

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP
TUESDAY FEBRUARY 11, 2020
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 a Workshop Session at 7:00 p.m. in the first floor Conference Room at City Hall, with the following members present: Paul A. Horn, Mayor; Glenn Starkey, Mayor Pro-Tem and Councilmembers: Gabe Adame, Adam Arendell, Joel Castro, Keith Thompson, and Martin Vela.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Larry Buehler, Director of Economic Development; Michelle Segovia, City Engineer; Dan Kelinske, Parks Director; Rex Klesel, Fire Chief; Ron Schmitz, EMS/Emergency Management Director; Brandon Moody, Interim Director of Public Services; and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Visioning and goalsetting which includes the Capital Improvement Program, city budget and financing, operations/services to the citizens, future residential developments, and policymaking. No formal action will be taken by City Council during this workshop.

Mr. Roland reviewed the following information with all in attendance.

Benefits of Strategic Planning & Goal Setting: Council's early involvement, direction for the city manager, expedites the council work-sessions on the proposed budget.

Objectives for workshop: presentation of future developments northwest of the City, review the budget calendar, strategic planning, 2020 Bond Issue, tax rate analysis, following the game plans, 5-year Capital Improvement Program, transportation initiatives, solid waste, and closing remarks from Mayor/Council.

Representatives from Cole Development and Lando Development were present to discuss the proposed subdivision developments in the northwest area of the City. The next steps in the process: utility agreements, development agreements and annexation.

Mr. Roland stated that members of City Council were asked to participate in a SWOT (Strengths, Weaknesses, Opportunities, Threats) Analysis of city services. The vision elements derived from the SWOT analysis that will be the major focus in the FY21 Budget: maintain infrastructure, enhance communication, enable growth & revitalization, maintain a well-managed City, and enhance quality of life.

Proposed 2020 tax supported bond issues: \$3.7M Phase 2 of Moller Road Drainage, \$1.78M Pearson Park Improvements (lighting & concession stand).

Athletic field lighting: all light fixtures are 1500W metal halide, all fixtures are affixed to wooden poles, many poles are bending and twisting, electrical hardware is wearing out and in need of replacement.

East end concession stand: Exterior weather proofing is needed, roof repair/replacement, replacement circulation vents, recommend replacement of metal doors and frames, mold remediation is required on the interior walls, replacement of ceiling insulation and drop ceiling frame w/tiles.

Mr. Higgins reviewed the current tax rate information and how the rate is calculated, and discussed the potential increase of the tax rate in FY21.

Mr. Roland reviewed the current plans that are being worked: Parks Master Plan, Thoroughfare Plan, M-1 Ditch Watershed Plan, 2035 Comprehensive Master Plan, and the Utility Master Plan.

2020 Revenue Bond Issue - (Water & W/Water Fees) - \$16.6M

- \$4.3M Phase 2 of LS 30
- \$3.0M Waterline Improvement
- \$5.9M Phase 2 of 54' Eastside Interceptor
- \$2.1M Ground Storage Tank (Waterplant #4)
- \$1.3M Peak Flow Storage Basin

Ms. Segovia stated that a few lift stations may be able to be decommissioned therefore bringing a cost savings to the water and wastewater capital improvement plan phase 2 project.

Council and staff discussed the current street and sidewalk replacement program. Further discussion will be needed to prioritize the schedule of streets to be replaced in FY21.

The 5 year Capital Improvement projects were discussed including the use, need, and repair, of various city facilities. Mr. Kelinske stated that the Parks and Recreation Department would like to move the entire department from the Public Services Facility into the Fire Station #1 building after the new Fire/EMS station is built. This would allow for additional space needed for various Parks and Recreation programs.

Alvin Community College proposed the extension of Childress Dr to Briscoe Dr. ACC desires to make Childress more of the main entrance to the campus which provides for better ingress/egress during large events at Briscoe Park, and gives additional connectivity to the ACC campus.

Steps on ACC Property: Continue Childress as 2-lane, concrete, curb roadway, relocate ACC trail on both sides of proposed route, relocate current ditch to right side of new roadway, relocate two major and two minor storm inlets, relocate trail solar lighting, relocate/replant trees next to the trail. Steps on City of Alvin City Property: intersect Briscoe Dr. with perpendicular intersection, install two concrete reinforced pipes under roadway. Design will be coordinated with TxDOT Segment B Plans.

The traffic impact analysis for the northwest development was discussed.

Michael Higgins discussed the Solid Waste and Recycling Bidding process and stated that the team is recommending the selection of Texas Pride. This will be brought to City Council in a workshop format for discussion and will be placed on a future City Council agenda for authorization to negotiate the terms of the contract.

ADJOURNMENT

Mayor Horn adjourned the meeting at 9:20 p.m.

PASSED and APPROVED the 5th day of March 2019.

Paul A. Horn, Mayor

ATTEST:

Dixie Roberts, City Secretary