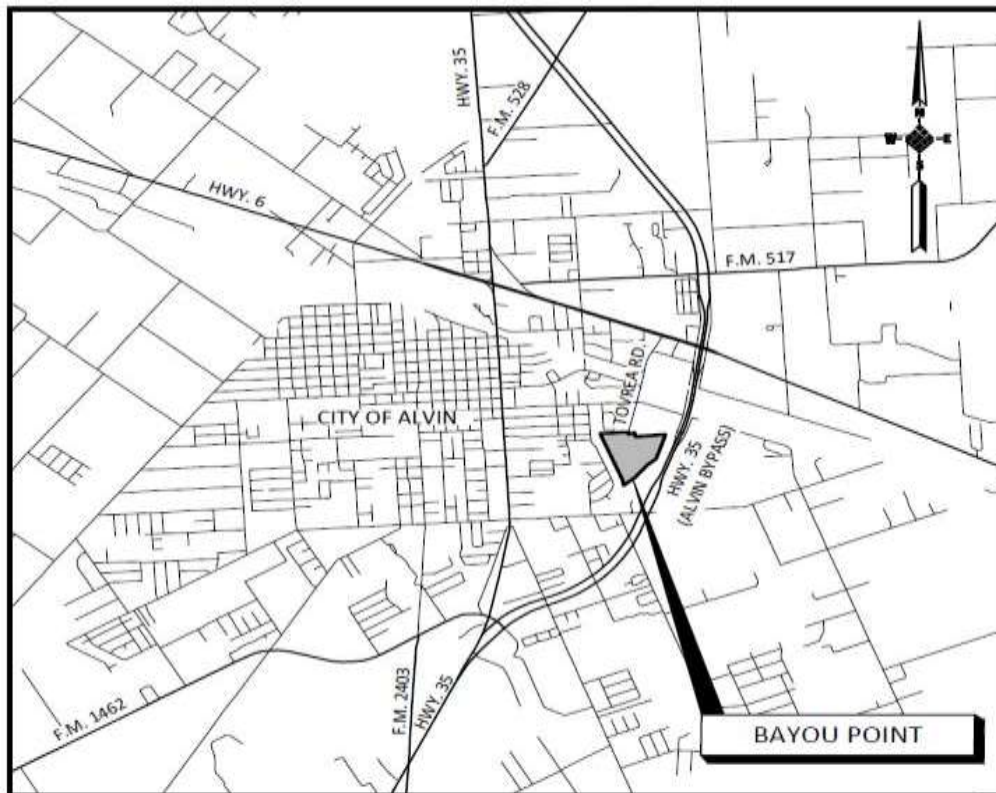
In accordance with Chapter 372.005 of the Texas Local Government Code, the City Secretary has received petitions that request the establishment of a public improvement district (PID). The petitions and a legal description of the property are on file and open for public inspection in the office of City Secretary. A Public Hearing on the advisability of the improvements will be held by the City Council as follows:

TIME: Thursday, November 18, 2021 at 7:00 p.m.

PLACE: City Council Chambers, 216 West Sealy, Alvin, Texas 77511

GENERAL NATURE OF THE IMPROVEMENTS: The improvements are the construction of public utilities (water, sewer, & drainage), floodplain mitigation, landscaping, signage, and other public amenities, contingency provisions, and related improvements within the PID. The estimated costs of the improvements, including financing, are \$5,571,250.00 over the life of the PID. The proposed method of assessment is by value, per lot, or per square foot of benefited property. The proposed apportionment of cost is 100% to the PID and 0% to the municipality as a whole.

BOUNDARIES: The boundaries of the proposed Public Improvement District are described in the below map. A full metes and bounds description is on file and open for public inspection in the office of the City Secretary.



BRAZORIA COUNTY KEY MAP NO. 6965
VICINITY MAP

Written and oral objections will be considered at the hearing.

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
COUNCIL WORKSHOP
TUESDAY OCTOBER 19TH, 2021
6:30 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 6:30 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, Glenn Starkey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Asst. City Manager/City Secretary; and Robert E. Lee, Police Chief.

WORKSHOP ITEMS:

Discuss development on the west side of Alvin by W Land Development.

Sean Mulroony with W Land Development was present to discuss the proposed master plan community development off of FM1462 near SH288. He anticipates the planning process to move forward as follows:

1. Period to collect data
 - a. Opportunities
 - b. Constraints
 - c. Existing conditions
2. Hold a stakeholder meeting with the developer's design team to include members of city council and staff
 - a. Brainstorming
 - b. Develop goals and mission
 - c. Explore ideas for West Alvin District
 - d. Development standards
3. Design
 - a. Develop ideas from stakeholder meetings
 - b. Confirm program
 - c. Develop theme
 - d. Develop character
 - e. Test program ideas on site plan
4. Hold second stakeholders meeting to review the design work
 - a. Design concepts with design team and stakeholders
 - b. Discuss concepts
 - c. Refine design concepts
 - d. Refine theme and character

5. Vision

- a. Articulate the final guiding principles and vision for the project.
- b. Begin detailed conversation with City of Alvin

Mr. Mulroony reviewed other developments done by W Land Development and the amenities associated with such developments.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:52 p.m.

PASSED and APPROVED the 21st day of October 2021.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY NOVEMBER 4, 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; Councilmembers: Gabe Adame, Keko Moore, Joel Castro, Glenn Starkey, Richard Garivey, and Chris Vaughn.

Staff members present: Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Michael Higgins, Chief Financial Officer; Dan Kelinske, Parks and Recreation Director; Ron Schmitz, EMS Director/EM Coordinator; Michelle Segovia, City Engineer; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Thomas Bolton, Pastor from Bayou Drive Baptist Church, presented a letter requesting a variance, grandfathering or exception to the RV ordinance for churches.

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider approval of the October 21, 2021, City Council Regular meeting minutes.

Acknowledge the receipt of the Financial Report ending September 30, 2021.

Consider awarding a bid to Ferguson Waterworks as the vendor for the purchase of water and sewer parts for one (1) year with an option to renew for an additional one (1) year at the same price and conditions.

Water and sewer parts and fittings used for water and sanitary lines for City's infrastructure. On September 7, 2021, bids were opened, and Ferguson Waterworks was the lowest bidder. The references for this company have been verified and are satisfactory. Upon approval, an award letter will be sent to the vendor and city departments. Staff recommended the award of this bid to Ferguson Waterworks

Consider a final plat of Imperial Forest Section 2 (located near the southwest corner of the Bypass 35 and Wheeler Road intersection), being a planned unit development of 12.86 acres located in the Hooper and Wade Survey, Section 21, Abstract 421, Brazoria County, Texas.

On September 30, 2021, the Engineering Department received the final plat of Imperial Forest Section 2 for review. The property is located along the south side of Wheeler Road just west of Bypass 35. This final plat consists of 57 single-family residential lots, 3 reserves, and 2 blocks, and complies with the City of Alvin's Planned Unit Development section of the Subdivision Ordinance.

The Master Preliminary Plat of Imperial Forest was approved by the City Council on March 5, 2020. The City Planning Commission unanimously approved the plat at their meeting on October 19, 2021. Staff recommended approval of the plat.

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

OTHER BUSINESS

Discuss and/or take possible action on the lot size provision for the proposed Diamond Oaks Tract along FM1462 being developed by Cove Matrix Development.

The developer of this 205-acre tract of land along FM1462 described as the “Diamond Oaks Tract” is requesting a variance to the lot sizes set forth in Section 21-110 Planned Unit Developments of the Alvin Code of Ordinances.

Council member Garivey moved to table this item until the November 18th City Council meeting. Seconded by Council member Moore; motion passed with all members present voting Aye.

Consider the 2022 Interlocal Agreement for Emergency Services with Brazoria County Emergency Services District #3 (ESD); and authorize the Mayor to sign the Agreement upon legal review.

The Emergency Services District was first formed in 2004. Brazoria County Commissioners select five (5) ESD Board of Directors to authorize and appropriate funding for Fire and Emergency Medical Services (EMS) to the approximate 120 square miles surrounding the city limits of Alvin. Typically, each entity is allowed to submit a budget to the (5 member) ESD Board of Directors each year. The Board then reviews the budget-requests and asks each entity to do a short presentation on their budget-request. The Board subsequently allocates/awards the funds to each entity, accordingly.

In 2020 the ESD paid a total of \$738,240 to the City of Alvin for the following Emergency Services:

- \$369,240 for Fire and Rescue
- \$369,000 for Emergency Medical Services

In 2021 the ESD paid a total of \$783,240 to the City of Alvin for the following Emergency Services:

- \$399,240 for Fire & Rescue
- \$384,000 for Emergency Medical Service

The proposed 2022 ESD Agreement with the City of Alvin will increase to a total of \$807,240 for the following Emergency Services:

- \$399,240 for Fire & Rescue
- \$408,000 (\$24,000 increase) for Emergency Medical Service

Staff recommended approval.

Ron Schmitz, EMS Director/EM Coordinator, presented this item before City Council with explanation.

Council member Castro moved to approve the 2022 Interlocal Agreement for Emergency Services with Brazoria County Emergency Services District #3 (ESD); and authorize the Mayor to sign upon legal review. Seconded by Council member Garivey; motion passed with all members present voting Aye.

Consider Resolution 21-R-28, authorizing Anser Inc to provide administration/project delivery services to complete the project implementation for the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of the Treasury, and the Texas Department of

Emergency Management, authorizing an amount not to exceed \$233,800 to be disbursed from ARPA funds for said professional services; and authorize the City Manager to sign the Agreement, subject to legal review.

The American Rescue Act Plan provides a total of \$350 billion in Coronavirus State and Local Fiscal Recovery Funds to help local governments meet their present needs and build the foundation for a strong recovery. These funds are dispersed through the U.S. Department of Treasury to the Texas Department of Emergency Management (TDEM) and then allocated and dispersed to local governments. The City of Alvin will receive \$6,621,583.91 in federal funding from this grant, of which \$3,310,791.96 has already been dispersed. The remaining funds will be released within a year and must be expended by December 31, 2026. There are very specific guidelines and principles for determining the types of programs and services this funding can support. To keep the City of Alvin within these set guidelines and principles for expending these relief funds, staff thought it best to seek the outside services of subject matter experts to guide the City through project selection and implementation. A Request for Proposals (RFP) for ARPA Professional Administrative Services was advertised on September 26, 2021 and sent out to various firms throughout the state. In response, the City received proposals from the following three (3) firms: Anser Advisory, Ardurra, and MPACT Strategic Consulting. The proposals were reviewed and ranked according to a criteria and rating sheet provided in the RFP. The review panel consisted of Dixie Roberts, Michael Higgins, and Ron Schmitz. After the review of each proposal, the panel had specific questions for each firm and elected to interview each team by video conference. Upon final review and consideration, Answer Advisory received the top averaged score derived from the rating sheets and team interviews. Anser provides a full spectrum of disaster recovery services from inception to close out for over 20 years, with specific services funded by FEMA public assistance and disaster recovery programs. City staff will work with the Anser team to identify qualified projects and will work to see them through their completion. The cost submitted for Anser's services is set at \$233,800, which will be disbursed from ARPA funds received by the City.

Staff recommended approval of Resolution 21-R-28 and authorize the not to exceed expenditure amount of \$233,800.

Michael Higgins, Chief Financial Officer, presented this item before City Council with explanation.

Council member Castro moved to approve Resolution 21-R-28, authorizing Anser Advisory to provide administration/project delivery services to complete the project implementation for the American Rescue Plan Act (ARP Act) funding administered by the U.S. Department of the Treasury, and the Texas Department of Emergency Management, authorizing an amount not to exceed \$233,800 to be disbursed from ARPA funds for said professional services; and authorize the City Manager to sign the contract, subject to legal review. Seconded by Council member Garivey; motion passed 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 items presented for consideration.

REPORTS FROM CITY MANAGER

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

Ms. Roberts announced items of community interest; and he reviewed the preliminary list for the November 18, 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 Garivey reminded everyone that Alvin High School ROTC will be having event for Veteran's Day on November 10th. He also asked that everyone keep Council member Vela in their prayers.

Council member Castro stated that the new Fire EMS station looks awesome and asked everyone to keep Council member Castro and his wife in their prayers.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:20 p.m.

PASSED and APPROVED the 18th day of November 2021.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: Economic Development

Contact: Josh Dearing, Economic Development Coord.

Agenda Item: Acknowledge receipt of the 2020 Tax Increment Reinvestment Zone Number Two Annual Report.

Type of Item: ☐Ordinance ☐Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☒Other

Summary: The Kendall Lakes development has a Tax Increment Investment Zone (TIRZ) covering the entire development. A TIRZ is utilized by cities and developers as a way to fund infrastructure inside a development. A TIRZ issues bonds to cover the costs and is reimbursed by the ad valorem (property) taxes collected. Currently no bonds have been issued as the developer is covering infrastructure costs until sufficient development is on the ground to support bond financing. The TIRZ is governed by a board appointed by city council. The board engages a zone administrator to conduct and record all the business activity. The annual report shows the budget, revenues, expenditures, and development activity. The State of Texas requires the city council to formally acknowledge receipt of the report and then the zone administrator will file all the necessary documentation with the State of Texas. Staff recommends approval.

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:** 11/10/2021 SLH

Supporting documents attached:

- 2020 Tax Increment Reinvestment Zone (TIRZ) Number Two Annual Report

Recommendation: Move to acknowledge receipt of the 2020 Tax Increment Reinvestment Zone Number Two Annual Report.

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

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

2020 ANNUAL REPORT

**TAX INCREMENT REINVESTMENT ZONE
NUMBER TWO
CITY OF ALVIN, TEXAS**



Tax Year 2020

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CITY OF ALVIN, TEXAS

2020 CITY COUNCIL

Mayor

Hon. Paul Horn

Council Members

Hon. Martin Vela
Mayor Pro Tem (as of May 2020)
District A

Hon. Adam Arendell
District B

Hon. Keith Thompson
District C

Hon. Glenn Starkey
District D

Hon. Gabe Adame
District E

Hon. Brad Richards
At Large 1

Hon. Joel Castro
Mayor Pro Tem (until May 2020)
At Large 2

TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF ALVIN, TEXAS 2020 BOARD OF DIRECTOR

Position 1	Lindsey Vaughn City Council Designee
Position 2	Armando Cespedes City Council Designee
Position 3	Alfred Froberg City Council Designee
Position 4	Vicki Ennis City Council Designee
Position 5	Vacant City Council Designee
Position 6	Scott Salter City Council Designee
Position 7	Ron Mercer City Council Designee
Position 8	Tom Stansel City Council Designee
Position 9	Ricky Kubeczka, Chair Developer Designee

DESCRIPTION OF ZONE

In accordance with the Tax Increment Financing Act (Chapter 311, Texas Tax Code), the City of Alvin, Texas (the “City”) established Reinvestment Zone Number Two, City of Alvin, Texas (the “Zone”) on December 22, 2003. The Zone, also known as the Kendall Lakes TIRZ, consists of approximately 541 acres located in Brazoria County, Texas (the “County”) near the City’s northern boundary. The Project Plan and Reinvestment Zone Financing Plan (the “Plan” or “Project Plan”) was adopted by City Council on April 19, 2007. An amended Project Plan was adopted by City Council on April 2, 2009.

To aid and assist in the implementation of the Plan, the City created the Kendall Lakes TIRZ Redevelopment Authority (the “Authority”), a Local Government Corporation incorporated on August 2, 2006. The private sector developer for the Zone is Skymark Development Company, Inc. (the “Developer”), a Texas corporation. The Zone, Authority and the Developer entered into an Amended and Restated Development Agreement in 2009.

The Zone is bounded generally by the American Canal, State Highway 35, a southern boundary approximately parallel to Victory Lane, and the Atchison Topeka and Santa Fe Railroad. All of the land is located in the City of Alvin, Brazoria County, Texas and at the inception of the Zone was predominantly open and platted as residential. A map illustrating the general vicinity of the Zone within the City follows as Figure 1. Figure 2 depicts the Zone boundary. The Zone was created to capture the great potential the property has due to its location by partnering with the Developer to reimburse the infrastructure necessary to support commercial and residential development. The Zone was created for a 30-year duration, or until dissolved by the City.

Figure 1: Vicinity Map

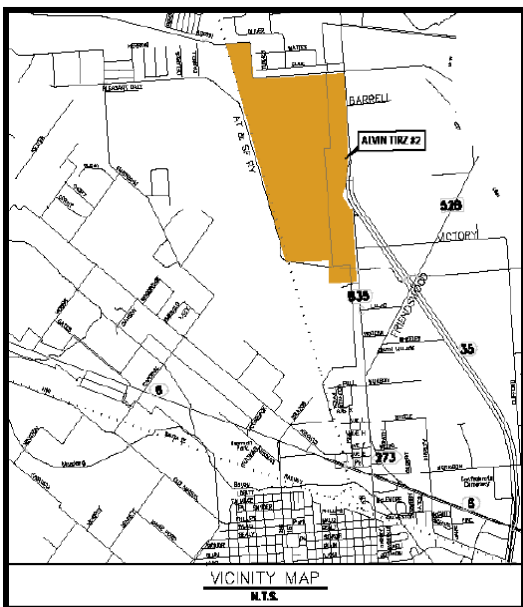


Figure 2: Zone Boundary



PURPOSE OF ZONE

The original purpose of the Zone was to facilitate the development of a quality master-planned community, including a new single-family development consisting of 1,869 new homes, 52 acres of commercial development, with amenities and sustainability that will contribute to the growth of the tax base for the City.

The City Council in adopting the ordinance creating the Zone, found that the projects described in the Plan provided a focused planning and financing mechanism to promote and monitor this significant development effort to the benefit of all the citizens of the City, individual and corporate. But for the creation of the Zone and the participating jurisdictions, this area would not likely experience the magnitude of private investment necessary for this property to develop in the proposed manner or to the standards and quality planned in the foreseeable future.

The City Council further found that improvements in the Zone will enhance the value of all taxable real property within the Zone and will be of general benefit to the City. The methods of financing and the sources of funding available to the Zone are described in the Project Plan.

The Project Plan was amended in 2009 to revise land uses and project descriptions, and to update various revenue and budget schedules for the Plan. The City's Economic Development Department has begun to utilize the revised land plan as the basis to market and attract commercial and industrial uses as the highest and best use in the southernmost portion of the Zone. Table A shows the breakdown of the revised land uses shown in the amended Plan.

Table A: Revised Land Use Breakdown

Land Use	Acreage	Percent
Residential	99	18%
Commercial/Retail	42	8%
Light Industrial	177	32%
Detention/Amenity Lakes/Drainage	81	16%
Roadways/Easements/Open Space	142	26%
Total	541	100%

The original Land Plan for the Zone is shown below as Figure 3 and the amended Land Plan is shown in Figure 4.

Figure 3: Original Land Plan



Figure 4: Amended Land Plan



Brazoria County Certified Appraisal Roll for 2020 indicated a total of 401 single family homes were completed.

STATE OF THE ZONE AND PLAN IMPLEMENTATION IN 2020

Revenue

1. The information provided in the section is in accordance with § 311.016 (a) (1) of the Texas Tax Code, which requires inclusion of the amount and source of revenue in the tax increment fund established for the Zone.

In 2020, the City was the sole participating taxing entity in the Zone. Table B below shows the City's tax rate for 2020 and the 2 previous years, all in which the City has dedicated 100% to the Zone.

Table B: Participation Schedule

Jurisdiction	2018 Tax Rate	2019 Tax Rate	2020 Tax Rate	Zone Duration
City of Alvin	\$0.7880	\$0.7880	\$0.7680	2004-2034

Tax Rate Source: Brazoria County Appraisal District

Table C illustrates the captured appraised value between the base year 2004 and tax year 2020.

Table C: Captured Appraised Value Generated For 2020

Taxing Entity	Base Year Value* (2004)	2020 Value	2020 Captured Appraised Value (Increment)
City of Alvin	\$381,070	\$80,819,048	\$80,437,978

**Base Year Value reflects adjustments made by Brazoria County Appraisal District*

Table D below shows the amount of the City's incremental revenue paid into the tax increment fund for the previous 5-year period.

Table D: Five-Year Tax Increment Revenue Fund Balance History

Taxing Entity	2016	2017	2018	2019	2020
City of Alvin	\$236,143	\$243,683	\$439,037	\$ 541,951	\$636,694

Note: Amounts shown include City's 5% Administrative Fee

Expenditures

2. The information provided in this section is in accordance with § 311.016 (a) (2) of the Texas Tax Code, which requires inclusion of the amount and purpose of expenditures from the fund.

The Board of Directors of the Zone has been granted by City Council, in accordance with Section 311.010 of the Texas Tax Code, the power to administer, manage and operate the Zone and to implement the Plan. The Zone was created for duration of 30 years, or until dissolved by the City.

In 2020, the Board authorized the payment of insurance, legal, operations, administrative, bookkeeping, auditing, and cost of service reimbursements, for the TIRZ and the Kendall Lakes Redevelopment Authority in the amount of \$190,313.

The total estimated cost of the public improvements within the Zone that will be reimbursed with tax increment, as outlined in the amended Project Plan, amounts to \$29,877,039. The overall development financing structure includes both TIRZ and Municipal Utility District (“MUD”) infrastructure reimbursements. Table E shows the specific changes to project costs included in the amended Project Plan. Table F reflects the amended total for TIRZ and MUD project costs.

Table E: Project Costs Changes in Amended Project Plan

Revised Estimated Project Costs Based on Land Plan Revision		
TIRZ Projects	Original Project Costs	Revised Projected Costs
Public Streets	\$3,228,039	\$4,130,000
Clearing and Grubbing	\$140,420	\$194,000
Parks and Recreation	\$920,000	\$920,000
Enhanced Landscaping	\$2,976,885	\$1,830,000
Engineering	\$1,037,302	\$1,061,000
Contingency	\$691,534	\$707,400
Total	\$8,994,180	\$8,842,400

Table F: Amended Total TIRZ and MUD Project Costs

Proposed Distribution of Public Infrastructure Costs

Projects	TIRZ Projects	MUD Projects	Total
Public Streets	\$4,130,000		\$4,130,000
Clearing and Grubbing	\$194,000	\$685,580	\$879,580
Parks and Recreation	\$920,000		\$920,000
Enhanced Landscaping	\$1,830,000		\$1,830,000
Water Lines		\$3,261,793	\$3,261,793
Sanitary Sewer Lines		\$6,451,264	\$6,451,264
Storm Sewers		\$4,982,872	\$4,982,872
Storm Water PPP		\$773,961	\$773,961
Detention Pond and Channel		\$3,434,383	\$3,434,383
Engineering	\$1,061,000	\$3,033,400	\$4,094,400
Contingency	\$707,400	\$1,683,583	\$2,390,983
TIRZ Creation Costs	\$125,000		\$125,000
TIRZ Administration	\$600,000		\$600,000
Value Rebated to MUD	\$12,564,422		\$12,564,422
City 5% Administration Charge	\$1,303,607		\$1,303,607
Reimbursable to City for Services	\$6,441,610		\$6,441,610
Miscellaneous		\$1,052,653	\$1,052,653
Total	\$29,877,039	\$25,359,489	\$55,236,528

TIRZ Authorized Projects in 2019:

No TIRZ Projects were authorized or constructed in 2020.

Interest Due on Outstanding Bonds

3. The information provided in this section is in accordance with § 311.016 (a) (3) of the Texas Tax Code, which requires inclusion of the amount of principal and interest due on outstanding bonded indebtedness.

The Zone issued no debt and therefore had no interest or principal due on outstanding bonds.

Base Value & Captured Appraised Value

4. The information provided in this section is in accordance with § 311.016 (a) (4) of the Texas Tax Code, which requires inclusion of the tax increment base and current captured appraised value retained by the Zone.

The captured appraised value of the Zone is the total appraised value of all real property located within the Zone, less the tax increment base value. In each year subsequent to the base year, the Zone will receive tax increment revenue based on ad valorem property taxes levied and collected by each participating taxing unit on the captured appraised value of the Zone.

As of January 1, 2004, the base year for the Zone, the total appraised value of the property was \$381,070 as adjusted by the Brazoria County Appraisal District. On January 1, 2020, the area encompassed by the Zone had a total taxable value of \$80,819,070. As a result, the total captured appraised value on the tax roll as of January 1, 2020 was \$80,437,978 all as illustrated in Table C.

Increment Received by Taxing Entities

5. The information provided in this section is in accordance with § 311.016 (a) (5) of the Texas Tax Code, which requires inclusion of the captured appraised value shared by the City and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the Plan.

The City is the only participating taxing entity in the Zone. The increment revenue generated for tax year 2020 was \$636,694 as shown in Table D.

TAX INCREMENT REINVESTMENT ZONE NUMBER TWO
CITY OF ALVIN, TEXAS
2020 ANNUAL REPORT
Tax Year Ending December 31, 2020

Prepared by Marsh Darcy Partners, Inc.



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: City Manager

Contact: Junru Roland

Agenda Item: Consider Resolution 21-R-29, approving the issuance of bonds by the Public Finance Authority to finance facilities to be located in Alvin, Texas.

Type of Item: ☐Ordinance ☒Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☒Other

Summary: This Resolution authorizes the issuance of bonds by the *Public Finance Authority* (PFA) for the future Alvin Regional Hospital. PFA is a unique governmental entity established under Section 66.0304 of the Wisconsin State Statutes, created for the purpose of issuing tax-exempt and taxable conduit bonds for public and private entities in all 50 states as well as on a multi-state basis. The legislation creating the PFA provides that it may not issue bonds to finance a capital improvement project in any state or territory of the United States unless a political subdivision within whose boundaries the project is to be located has approved the financing of the project.

A notice of the public hearing for the bond issuance was published in the *Alvin Sun* on October 31, 2021 (7 days prior to the hearing); and a public hearing by teleconference was held on November 9, 2021 (in accordance with IRS Revenue Procedure 2021-39), and accessible to the residents of the City of Alvin. No citizen comments were made at said public hearing.

Should City Council approve the issuance of these bonds, the bonds will be obligations of the *Public Finance Authority*, payable solely from the loan repayments to be made by the *Alvin Regional Hospital* to the *Public Finance Authority*. In no event shall the City be liable for such bonds, nor shall the bonds constitute a debt or any other obligation of the City; and none of the City's assets shall be pledged to the payment of the bonds.

Staff recommends approval of Resolution 21-R-29.

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:** 11/11/2021 SLH _____

Supporting documents attached:

- Resolution 21-R-29
 - Affidavit of Publication
 - Hearing Officer's Certificate Regarding the Public Hearing
-

Recommendation: Move to approve Resolution 21-R-29, authorizing the issuance of bonds by the Public Finance Authority to finance facilities to be located in Alvin, Texas.

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

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

RESOLUTION NO. 21-R-29

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, APPROVING THE ISSUANCE OF BONDS BY THE PUBLIC FINANCE AUTHORITY TO FINANCE FACILITIES TO BE LOCATED IN ALVIN, TEXAS.

WHEREAS, Alvin Regional Medical Center Inc. (the “Borrower”), a Texas nonprofit corporation that is an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “Code”), desires to finance the costs of design, construction, and equipping of a general acute care hospital with a capacity of 32 beds to be located at 1535 Bypass 35 South, Alvin, Texas, including the purchase of land expected to be leased to others on which a medical office building will be constructed (the “Project”); and

WHEREAS, the Public Finance Authority (the “Public Finance Authority”), a national issuer based in Wisconsin is proposing to issue its revenue bonds, in one or more series, in an aggregate principal amount not to exceed \$150,000,000 (the “Bonds”) and to lend the proceeds of the Bonds to the Borrower for the purpose of (i) financing the costs of design, acquisition, construction, and equipping of the Project, (ii) funding capitalized interest, (iii) funding a debt service reserve fund for the Bonds, (iv) funding start-up expenses and working capital, and (v) financing the cost of issuing the Bonds; and

WHEREAS, the Project will be owned and operated by the Borrower and will be managed by Quorum Health Resources, LLC, or its affiliate; and

WHEREAS, in order for interest on the Bonds to be excludable from gross income for federal income tax purposes, the issuance of the Bonds must, among other things, be approved by the governmental unit of the jurisdiction in which the Project is located, in compliance with Section 147(f) of the Code; and

WHEREAS, the legislation creating the Public Finance Authority provides that it may not issue bonds to finance a capital improvement project in any state or territory of the United States unless a political subdivision within whose boundaries the project is to be located has approved the financing of the project; and

WHEREAS, after publication of a notice of public hearing at least 7 days prior to the date of this approval, which notice was published in the *Alvin Sun*, a newspaper of general circulation in Alvin, Texas (the “City”), on November 9, 2021, a public hearing was held regarding the financing of the Project with the proceeds of the Bonds in accordance with IRS Revenue Procedure 2021-39; and

WHEREAS, there has been submitted to the City Council, as the governing body of the City, the report of the City’s authorized hearing officer regarding such public hearing; and

WHEREAS, the purposes of this approval are to (i) satisfy the public approval requirement of Section 147(f) of the Code, in order to qualify the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant

to the applicable provisions of the Code, and (ii) comply with the requirements of the Public Finance Authority; and

WHEREAS, the Bonds will be limited obligations of the Public Finance Authority payable solely from the loan repayments to be made by the Borrower to the Authority, and certain funds and accounts established by the trust indenture for the Bonds. In no event shall the City be liable for such Bonds, nor shall the Bonds constitute a debt or any other obligation of the City. None of the City's assets shall be pledged to the payment of the Bonds; and

WHEREAS, pursuant to the requirements of the Code, the issuance of the Bonds must be approved by the governing body or highest-ranking executive or administrator of the political body having jurisdiction over the area in which the Project is located; and

WHEREAS, the Public Finance Authority has requested that the City Council approve the financing of the costs of the Project and the issuance of the Bonds in order to satisfy Section 147(f) of the Code and the requirements of the Public Finance Authority; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

Section 1. Findings.

(a) The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are adopted as part of this Resolution for all purposes.

(b) It here hereby found and declared that the terms of this Resolution will be beneficial to the City and its citizens.

Section 2. Approval.

(a) For the limited purposes of satisfying the provisions of Section 147(f) of the Code and complying with the requirements of the Public Finance Authority, the issuance of the Bonds in the aggregate principal amount not to exceed \$150,000,000 for the purpose of (i) financing the costs of design, acquisition, construction, and equipping of the Project, (ii) funding capitalized interest, (iii) funding a debt service reserve fund for the Bonds, (iv) funding start-up expenses and working capital, and (v) financing the cost of issuing the Bonds is hereby approved.

(b) This approval is given solely for the purpose of compliance with provisions of the Code and the requirements of the Public Finance Authority and in no event shall this approval constitute any obligation on the part of the City with respect to the Bonds or for any other purposes.

(c) This Resolution does not constitute an approval by the City of any other aspect of the Project. In particular, but without limitation, this Resolution does not constitute zoning approval, approval of any building permit, or any other approval required by the City in regard to the Project other than approval of the Bonds.

(d) The Council hereby ratifies Jerry G. Peterson as the City's hearing officer for purposes of attending and reporting on the public hearing recited in the seventh WHEREAS clause above.

Section 3. Open Meetings Act. It is hereby official found and determined that this meeting was open to the public, and the public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

This Resolution shall be effective on the date of passage in accordance with the Alvin City Charter.

AND IT IS SO RESOLVED.

PASSED AND APPROVED on this the 18th day of November 2021.

CITY OF ALVIN, TEXAS

ATTEST

By: _____
Paul A. Horn, Mayor

By: _____
Dixie Roberts, City Secretary

HEARING OFFICER'S CERTIFICATE
REGARDING PUBLIC HEARING

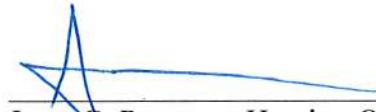
The undersigned hearing officer, Jerry G. Peterson, HEREBY CERTIFIES, as follows:

(1) A public hearing by teleconference was duly held on November 9, 2021, at approximately 9:30 a.m., pursuant to proper notice given in accordance with law as to the time and place of this public hearing prior to such public hearing. The public hearing was accessible to the residents of the City of Alvin, Texas (the "City") by calling a toll-free number as permitted by Rev. Proc. 2020-49. Notice of the hearing was published at least 7 days prior to the hearing in the *Alvin Sun*, a newspaper of general circulation in the City. A copy of the notice is attached hereto as Exhibit A.

(2) The hearing officer announced the purpose of the meeting and asked if there were any persons joining the hearing and there was no response.

The City Secretary has confirmed that no written comments were received by her. No one requested to speak at the hearing and no one joined the teleconference to speak on the matter and the hearing officer declared the public hearing closed at approximately 9:41 a.m.

This 9th day of November, 2021.



Jerry G. Peterson, Hearing Officer

Exhibit Attached: "A" – Affidavit of Publication of Notice

EXHIBIT A

AFFIDAVIT OF PUBLICATION OF NOTICE OF PUBLIC HEARING

[Attached]

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared a Representative who being by me duly sworn, deposes and says that they represent the *Alvin Sun* and that said newspaper meets requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1890; and
5. it is generally circulated within Brazoria County.

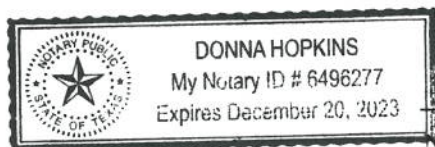
Representative further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

October 31

, A.D. 20 21

Betty Crawford
Newspaper Representative

SUBSCRIBED AND SWORN BEFORE ME by Betty Crawford who is personally known to me, on this the 1 day of November, A.D. 20 21 to certify which witness my hand and seal of office.



Donna Hopkins
Notary Public, State of Texas

#10550
PUBLISHED
OCTOBER 31, 2021

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on November 9, 2021 a public hearing as required by Section 147(f) of the Internal Revenue Code of 1986 as amended (the "Code") and the provisions of Section 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended (the "Act") and an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority dated as of September 28, 2010 (the "Agreement"), will be held by the City of Alvin, Texas with respect to the proposed issuance by the Public Finance Authority (the "Authority"), a commission organized under and pursuant to the provisions of Section 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended, of the Authority's revenue bonds in one or more series and in the aggregate principal amount not to exceed \$150,000,000 (the "Bonds").

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be lent to Alvin Regional Medical Center Inc. (the "Borrower"), a Texas nonprofit corporation and an organization described in Section 501(c)(3) of the Code.

The proceeds of the Bonds will be lent to the Borrower for the purpose of (i) financing the costs of design, acquisition, construction, and equipping of a general acute care hospital with a capacity of 32 beds (the "Project") including land expected to be leased to others on which a medical office building will be constructed, (ii)

funding capitalized interest, (iii) funding a debt service reserve fund for the Bonds, (iv) funding start-up expenses and working capital, and (v) financing the cost of issuing the Bonds. The site of the Project is located at 1535 Bypass 35 South in the City of Alvin (the "City"), Texas. The Project will be owned and operated by the Borrower. The Project will be managed by Quorum Health Resources, LLC or its affiliate.

The Bonds will be limited obligations of the Authority payable solely from the loan repayments to be made by the Borrower to the Authority, and certain funds and accounts established by the trust indenture for the Bonds. In no event shall the City be liable for such Bonds, nor shall the Bonds constitute a debt or any other obligation of the City. None of the City's assets shall be pledged to the payment of the Bonds.

The hearing will commence at 9:30 a.m., November 9, 2021, or as soon thereafter as the matter can be heard. The public hearing will be held via teleconference in accordance with Revenue Procedure 2020-49 issued by the Internal Revenue Service due to the COVID-19 pandemic and will be accessible to residents of Alvin, Texas, the approving governmental unit, by calling the following toll-free telephone number. The public is invited to join by dialing 1-855-824-4232 (Passcode: 678-238-1360#). Interested persons wishing to express their views on the issuance of the Bonds or on the nature or location of the Project proposed to be financed may join the public hearing by telephone or, prior to the time of the hearing submit written comments to City of Alvin 216 West Sealy Street, Alvin, Texas 77511. Attention: City Manager.



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: Parks Department

Contact: Dan Kelinske, Director

Agenda Item: Discuss and consider a conceptual drawing of the entrance sign located at Highway 6 & Gordon Street formally known as Business Highway 35; and approve submitting the conceptual drawing to the Texas Department of Transportation for final engineering design.

Type of Item: ☐Ordinance ☐Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☒Discussion & Direction ☐Other

Summary: In 2020, Keep Alvin Beautiful (KAB) was awarded \$210,000 through the Governor's Community Achievement Awards (GCAA) which recognizes achievement in 7 areas:

- Community Leadership
- Public Awareness & Outreach
- Environmental Education
- Beautification & Community Improvement
- Litter Prevention & Cleanup
- Solid Waste Management
- Litter Law and Illegal Dumping Enforcement

At the June 29, 2020, meeting, Keep Alvin Beautiful voted unanimously to expend the GCAA funds to provide landscaping at the four corners of Highway 6 and Business 35. This landscaping would include design and construction of a new entrance sign.

In September 2021, Keep Alvin Beautiful engaged with iAD Architects to draft several conceptual drawings of the entrance sign. At their November meeting, Keep Alvin Beautiful unanimously approved the current rendering for City Council approval.

Approval of this conceptual drawing will be given to TXDOT who will produce engineered design plans at no charge to KAB or the City of Alvin.

Staff recommends approval of the conceptual drawing.

Funding Expected: Revenue ☐ Expenditure ☐ N/A ☒ **Budgeted Item:** Yes ☐ No ☐ N/A ☒

Funding Account: n/a **Amount:** n/a **1295 Form Required?** Yes ☐ No ☒

Legal Review Required: N/A ☒ Required ☐ **Date Completed:** 11/10/2021 SLH

Supporting documents attached:

- Entrance Sign Conceptual Drawing
- Governor's Community Achievement Award Letter

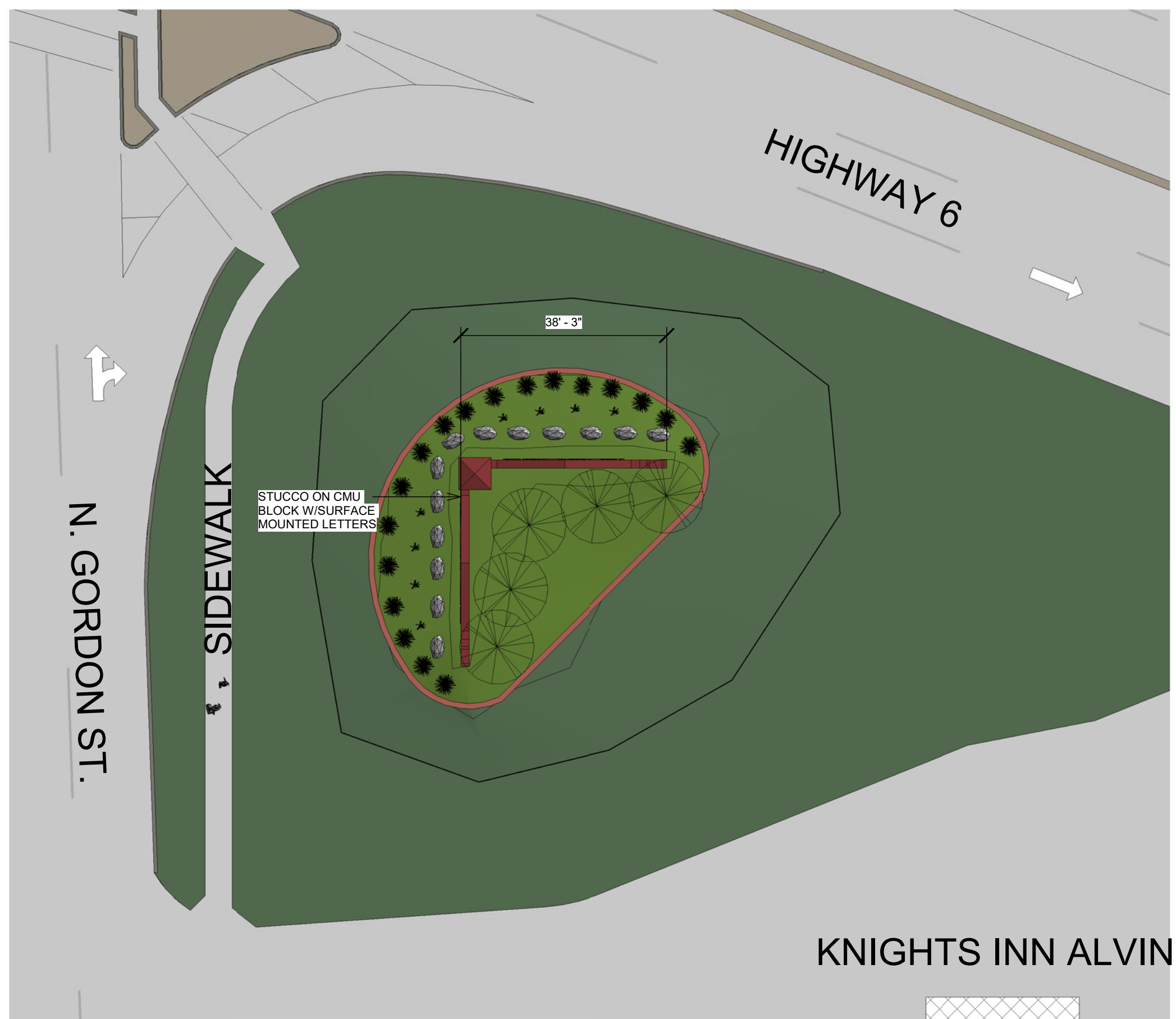
Recommendation: Move to approve the conceptual drawing of the entrance sign located at Highway 6 & Gordon Street formally known as Business Highway 35; and approve submitting the conceptual drawing to the Texas Department of Transportation for final engineering design.

Reviewed by Department Head, if applicable ☒

Reviewed by City Attorney, if applicable ☒

Reviewed by Chief Financial Officer, if applicable ☐

Reviewed by City Manager ☒



1 SITE PLAN - OPTION #1
1" = 20'-0"

DESCRIPTION:

STRUCTURE - STUCCO ON CMU BLOCK W/CAST STONE CAP

DESIGN ELEMENTS - WATER JET CUT SURFACE MOUNTED LETTERS AND DESIGNS PIN MOUNTED INTO STUCCO & CMU

DIMENSIONS - 38'-3" X 38'-3" WALLS, 9'-0" HIGH ENDCAPS & 11'-0" CENTER PYLON



2 3D VIEW 2
3" = 1'-0"



3 3D VIEW 1
3" = 1'-0"

Keep Alvin Beautiful Entry Sign

Site Plan - Option #5



10/29/21

10/29/21 10:17:27 AM



For Immediate Release -March 30, 2020
For more information: Alice Sloan, Keep Alvin Beautiful,

Alvin Receives Prestigious Governor's Community Achievement Award

Ten Winning Communities Receive State Environmental Award and Share \$2 Million in Prize Money

Alvin, Texas, March 30, 2020 – Keep Texas Beautiful (KTB) has recognized Alvin as one of ten winners of the 2020 Governor's Community Achievement Awards (GCAA) for outstanding community improvement. KTB, in partnership with the Texas Department of Transportation (TxDOT), has awarded the GCAA to Texas communities for more than 50 years. This year, the ten winning communities will share \$2 million in landscape funding from TxDOT; Alvin will receive 210,000 for a landscaping project to be decided on.

The award is one of the most coveted annual environmental and community improvement honors in Texas. A community's environmental program is judged by a group of diverse, multi-sector judges on achievements in seven environmental and community improvement areas: public awareness and outreach, environmental education, beautification and community improvement, litter prevention and cleanup, solid waste management, litter law and illegal dumping enforcement.

Alvin is proud to receive this award. Keep Alvin Beautiful is grateful for all its members and the City for their help in winning this award. This is the fourth time Alvin has won.

The GCAA program has recognized outstanding communities since 1969, with TxDOT providing landscaping award funding since 1985. Alvin will receive its award at the GCAA Gala on Tuesday, September 29 in Houston during KTB's Annual Conference. Other winning communities include South Padre Island, Weston Lakes, Lago Vista, Levelland, White Settlement, Alvin, The Colony, Harlingen, Tyler, and Grand Prairie.

To learn more about GCAA and this year's winners, visit ktb.org/gcaa.

About Keep Texas Beautiful

Keep Texas Beautiful is a network of dedicated Texans working together to make our state the best place to live, work and play. We equip local partners and affiliates with the tools they need to build

vibrant, engaged communities. Founded in 1967, Keep Texas Beautiful has more than 50 years of experience deploying resources for local clean-up, recycling, and youth engagement efforts. Everything we do is focused on mobilizing volunteers to take action across the state. As a 501(c)3 nonprofit, we lead nearly 300 affiliates and reach 17 million Texans annually. We are proudly based in Austin, Texas. For more information, visit www.ktb.org or follow us on Facebook, Twitter and Instagram @keeptxbeautiful.

About TxDOT

The Texas Department of Transportation is responsible for maintaining 80,000 miles of road and for supporting aviation, rail, and public transportation across the state. Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods. Find out more at TxDOT.gov. "Like" us on [Facebook](#) and follow us on [Twitter](#).



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider an award of bid to Texas Materials Group, Inc., dba Gulf Coast, a CRH Company, for the 2021 Asphalt Pavement Project in an amount not to exceed \$1,651,931 and authorize the City Manager to sign the contract upon legal review.

Type of Item: ☐Ordinance ☐Resolution ☒Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☐Other

Summary: On October 26, 2021, bids were opened for the 2021 Asphalt Pavement Project (B-21-17), and Texas Materials Group, Inc., dba Gulf Coast, a CRH Company was the qualified low bidder. Texas Materials Group, Inc. has done work for the City in the past under their former name of Angel Brothers Construction and Staff was pleased with the work performed.

Contract Amount: \$1,573,268

5% Contingency: \$ 78,663

Total Amount: \$1,651,931

The 2021 Asphalt Pavement Project consists of the total replacement of the asphalt pavement, and the concrete curb/gutters on Windsor Square, Oxford Road, Hurstgreen Lane, and Coventry Lane. These improvements were warranted based on settlement of the concrete curb/gutter near the storm inlets causing drainage issues and deterioration of the asphalt pavement in several areas. More information on this project can be found in the Capital Improvement Program (CIP) Quarterly Report that was distributed to City Council on October 21, 2021.

It is anticipated that construction of this project will start in January and has a construction time of 120 calendar days.

Funding for this project is from the Sales Tax Fund.

Staff recommends approval.

Funding Expected: Revenue ☐ Expenditure ☒ N/A ☐ **Budgeted Item:** Yes ☒ No ☐ N/A ☐

Funding Account: 312-5501-00-9024 **Amount:** \$1,651,931 **1295 Form Required?** Yes ☒ No ☐

Legal Review Required: N/A ☐ Required ☒ **Date Completed:** 11/15/21

Supporting documents attached:

- Bid Tabulation
- Texas Material Group, Inc., dba Gulf Coast, a CRH Company Proposal

Recommendation: Move to award a bid to Texas Materials Group, Inc., dba Gulf Coast, a CRH Company, for the 2021 Asphalt Pavement Project in an amount not to exceed \$1,651,931 and authorize the City Manager to sign the contract upon legal review.

Reviewed by Department Head, if applicable ☒

Reviewed by City Attorney, if applicable ☒

Reviewed by Chief Financial Officer, if applicable ☐

Reviewed by City Manager ☒

**City of Alvin
2021 Asphalt Pavement Project**

Base Bid				TLC Construction Contract Services 10/26/2021		Green Dream International, LLC 10/26/2021		Texas Material Group, Inc. dba Gulf Coast, a CRH Company 10/26/2021		AAA Asphalt Paving, Inc. 10/26/2021		Triple B Services, LLP 10/26/2021	
Item	Bid Item	Unit	Quantity	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount
1	Site Demolition	SY	15,500	\$ 7.00	\$ 108,500.00	\$ 4.61	\$ 71,455.00	\$ 6.50	\$ 100,750.00	\$ 12.00	\$ 186,000.00	\$ 8.40	\$ 130,200.00
2	2" Type D Asphalt Complete in Place	SY	15,500	\$ 22.00	\$ 341,000.00	\$ 16.61	\$ 257,455.00	\$ 13.00	\$ 201,500.00	\$ 13.50	\$ 209,250.00	\$ 19.00	\$ 294,500.00
3	4" Yellow Center Line Skip Tracing	LF	5,932	\$ 2.00	\$ 11,864.00	\$ 1.23	\$ 7,296.36	\$ 1.00	\$ 5,932.00	\$ 1.00	\$ 5,932.00	\$ 1.00	\$ 5,932.00
4	6" lime & Flyash Stabilization Complete in Place	SY	15,500	\$ 8.00	\$ 124,000.00	\$ 29.52	\$ 457,560.00	\$ 6.00	\$ 93,000.00	\$ 7.00	\$ 108,500.00	\$ 8.20	\$ 127,100.00
5	4" Drain Emitter	EA	7	\$ 319.00	\$ 2,233.00	\$ 123.00	\$ 861.00	\$ 315.00	\$ 2,205.00	\$ 150.00	\$ 1,050.00	\$ 1,050.00	\$ 7,350.00
6	Site Demolition Concrete Driveways Complete in Place	SY	4,700	\$ 33.00	\$ 155,100.00	\$ 11.07	\$ 52,029.00	\$ 13.00	\$ 61,100.00	\$ 12.00	\$ 56,400.00	\$ 11.00	\$ 51,700.00
7	6" Concrete Driveway Complete in Place	SY	4,700	\$ 108.00	\$ 507,600.00	\$ 67.65	\$ 317,955.00	\$ 69.00	\$ 324,300.00	\$ 100.00	\$ 470,000.00	\$ 101.00	\$ 474,700.00
8	Dowel Into Existing Driveways	EA	1,560	\$ 17.00	\$ 26,520.00	\$ 7.38	\$ 11,512.80	\$ 13.00	\$ 20,280.00	\$ 12.00	\$ 18,720.00	\$ 20.00	\$ 31,200.00
9	4" Concrete Sidewalks Complete in Place	SY	100	\$ 119.00	\$ 11,900.00	\$ 79.95	\$ 7,995.00	\$ 95.00	\$ 9,500.00	\$ 95.00	\$ 9,500.00	\$ 200.00	\$ 20,000.00
10	Trench Drain	LF	26	\$ 631.00	\$ 16,406.00	\$ 5,658.00	\$ 96,186.00	\$ 150.00	\$ 3,900.00	\$ 475.00	\$ 12,350.00	\$ 1,400.00	\$ 36,400.00
11	18" RCP Paved Area Complete in Place	LF	100	\$ 158.00	\$ 15,800.00	\$ 98.40	\$ 9,840.00	\$ 50.00	\$ 5,000.00	\$ 95.00	\$ 9,500.00	\$ 190.00	\$ 19,000.00
12	18" RCP Open Area Complete in Place	LF	36	\$ 173.00	\$ 6,228.00	\$ 98.40	\$ 3,542.40	\$ 50.00	\$ 1,800.00	\$ 95.00	\$ 3,420.00	\$ 150.00	\$ 5,400.00
13	Solid Sod 1' Behind Curb and Gutter	SY	1,082	\$ 14.00	\$ 15,148.00	\$ 7.38	\$ 7,985.16	\$ 5.00	\$ 5,410.00	\$ 5.50	\$ 5,951.00	\$ 8.75	\$ 9,467.50
14	Lime (15lbs/SY)	TON	115	\$ 264.00	\$ 30,360.00	\$ 86.10	\$ 9,901.50	\$ 210.00	\$ 24,150.00	\$ 200.00	\$ 23,000.00	\$ 235.00	\$ 27,025.00
15	Fly Ash	TON	269	\$ 129.00	\$ 34,701.00	\$ 61.50	\$ 16,543.50	\$ 116.00	\$ 31,204.00	\$ 100.00	\$ 26,900.00	\$ 120.00	\$ 32,280.00
16	Concrete Washout Pit	Ea	1	\$ 929.00	\$ 929.00	\$ 246.00	\$ 246.00	\$ 1,200.00	\$ 1,200.00	\$ 1,000.00	\$ 1,000.00	\$ 600.00	\$ 600.00
17	Storm Water Prevention Complete in Place	LS	1	\$ 4,714.00	\$ 4,714.00	\$ 5,535.00	\$ 5,535.00	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 7,500.00	\$ 7,500.00
18	Mobilization Complete in Place	LS	1	\$ 83,371.00	\$ 83,371.00	\$ 24,600.00	\$ 24,600.00	\$ 44,000.00	\$ 44,000.00	\$ 20,000.00	\$ 20,000.00	\$ 171,160.00	\$ 171,160.00
19	Trench Safety Complete in Place	LS	1	\$ 1.00	\$ 1.00	\$ 3,075.00	\$ 3,075.00	\$ 540.00	\$ 540.00	\$ 15.00	\$ 15.00	\$ 600.00	\$ 600.00
20	Concrete Saw Cut Full Depth Complete in Place	LF	4,700	\$ 10.00	\$ 47,000.00	\$ 7.38	\$ 34,686.00	\$ 3.50	\$ 16,450.00	\$ 1.00	\$ 4,700.00	\$ 7.00	\$ 32,900.00
21	Traffic Control Complete in Place	LS	1	\$ 83,589.00	\$ 83,589.00	\$ 14,760.00	\$ 14,760.00	\$ 2,950.00	\$ 2,950.00	\$ 10,000.00	\$ 10,000.00	\$ 30,000.00	\$ 30,000.00
22	Payment Performance Bond	EA	1	\$ 33,157.00	\$ 33,157.00	\$ 55,350.00	\$ 55,350.00	\$ 2,600.00	\$ 2,600.00	\$ 15,000.00	\$ 15,000.00	\$ 25,000.00	\$ 25,000.00
23	Street Signs	EA	2	\$ 379.00	\$ 758.00	\$ 1,230.00	\$ 2,460.00	\$ 440.00	\$ 880.00	\$ 475.00	\$ 950.00	\$ 480.00	\$ 960.00
24	Street Signs W/ Stop Signs	EA	8	\$ 609.00	\$ 4,872.00	\$ 1,230.00	\$ 9,840.00	\$ 575.00	\$ 4,600.00	\$ 550.00	\$ 4,400.00	\$ 635.00	\$ 5,080.00
25	6" Stabilize Sand Subgrade For Driveways	SY	5,170	\$ 20.00	\$ 103,400.00	\$ 19.68	\$ 101,745.60	\$ 25.00	\$ 129,250.00	\$ 17.50	\$ 90,475.00	\$ 17.20	\$ 88,924.00
26	4" Concrete Lay Down Curb Complete in Place	LF	11,545	\$ 28.00	\$ 323,260.00	\$ 12.30	\$ 142,003.50	\$ 39.00	\$ 450,255.00	\$ 45.00	\$ 519,525.00	\$ 21.15	\$ 244,176.75
27	Remove and Replace Type "BB" Storm Inlet Complete in Place	Ea	17	\$ 8,314.00	\$ 141,338.00	\$ 6,457.50	\$ 109,777.50	\$ 1,300.00	\$ 22,100.00	\$ 5,000.00	\$ 85,000.00	\$ 7,300.00	\$ 124,100.00
28	Inlet Protection	EA	17	\$ 129.00	\$ 2,193.00	\$ 61.50	\$ 1,045.50	\$ 145.00	\$ 2,465.00	\$ 150.00	\$ 2,550.00	\$ 80.00	\$ 1,360.00
29	24" White Stripe	LF	96	\$ 14.00	\$ 1,344.00	\$ 15.99	\$ 1,535.04	\$ 7.00	\$ 672.00	\$ 10.25	\$ 984.00	\$ 8.00	\$ 768.00
30	Blue Reflector Buttons for Fire Hydrants	LS	1	\$ 714.00	\$ 714.00	\$ 61.50	\$ 61.50	\$ 175.00	\$ 175.00	\$ 75.00	\$ 75.00	\$ 350.00	\$ 350.00
31	Utility Curb Markings	LS	1	\$ 25,714.00	\$ 25,714.00	\$ 1.22	\$ 1.22	\$ 2,100.00	\$ 2,100.00	\$ 150.00	\$ 150.00	\$ 1,300.00	\$ 1,300.00
Base Bid Total				\$ 2,263,714.00		\$ 1,834,839.58		\$ 1,573,268.00		\$ 1,904,797.00		\$ 2,007,033.25	

PROPOSAL

TO: City Manager, Junru Roland
The City of Alvin, Texas

FROM: **Contractor / Bidder:** Texas Materials Group, Inc. dba Gulf Coast, a CRH Company

2021 ASPHALT PAVEMENT PROJECT

Bid Number: B-21-17

Account Number: 312-5501-00-9024

The undersigned, as Bidder, declares that the only person or parties interested in this proposal as principals are those named herein, that this Proposal is made without collusion with any other person, firm or corporation; that he has carefully examined the form of Contract, Notice to Bidders, Specifications and the Plans therein referred to, and has carefully examined the location, conditions and classes or materials of the proposed work, and agrees that he will provide all the necessary labor, material, superintendence, machinery, tools, apparatus, and other items incidental to construction, and will do all the work and furnish all the materials necessary to accomplish the work called for in the Plans and Specifications in the manner prescribed therein and according to the requirements of the Engineer as therein set forth.

In submitting this bid, the undersigned Bidder does hereby certify that the bid is not made in the interest of other firms, corporations or on behalf of any undisclosed person or interest other than sole bidder submitting this bid by signatures. The Bidder also certifies that he is not solicited or being induced by any other firms to submit a false or sham bid for obtaining advantage over any other bidder that is submitting a bid on this project.

The five percent (5%) bid security accompanying this Proposal shall be returned to the Bidder, unless in case of the acceptance of the Proposal the successful Bidder shall fail to execute a Contract and file a Performance Bond and a Payment Bond within fifteen (15) days after its acceptance in which case the bid security will become the property of the Owner, and shall be considered as payment for damages due to delay and other inconveniences suffered by the Owner. The Bidder will also furnish the Owner with a satisfactory Maintenance Bond indemnifying the City against defective workmanship and material for a period of one year.

The undersigned certifies that the bid prices quoted on the Proposal have been carefully checked and are submitted as correct and final.

The undersigned proposal is to complete the work quoted above on or before **120 Calendar days** after the effective date of the work order. The undersigned further agrees that the Owner will suffer damages if the above quoted work is not finished and completed within the time allotted for such work and that these damages will accrue to the Owner as liquidated in the amount of **\$250.00 Per Calendar Day.**

The following unit prices are bid and shall be complete compensation as measured in place for all materials, labor, overhead, profits and any other cost that is necessary to complete the job to the Engineers specifications and satisfaction. It is also understood that the quantities shown are only an estimate of the work to be done.

No renegotiation of bid prices will be made for over runs or under runs of quantities.

PROPOSAL

Project Title						Contractor: Texas Materials Group, Inc. dba Gulf Coast, a CRH Company	
Item	Description	Unit	Quantity	Unit Price	Total	Written Total	
1	Site Demolition Concrete Pavement & Curb Complete in Place	SY	15,500	6.50	100,750.00	One Hundred Thousand Seven Hundred + Fifty dollars. No cents	
2	2" Type D Asphalt Complete in Place	SY	15,500	13.00	201,500.00	Two Hundred One Thousand Five Hundred dollars No cents	
3	4" Yellow Center Line Skip Striping	LF	5,932	1.00	5,932.00	Five Thousand Nine Hundred Thirty Two dollars No cents	
4	6" Lime & Flyash Stabilization Complete in Place	SY	15,500	6.00	93,000.00	Ninety Three Thousand Dollars No cents	
5	4" Drainage Emitter	EA	7	315.00	2,205.00	Two Thousand Two Hundred Fifty Dollars No Cents	
6	Site Demolition Concrete Driveways Complete in Place	SY	4,700	13.00	61,100.00	Sixty One Thousand One Hundred Dollars No cents	
7	6" Concrete Driveway Complete in Place	SY	4,700	69.00	324,300.00	Three Hundred Twenty Four Thousand Three Hundred Dollars No Cents	
8	Dowel Into Existing Driveways	EA	1,560	13.00	20,280.00	Twenty Thousand Two Hundred Eighty Dollars No cents	
9	4" Concrete Sidewalk Complete in Place	SY	100	95.00	9,500.00	Nine Thousand Five Hundred Dollars No cents	
10	Trench Drain	LF	26	150.00	3,900.00	Three Thousand Nine Hundred Dollars No cents	
11	18" RCP Paved Area Complete in Place	LF	100	50.00	5,000.00	Five Thousand Dollars No cents	
12	18" RCP Open Area Complete in Place	LF	36	50.00	1,800.00	One Thousand Eight Hundred Dollars No cents	
13	Solid Sod 1' Behind Curb and Gutter	SY	1,082	5.00	5,410.00	Five Thousand Four Hundred Ten Dollars No cents	
14	Lime (15LBS/SY)	TON	115	210.00	24,150.00	Twenty Four Thousand One Hundred Fifty Dollars No cents	
15	FLY ASH (35LBS/SY)	TON	269	116.00	31,204.00	Thirty One Thousand Two Hundred Four Dollars No cents	

ADDENDUM #1_10/20/2021

Item	Description	Unit	Quantity	Unit Price	Total	Written Total
16	Concrete Washout Pit	EA	1	1,200.00	1,200.00	One Thousand Two Hundred Dollars NO CENTS
17	Storm Water Prevention Complete in Place	LS	1	3,000.00	3,000.00	Three Thousand Dollars NO CENTS
18	Mobilization Complete in Place	LS	1	44,000.00	44,000.00	Forty Four Thousand Dollars NO CENTS
19	Trench Safety Complete in Place	LF	1	540.00	540.00	Five Hundred Forty Dollars NO CENTS
20	Concrete Saw Cut Full Depth Complete in Place	LF	4,700	3.50	16,450.00	Sixteen Thousand Four Hundred Fifty Dollars NO CENTS
21	Traffic Control Complete in Place	LS	1	2,950.00	2,950.00	Two Thousand Nine Hundred Fifty Dollars NO CENTS
22	Payment Performance Maintenance Bond	EA	1	2,600.00	2,600.00	Two Thousand Six Hundred Dollars NO CENTS
23	Street Signs	EA	2	440.00	880.00	Eight Hundred Eighty Dollars NO CENTS
24	Street Signs W/ Stop Signs	EA	8	575.00	4,600.00	Four Thousand Six Hundred Dollars NO CENTS
25	6" Stabilize Sand Subgrade for Driveways	SY	5,170	25.00	129,250.00	One Hundred Twenty Nine Thousand Two Hundred Fifty Dollars NO CENTS
26	4" Concrete Lay Down Curb Complete in Place	LF	11,545	39.00	450,255.00	Four Hundred Fifty Thousand Two Hundred Fifty Five Dollars NO CENTS
27	Remove Inlet and Replace Type "B" Storm Inlet Complete in Place	EA	17	1300.00	22,100.00	Twenty Two Thousand One Hundred Dollars NO CENTS
28	Inlet Protection	EA	17	145.00	2,465.00	Two Thousand Four Hundred Sixty Five Dollars NO CENTS
29	24" White Stop Bars	LF	96	7.00	672.00	Six Hundred Seventy Two Dollars NO CENTS
30	Blue Reflector Buttons for Fire Hydrants	LS	1	175.00	175.00	One Hundred Seventy Five Dollars NO CENTS
31	Utility Curb Markings	LS	1	2,100.00	2,100.00	Two thousand One Hundred Dollars NO CENTS
TOTAL BID						1,573,268.00

One Million Five Hundred Seventy Three Thousand Two Hundred Sixty Eight Dollars + NO CENTS

ADDENDUM #1_10/20/2021

Receipt is hereby acknowledged of the following addendum to the Contract Documents:

Addendum No. 1 Dated 10/20/2021 Received [Signature]

Addendum No. 2 Dated _____ Received _____

Addendum No. 3 Dated _____ Received _____

Accompanying this proposal is a Certified Check, Cashier's Check, or Bid Bond in the amount of five (5%) of the greatest amount bid and payable to the Owner.

Bidder: Texas Materials Group, Inc. dba Gulf Coast, a CRH Company

Address: 3003 Kilgore Parkway

Baytown, Texas 77523

Telephone: 281-421-5721

Date: October 26, 2021

ATTEST: [Signature]

Secretary of Corporation

(Seal of Bidder Corporation)

Receipt is hereby acknowledged of the following addendum to the Contract Documents:

Addendum No. 1 Dated 10/20/2021 Received 

Addendum No. 2 Dated _____ Received _____

Addendum No. 3 Dated _____ Received _____

Accompanying this proposal is a Certified Check, Cashier's Check, or Bid Bond in the amount of five (5%) of the greatest amount bid and payable to the Owner.

Bidder: Texas Materials Group, Inc. dba Gulf Coast, a CRH Company

Address: 3003 Kilgore Parkway
Baytown, Texas 77523

Telephone: 281-421-5721

Date: October 26, 2021

ATTEST: 

Secretary of Corporation 
(Seal of Bidder Corporation)

STATEMENT OF BIDDER'S QUALIFICATIONS

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The bidder may submit any additional information he or she desires.

Texas Materials Group, Inc.

Name of Bidder: dba Gulf Coast, a CRH Company Date Organized: 1978

3003 Kilgore Parkway

Address: Baytown, Texas 77523 Date Incorporated: 1980

Number of Years in Contracting Business under Present Name: 3

Oldcastle Materials Texas, Inc. changed its name to Texas Materials Group, Inc. in October 2018, then acquired Angel Brothers Holdings/Enterprises in July 2021

Contracts on Hand:

<u>Contract</u>	<u>Amount</u>	<u>Anticipated Completion Date</u>
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Please see attached Work in Progress

Type of work performed by your company: Clearing and grubbing, earthwork, soil stabilization and base materials, pavement milling and recycling, asphalt paving, concrete paving, storm drainage, water lines, sanitary sewer lines

Have you ever failed to complete any work awarded to you? No

Have you ever defaulted on a contract? No

List the more important projects recently completed by your firm (be sure to include projects of similar importance):

[illegible]

Please see attached Completed Projects

Major Equipment Available for this Contract:

Please see attached Equipment List

Attach resumes for the principal members of your organization, including the officers as well as the proposed superintendent for the project.

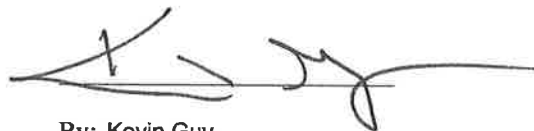
Bank of America
600 Peachtree St. NE
Atlanta, Georgia 30308

Credit Available: \$ Confidential

Bank Reference: Lois D. Marshall

The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any Information requested by the City of Alvin in verification of the recitals comprising this Statement of Bidder's Qualifications.

Executed this 26th day of October, 2021.



By: Kevin Guy

Title: Estimator



REFERENCES

The following are the names, address, and phone numbers for three public agencies for which the Bidder has performed similar work within the past two years:

City of Baytown

Name

2123 Market Street

Address

Baytown, Texas 77520

City, State, Zip

281-420-6545

(Area) Phone

Harris County

Name

1310 Prairie, Suite 1104

Address

Houston, Texas 77002

City, State, Zip

713-274-1531

(Area) Phone

City of League City

Name

300 West Walker

Address

League City, Texas 77573

City, State, Zip

281-554-1431

(Area) Phone



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: Engineering

Contact: Michelle Segovia, City Engineer

Agenda Item: Consider a Deed without Warranty for the Adame Estate (located at 103 Avenue H), to Adolfo Adame, and authorize the Mayor to sign upon legal review.

Type of Item: ☐Ordinance ☐Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☒Other

Summary: On June 3, 2021, Council approved the final plat of Adame Estate. The property is located at 103 Avenue H and was platted to convert a portion of the unimproved right-of-way of Avenue H into a lot for the construction of a new home to replace the existing home that is in poor condition.

This Deed finally conveys the platted property to Mr. Adame. The Deed is being conveyed without warranty due to there being no written documentation regarding the relocation of the home into the City's unimproved Avenue H right of way for the electricity transmission lines back in maybe the early 1960's. The final plat of Adame Estate abandoned the City's unimproved right of way, allowing Mr. Adame to demolish his existing dilapidated home and have a new home constructed through a grant from the Texas General Land Office.

Staff recommends approval.

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:** 11/10/2021 SLH

Supporting documents attached:

- Final Plat of Adame Estate

Recommendation: Move to approve the Deed Without Warranty for the Adame Estate (located at 103 Avenue H), to Adolfo Adame, and authorize the Mayor to sign upon legal review.

Reviewed by Department Head, if applicable ☒
Reviewed by City Attorney, if applicable ☒

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

DEED WITHOUT WARRANTY

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: Your social security number or your driver's license number.

THE STATE OF TEXAS §

COUNTY OF BRAZORIA § KNOW ALL MEN BY THESE PRESENTS:

The CITY OF ALVIN (hereinafter called "Grantor"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees named below, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents do hereby GRANT, SELL AND CONVEY unto ADOLFO ADAME, whose mailing address is PO BOX 724, Alvin, Texas 77512, (herein called "Grantee"), subject to the reservations hereinafter made, all of the following described real estate, together with all improvements situated thereon (the "Property") lying and being situated in Brazoria County, Texas, more particularly described as follows:

Being a 0.1837 acre tract of land (8,000.00 sq ft.) out of the undeveloped portion of Avenue H (80' R.O.W., Vol. 1, Pg. 16,P.R.B.C.) which lies South of Block 1, of Morgan Addition in the City of Alvin, of Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 16 of the Plat Records of Brazoria County, Texas, being in Reference to the same tract of land out of Lot 3, Block 1, of Morgan Addition conveyed to Adolfo Dame recorded in Volume 8, Page 733 of the Deed Records of Brazoria County, Texas, however the location of the existing residence lies in the 80' Undeveloped R.O.W. of said Avenue H and being more fully described by metes and bounds per the Property Exhibit attached hereto.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT to the following matters to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements, mineral or royalty reservations and leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the public records of Brazoria County, Texas; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities if any, but only to the extent that they are still in effect, relating to the hereinabove

described property.

Grantor further reserves any mineral, oil or gas interests that may be owned by Grantor, but specifically waives any surface rights or use to recover or explore for said minerals, oil or gas.

This conveyance is made without warranty, express or implied. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

EXECUTED this ____ day of _____, 2021.

CITY OF ALVIN, TEXAS

By: Paul A. Horn, Mayor

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

Before me, on this day personally appeared, Paul A. Horn, the Mayor of the City of Alvin, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed and in the stated capacity for the City of Alvin, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2021.

(SEAL)

Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:
Adolfo Adame
PO Box 724
Alvin, Texas 77512

STATE OF TEXAS - COUNTY OF BRAZORIA

I, ADOLFO ADAME, OWNER OF A 0.1837 ACRE (8,000.00 SQ FT) TRACT OF LAND OUT OF THE UNDEVELOPED PORTION OF AVENUE H (80' R.O.W., VOL. 1, PG. 16, P.R.B.C.) WHICH LIES SOUTH OF BLOCK 1 OF MORGAN ADDITION IN THE 'CITY OF ALVIN' RECORDED IN VOLUME 1, PAGE 16 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING IN REFERENCE TO THE SAME TRACT OF LAND OUT OF LOT 3, BLOCK 1 CONVEYED TO ADOLFO ADAME RECORDED IN VOLUME 8, PAGE 733 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, HOWEVER THE LOCATION OF THE EXISTING RESIDENCE LIES IN THE 80' UNDEVELOPED R.O.W. OF SAID AVENUE H, IN THE CITY OF ALVIN, BRAZORIA COUNTY, TEXAS DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS A FINAL PLAT OF ADAME ESTATE, AND DO HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS FOR THEIR USE FOREVER; AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS OR ALLEYS, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MY SELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE OF THE LAND SO DEDICATED.

ADOLFO ADAME

STATE OF TEXAS -COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADOLFO ADAME, KNOWN TO ME AS THE OWNER OF A 0.1837 ACRE (8,000.00 SQ FT) TRACT OF LAND OUT OF THE UNDEVELOPED PORTION OF AVENUE H (80' R.O.W., VOL. 1, PG. 16, P.R.B.C.) WHICH LIES SOUTH OF BLOCK 1 OF MORGAN ADDITION IN THE 'CITY OF ALVIN' RECORDED IN VOLUME 1, PAGE 16 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC, STATE OF TEXAS.
MY COMMISSION EXPIRES _____.

STATE OF TEXAS
COUNTY OF BRAZORIA

I, TIMOTHY J. HELLSTEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PLATTED THE ABOVE SUBDIVISION RE-PLAT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND ALL PROPERTY CORNERS ARE PROPERLY MARKED WITH 5/8" IRON ROD SET MARKED WITH A PLASTIC CAP LABELED "COBALT ENGINEERING FIRM# 10194581" IF NOT OTHERWISE NOTED, AND THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

Timothy J. Hellstein
TIMOTHY J. HELLSTEIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5640
DATE: 05/12/2021



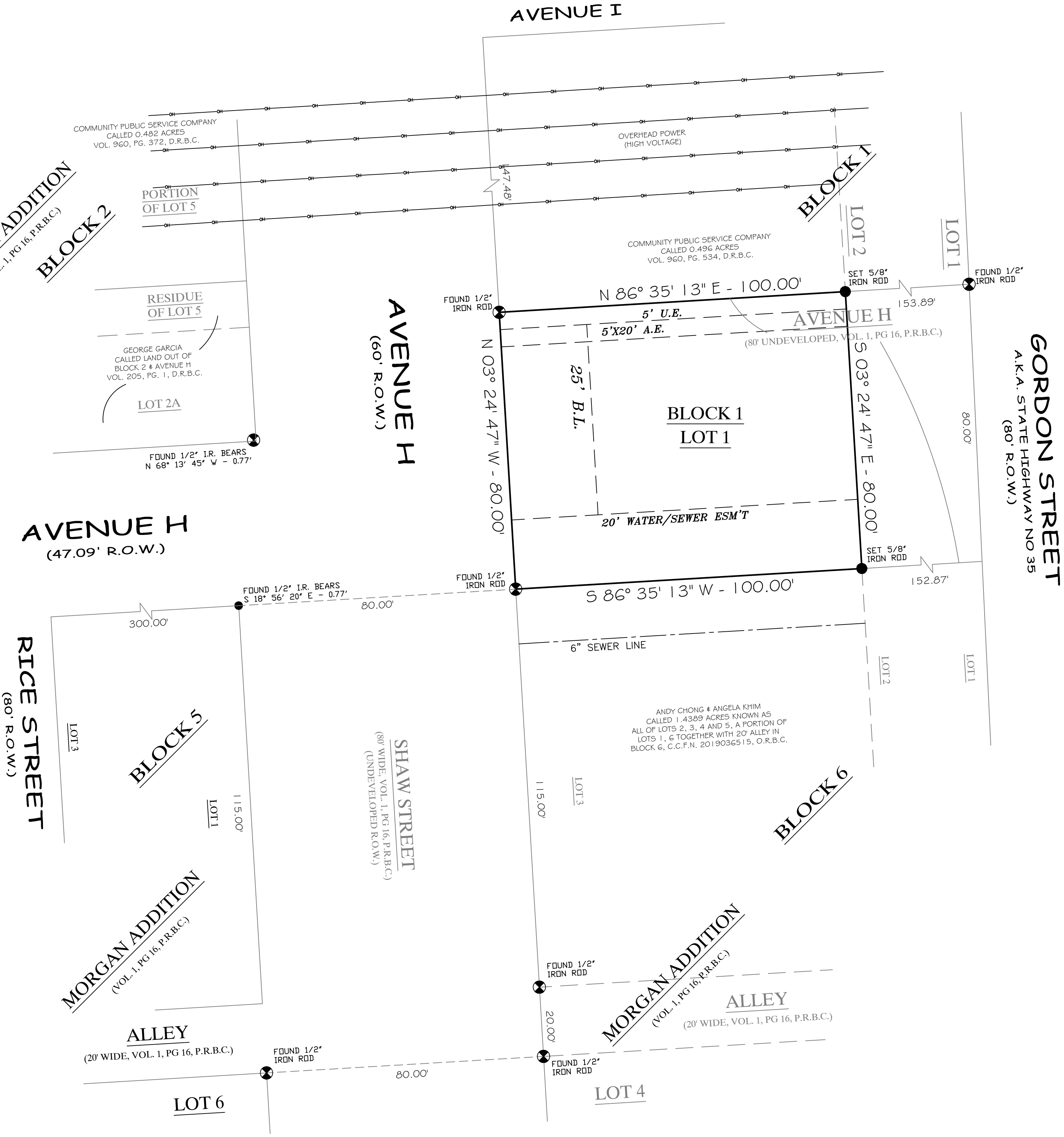
APPROVED FOR THE CITY OF ALVIN THIS THE _____ DAY OF _____, 2021.

PAUL HORN
MAYOR

MICHELLE SEGOVIA
CITY ENGINEER

DIXIE ROBERTS
CITY SECRETARY

OWNER: ADOLFO ADAME
TRACT OUT OF UNDEVELOPED PORTION OF AVENUE H
SOUTH OF LOT 3, BLOCK 1, MORGAN ADDITION
103 AVENUE H
ALVIN, TX 77511



CITY OF ALVIN GPS CONTROL MONUMENT: 0117 ELEV: 40.26 (NAVD88).
GENERAL LOCATION: WEST SIDE OF TEXAS STREET, SOUTHWEST OF THE INTERSECTION OF TEXAS STREET AND AVENUE K. GRID NORTHING: 13,725,242.210. GRID EASTING: 3,162,443.503. STATE PLANE COORDINATES, TEXAS SOUTH CENTRAL ZONE (4204). NAD83 AND IS A BRASS DISK SET ON A 5/8" IRON ROD BELOW GRADE.

FINAL PLAT OF ADAME ESTATE

BEING A RE-PLAT OF A 0.1837 ACRE (8,000.00 SQ FT) TRACT OF LAND OUT OF THE UNDEVELOPED PORTION OF AVENUE H (80' R.O.W., VOL. 1, PG. 16, P.R.B.C.) WHICH LIES SOUTH OF BLOCK 1 OF MORGAN ADDITION IN THE 'CITY OF ALVIN' RECORDED IN VOLUME 1, PAGE 16 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING IN REFERENCE TO THE SAME TRACT OF LAND OUT OF LOT 3, BLOCK 1 CONVEYED TO ADOLFO ADAME RECORDED IN VOLUME 8, PAGE 733 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, HOWEVER THE LOCATION OF THE EXISTING RESIDENCE LIES IN THE 80' UNDEVELOPED R.O.W. OF SAID AVENUE H, IN THE CITY OF ALVIN, BRAZORIA COUNTY, TEXAS.

LOT 1, BLOCK 1

5-12-2021



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: City Attorney

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Consider Resolution 21-R-30, making findings in connection with the proposed Bayou Point Public Improvement District related to the advisability of the improvements, the nature of the improvements, the estimated cost of the improvements, the boundaries of the proposed District, the method of assessment and the apportionment of cost between the District and the City as a whole; and making other findings related thereto.

Type of Item: ☐Ordinance ☒Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☐Other

Summary: On or about September 2, 2021, Binnacle Alvin 31, LLC, the owner of certain property located within the City, petitioned the City for the creation of a public improvement district pursuant to Chapter 372 of the Texas Local Government Code, for the Bayou Point Subdivision, approximately 32 acres for 122 single family residential lots.

A public hearing for the PID was held on November 18, 2021. After the public hearing, Council will be presented with the final Resolution creating the PID. This PID will be known as the Bayou Point PID.

This Resolution makes specific findings, as required by Section 372.006, including advisability of the proposed improvement, the estimated cost, the method of assessment, and the apportionment of cost between the proposed district and the City.

Staff recommends approval of Resolution 21-R-30.

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:** 10/26/2021 SLH

Supporting documents attached:

- Res. 21-R-30
-

Recommendation: Move to approve Resolution 21-R-30, making findings in connection with the proposed Bayou Point Public Improvement District related to the advisability of the improvements, the nature of the improvements, the estimated cost of the improvements, the boundaries of the proposed District, the method of assessment and

the apportionment of cost between the District and the City as a whole; and making other findings 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 ☒

RESOLUTION 21-R-30

A RESOLUTION OF THE CITY OF ALVIN, TEXAS, MAKING FINDINGS IN CONNECTION WITH THE PROPOSED BAYOU POINT PUBLIC IMPROVEMENT DISTRICT RELATED TO THE ADVISABILITY OF THE IMPROVEMENTS, THE NATURE OF THE IMPROVEMENTS, THE ESTIMATED COST OF THE IMPROVEMENTS, THE BOUNDARIES OF THE PROPOSED DISTRICT, THE METHOD OF ASSESSMENT AND THE APPORTIONMENT OF COST BETWEEN THE DISTRICT AND THE CITY AS A WHOLE; AND MAKING OTHER FINDINGS RELATED TO THE DISTRICT.

WHEREAS, the City of Alvin City Council is authorized to create a public improvement district pursuant to Chapter 372 of the Texas Local government Code (the “Code”) for the purpose described therein, and the City has received a petition from certain landowners within the City requesting the creation of a public improvement district; and

WHEREAS, notice of a public hearing to consider the advisability of establishing the proposed district was published in *The Alvin Sun* a local newspaper of general circulation on October 31, 2021, which notice included: the place, City Council Chambers, Alvin, Texas; the general nature of the proposed improvements; the boundaries of the proposed district; the proposed method of assessment; and the proposed apportionment of cost between the district and the City as a whole; and

WHEREAS, written notice of the public hearing to consider advisability of establishing the district was sent timely to the current address, so reflected on the tax rolls, of the owners of property subject to assessment under the proposed district; and

WHEREAS, the public hearing was held with all interested parties having been given the opportunity to be heard; NOW, THEREFORE,

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

Section 1. The City Council, having duly considered the petition submitted by property owners in the proposed district and the comments of those who made presentations at the public hearing on November 18, 2021, hereby finds as follows:

- (1) It will promote the interests of the City to create the Bayou Point Public Improvement District (the “District”) under the provisions of the Code for the purposes herein described.
- (2) It is advisable that the proposed improvement project be provided in the District and the City exercise the powers granted by the Code in connection with the establishment of the District, including the carrying out of the improvement project described below that will confer special benefits on property in the District and to levy and collect a special assessment on property in the District, based on

the benefit conferred by such project, to pay all of the costs of such improvements.

- (3) The general nature of the public improvements in the District includes the engineering and construction of water, wastewater, storm sewer facilities, detention, common areas and amenities, and other improvements, contingency provisions, creation and administration costs, and interest.
- (4) The estimated costs of the public improvements over the life of the PID are a total of \$5,571,250.00.
- (5) The boundaries of the District are fully described in Exhibit A attached hereto.
- (6) The proposed method of assessment is as follows:
 - (a) The assessment for the Public Improvements is proposed to be by value, lot, or according to the square footage of property without regard to improvements on the property.
- (7) The proposed method of apportionment of the cost of the improvements between the District and the City as a whole is as follows:
 - (a) The District will bear 100 percent of the costs of the percentage of the Public Improvements that will be reimbursed by assessment on the property.

Section 2. This Resolution shall be passed finally on the date of its introduction and shall take effect immediately upon its passage and approval.

Section 3. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this 18th day of November 2021.

CITY OF ALVIN, TEXAS

ATTEST

Paul A. Horn, Mayor

Dixie Roberts, City Secretary

EXHIBIT A

Metes and Bounds Description

Being a 31.446 acre tract of land out of the B.B.B & C. Railroad Company Survey, Abstract No. 159, situated in Brazoria County, Texas, said tract being more particularly described as follows:

BEGINNING at a fence post found at the Southeast corner of Lot 14, of DEZSO ADDITION, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 6, Page 53 in the Office of the County Clerk of Brazoria County, Texas, said point also being the Southwest corner of a 2.07 acre tract of land conveyed to William and Colleen Buel in deed recorded in Brazoria County Clerk's File No. 2008005052, from which a found 1/2 inch rod bears South 59°57'58" East, a distance of 1.70 feet;

THENCE North 86°22'06" East along the Southerly line of said Buel tract, a distance of 128.00 feet to a 1/2 inch rod set at the Southeast corner of said Buel tract, said point also being the Southwest corner of a 0.87 acre tract of land conveyed to Ramos, LLC. in deed recorded in Brazoria County Clerk's File No. 2008052274;

THENCE North 85°58'27" East along the Southerly line of said Ramos tract, a distance of 89.39 feet to a 60d nail set in the Westerly line of a 0.2296 acre tract of land conveyed to Howard and Vickie Weaver in deed recorded in Brazoria County Clerk's File No. 1995-004989;

THENCE South 10°56'51" West along Westerly line of said Weaver tract, a distance of 68.47 feet to a 1 inch pipe found at the Southwest corner of said Weaver tract;

THENCE North 73°53'07" East along the Southerly line of said Weaver tract, a distance of 167.98 feet to a 1 inch pipe found at the Southeast corner of said Weaver tract, said point also being the Northwest corner of a 2.00 acre tract of land conveyed to Alvin Independent School District (Alvin ISD) in deed recorded in Brazoria County Clerk's File No. 2014032049;

THENCE South 08°25'04" East along the Westerly line of said Alvin ISD tract, a distance of 114.83 feet to a 1/2 inch rod set at the Southwest corner of said Alvin ISD tract;

THENCE North 84°57'39" East along the Southerly line of said Alvin ISD tract, a distance of 743.89 feet to a 1/2 inch rod set in the approximate centerline of Old Mustang Slough;

THENCE along the approximate centerline of said Old Mustang Slough the following courses and distances:

South 11°49'52" East, a distance of 77.90 feet to a point for corner, and a set 1/2 inch rod;
South 18°59'28" West, a distance of 640.20 feet to a point for corner, and a set 1/2 inch rod;
South 30°46'43" West, a distance of 49.49 feet to a point for corner, and a set 1/2 inch rod;
South 50°41'43" West, a distance of 244.00 feet to a point for corner, and a found 1/2 inch rod;

South 41°08'43" West, a distance of 241.45 feet to a point for corner, and a set 1/2 inch rod;

South 39°57'33" West, a distance of 231.95 feet to a point for corner, and a set 1/2 inch rod;

South 49°12'28" West, a distance of 344.95 feet to a point for corner, and a set 1/2 inch rod;

South 44°00'15" West, a distance of 25.65 feet to a point for corner lying parallel to the high bank of Mustang Bayou, and a set 1/2 inch rod;

THENCE North 11°03'30" West along the high bank of said Mustang Bayou, a distance of 160.54 feet to a point for corner, and a set 1/2 inch rod;

THENCE North 22°26'30" West continuing along the high bank of said Mustang Bayou, a distance of 1,458.38 feet to a 1/2 inch rod set in the Southerly line of said DEZSO ADDITION;

THENCE North 86°22'06" East along the Southerly line of said DEZSO ADDITION, a distance of 490.63 feet to the POINT OF BEGINNING of the herein described tract.



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: City Attorney

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Consider Resolution 21-R-31, authorizing the establishment of the Bayou Point Public Improvement District in the City of Alvin, Texas; authorizing publication of this Resolution; providing for the preparation of a service and assessment plan; and making other provisions related thereto.

Type of Item: ☐Ordinance ☒Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☐Other

Summary: On or about September 2, 2021, Binnacle Alvin 31, LLC, the owner of certain property located within the City, petitioned the City for the creation of a public improvement district pursuant to Chapter 372 of the Texas Local Government Code, for the Bayou Point Subdivision, approximately 32 acres for 122 single family residential lots.

A public hearing for the PID was held on November 18, 2021.

After the findings are made in Resolution 21-R-30, this Resolution formally authorizes the establishment of the Bayou Point Public Improvement District. This Resolution must be published one time.

Staff recommends approval.

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:** 10/26/2021 SLH

Supporting documents attached:

- Res. 21-R-31

Recommendation: Move to approve Resolution 21-R-31, authorizing the establishment of the Bayou Point Public Improvement District in the City of Alvin, Texas; authorizing publication of this Resolution; providing for the preparation of a service and assessment plan; and making 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 ☒

RESOLUTION 21-R-31

A RESOLUTION OF THE CITY OF ALVIN, TEXAS, AUTHORIZING THE ESTABLISHMENT OF THE BAYOU POINT PUBLIC IMPROVEMENT DISTRICT IN THE CITY OF ALVIN, TEXAS; AUTHORIZING PUBLICATION OF THIS RESOLUTION; PROVIDING FOR THE PREPARATION OF A SERVICE AND ASSESSMENT PLAN; AND MAKING OTHER PROVISIONS RELATED THERETO.

WHEREAS, the City of Alvin City Council is authorized to create a public improvement district pursuant to Chapter 372 of the Texas Local Government Code (the “Code”) for the purpose described therein, and the City has received a petition from certain landowners within the City requesting the creation of a public improvement district; and

WHEREAS, the City Council held a public hearing on November 18, 2021, notice of which was published and mailed to property owners of the proposed district pursuant to Section 372.009 of the Code; and

WHEREAS, the City Council has made findings by resolution as to the advisability of the proposed improvement project, the nature of the improvements, the boundaries of the proposed public improvement district, the estimated cost, the method of assessment and the apportionment of cost between the improvement district and the City as a whole, as required by Chapter 372 of the Code; and

WHEREAS, the City Council has determined that it should proceed with the creation of the Bayou Point Public Improvement District and the provision of public improvements proposed to be provided thereby; NOW, THEREFORE,

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

Section 1. The facts recited in the preamble hereto are hereby found to be true and correct.

Section 2. The Bayou Point Public Improvement District Number (the “District”) is authorized to be and is hereby established as a public improvement district under the provisions of Chapter 372 of the Code over the land currently included within the boundaries of the City of Alvin, Texas, as more fully described in Exhibit A attached hereto, all in accordance with the findings made by the City Council in Section 1 of Resolution No. 21-R-30, passed and approved on November 18, 2021.

Section 3. The City Secretary is hereby directed to give notice of the authorization for establishment of the District by publishing the Resolution once in at least one local newspaper of general circulation in the City. The authorization and establishment of the District shall be deemed to be effective upon the publication of the notice directed by this section.

Section 4. The City Council hereby directs the District Administrator to prepare a service and assessment plan for review and approval of the City Council in accordance with Chapter 372 of the Code.

Section 5. The District shall not provide any improvements until at least 20 days after authorization of the District takes effect. Such services shall not begin if during such period a petition is filed pursuant to section 372.010(c) of the Code.

Section 6. This Resolution shall be passed finally on the date of its introduction and shall take effect immediately upon its passage and approval.

Section 7. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

PASSED AND APPROVED on this 18th day of November 2021.

CITY OF ALVIN, TEXAS

ATTEST

Paul A. Horn, Mayor

Dixie Roberts, City Secretary

EXHIBIT A

Metes and Bounds Description

Being a 31.446 acre tract of land out of the B.B.B & C. Railroad Company Survey, Abstract No. 159, situated in Brazoria County, Texas, said tract being more particularly described as follows:

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THENCE North 86°22'06" East along the Southerly line of said Buel tract, a distance of 128.00 feet to a 1/2 inch rod set at the Southeast corner of said Buel tract, said point also being the Southwest corner of a 0.87 acre tract of land conveyed to Ramos, LLC. in deed recorded in Brazoria County Clerk's File No. 2008052274;

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South 50°41'43" West, a distance of 244.00 feet to a point for corner, and a found 1/2 inch rod;

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bank of Mustang Bayou, and a set 1/2 inch rod;

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THENCE North 22°26'30" West continuing along the high bank of said Mustang Bayou, a distance of 1,458.38 feet to a 1/2 inch rod set in the Southerly line of said DEZSO ADDITION;

THENCE North 86°22'06" East along the Southerly line of said DEZSO ADDITION, a distance of 490.63 feet to the POINT OF BEGINNING of the herein described tract.



AGENDA COMMENTARY

Meeting Date: 11/18/2021

Department: City Secretary

Contact: Dixie Roberts, City Secretary.

Agenda Item: Consider Resolution 21-R-32, casting votes for the Board of Directors of the Brazoria County Appraisal District.

Type of Item: ☐Ordinance ☒Resolution ☐Contract/Agreement ☐Public Hearing ☐Plat ☐Discussion & Direction ☐Other

Summary: This Resolution is to cast votes for candidates to serve on the Board of Directors of the Brazoria County Appraisal District. This board of directors is an authoritative body of individuals that govern our local appraisal district and serves as part of the local property tax system equation of checks and balances.

The directors have no authority to set values or appraisal methods. The chief appraiser is appointed by and serves at the pleasure of the appraisal district board of directors. It is the responsibility of the chief appraiser to carry out the appraisal district's legal duties, hire staff, administer the annual appraisal process, and operate the appraisal office.

Every other year each governing body within Brazoria County is allotted a certain number of votes to cast toward the nominated candidates on the ballot. The City of Alvin is allotted 66 votes. City Council may cast all 66 votes for one candidate or distribute the votes among any number of the nominated candidates. Each governing body must vote by written resolution and submit to the Chief Appraiser before December 15, 2021.

Candidates: Tommy King (Alvin Representative), Bobby Brown, Wil Kennedy, Arnetta Murray, Bobby Jo Newell, Gail Robinson, George Sandars, and Susan Spoor.

In 2015, 2017, and 2019 City Council cast all the City's votes for Tommy King.

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:** 11/10/2021 SLH

Supporting documents attached:

- Resolution 21-R-32
- BCAD Request Letter

Recommendation: Move to approve Resolution 21-R-32, casting __(#votes)____ votes for __ (person)_____ to serve on the Board of Directors of the Brazoria County Appraisal District Board.

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

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

RESOLUTION 21-R-32

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS CASTING VOTES FOR CANDIDATES FOR THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.

WHEREAS, the official ballot containing the names of the duly nominated candidates for the Board of Directors of the Brazoria County Appraisal District has been received from the Chief Appraiser of the Brazoria County Appraisal District; and

WHEREAS, the City Council may cast all of its votes for one candidate or distribute the votes among any number of candidates; and

WHEREAS, the City Council of the City of Alvin, Texas, must provide official notification to the Brazoria County Appraisal District of both the distribution of its votes and the total number of votes cast.

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

Section 1. That the City Council hereby casts a total of _____ votes to be allocated as follows:

Nominations/Candidates	Vote(s) Cast
1. Bobby Brown	1. _____
2. Wil Kennedy	2. _____
3. Tommy King	3. _____
4. Arnetta Murray	4. _____
5. Bobby Jo Newell	5. _____
6. Gail Robinson	6. _____
7. George Sandars	7. _____
8. Susan Spoor	8. _____

Section 2. That the official Ballot of the Brazoria County Appraisal District Board of Directors Election 2022-2023, a copy of which is attached as Exhibit "A," shall be completed in accordance with the action taken by the City Council.

Section 3. That the Official Ballot shall be returned to the Brazoria County Appraisal District before December 15, 2021.

PASSED AND APPROVED on this the 18th day of November 2021.

CITY OF ALVIN, TEXAS

ATTEST

By: _____
Paul A. Horn, Mayor

By: _____
Dixie Roberts, City Secretary

BRAZORIA COUNTY APPRAISAL DISTRICT

Rec'd 10/25/21

MEMBERS OF THE BOARD

Kristin Bulanek
Tommy King
Gail Robinson
Glenn Salyer
George Sandars
Susan Spoor

CHIEF APPRAISER

Al Baird
500 N. Chenango
Angleton, Texas 77515
979-849-7792
Fax 979-849-7984

October 21, 2021

Honorable Paul Horn
Mayor of Alvin
216 W. Sealy
Alvin, TX 77511

Dear Honorable Paul Horn,

Thirty-four voting taxing units were entitled to submit by written resolution, nominations to fill the five-member board of directors of the Brazoria County Appraisal District. **Attached is the official ballot with the nominations we received.**

CITY OF ALVIN IS ENTITLED TO CAST **66** VOTE(S).

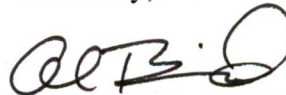
Each voting unit must vote by **Written Resolution** and submit it to the chief appraiser before **December 15, 2021**. The governing body of the taxing unit may cast all its votes for one candidate or distribute the votes among any number of candidates. When you add the column of your votes, your total should not be greater than your allotted number.

A voting unit must cast its votes for a person nominated and named on the ballot. There is no provision for write-in candidates. The chief appraiser may not count votes cast for someone not listed on the official ballot.

Please complete the ballot and return to Al Baird, Chief Appraiser, 500 North Chenango, Angleton, Texas 77515, **along with a Written Resolution** before **December 15, 2021**. If you have any questions about the format of your resolution or any other matter, give me a call immediately.

It is important that you return your **Ballot and Resolution** to the chief appraiser before **December 15, 2021**, so that we may count the votes, declare the winners, and notify all taxing units and candidates of the results.

Sincerely,



Al Baird
Chief Appraiser

AB/td
Enclosure

**BRAZORIA COUNTY APPRAISAL DISTRICT
BOARD OF DIRECTORS ELECTION 2022-2023**

OFFICIAL BALLOT

<u>NOMINATIONS/CANDIDATES</u>		<u>VOTE(S) CAST</u>
1.	<u>Bobby Brown</u>	1. _____
2.	<u>Wil Kennedy</u>	2. _____
3.	<u>Tommy King</u>	3. _____
4.	<u>Arnetta Murray</u>	4. _____
5.	<u>Bobby Jo Newell</u>	5. _____
6.	<u>Gail Robinson</u>	6. _____
7.	<u>George Sandars</u>	7. _____
8.	<u>Susan Spoor</u>	8. _____

PLEASE ATTACH YOUR RESOLUTION TO THIS FORM

SUBMITTED BY: _____

VOTES ENTITLED TO: _____

VOTES CAST: _____

RESOLUTION NO. _____

WHEREAS, the official ballot containing the names of the duly nominated candidates for the Board of Directors of the Brazoria County Appraisal District has been received from the Chief Appraiser of the Brazoria County Appraisal District; and

WHEREAS, the _____ wishes to cast its votes thereon;

NOW, THEREFORE, BE IT RESOLVED, the _____ does hereby determine and cast its votes for the candidates for the Board of Directors of the Brazoria County Appraisal District as follows:

BE IT FURTHER RESOLVED that the official ballot be marked in accordance with this resolution and returned to the Chief Appraiser of the Brazoria County Appraisal District with a copy of this resolution attached hereto prior to December 15, 2021.

PASSED AND APPROVED this _____ Day of _____, 2021.

Presiding Officer

ATTEST:

Secretary