MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING
THURSDAY JANUARY 4, 2018
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 Session at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul Horn; Mayor Pro-tem Brad Richards; Council members: Gabe Adame, Adam Arendell, Scott Reed, Glenn Starkey, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Junru Roland, Assistant City Manager/Chief Financial Officer; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; and Robert E. Lee, Chief of Police.

INVOCATION AND PLEDGE OF ALLEGIANCE

Judy Zavalla gave the invocation.

Council member Richards led the pledge of Allegiance to the American Flag. Council member Reed led the pledge to the Texas Flag.

PRESENTATIONS

Proclamation; Zhejiang Police College Cadets.

Mayor Horn presented a proclamation cadets of the Zhejian Police College commemorating their time in the City of Alvin.

PUBLIC COMMENT

There were no public comments.

CONSENT AGENDA: CONSIDERATION AND POSSIBLE ACTION

Consider the approval of minutes from the December 7, 2017 City Council workshop.

Consider the approval of minutes from the December 7, 2017 regular City Council meeting.

Consider Ordinance 18-A, annexing a 10.00-acre tract within Alvin Sunset Ranch located along Heights Road a/k/a County Road 145, more or less, into the corporate limits of the City; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date on second reading.

On September 19, 2017, Will Benson of Alvin Sunset Ranch, LLC, petitioned the City to annex +/- 10 acres, out of a 20-acre parcel for the purpose of the construction of the Sunset Ranch subdivision, owned by Alvin Sunset Ranch, LLC. Council authorized the commencement of annexation procedures on September 21, 2017, in Resolution 17-R-25. Public hearings were held on November 2, 2017, and November 16, 2017. This Ordinance, upon passage of the second reading, will finalize the annexation of that +10.00-acre tract of land for Sunset Ranch located along Heights Road a/k/a County Road 145, in Brazoria County, Texas. The Ordinance includes the Municipal Service Plan. State law requires two readings of annexation ordinances. This is the second reading, the first reading was held on December 7, 2017.

Consider Ordinance 18-B, annexing a 19.134-acre tract, more or less in Forest Heights, Section 6 located along the proposed 528 extension between Business 35 and SH6, into the corporate limits of

the City; approving a service plan for the annexed area; making findings of fact; providing a severability clause; and providing an effective date on second reading.

On September 15, 2017, Don Barras Development, LLC, petitioned the City to annex approximately 19.134 acres for the purpose of constructing Forest Heights, Section 6. Council authorized the commencement of annexation procedures on September 21, 2017, in Resolution 17-R-26. Public hearings were held on November 2, 2017, and November 16, 2017. This ordinance, upon passage of the second reading, will finalize the annexation of that ±19.134-acre tract of land for Forest Heights, Section 6, located along the proposed FM 528 extension between Business 35 and State Highway 6 in Brazoria County, Texas. The Ordinance includes the Municipal Service Plan. State law requires two readings of annexation ordinances. This is the second reading, the first reading was held on December 7, 2017.

Council member Arendell moved to approve the consent agenda as presented. Seconded by Council member Adame; motion carried on a vote of 6 Ayes.

OTHER BUSINESS

Consider Resolution 18-R-01, expressing the intent to finance expenditures to be incurred for the design, acquisition, construction and equipping of Fire/Emergency Medical Services (EMS) facilities; and setting forth other matters related thereto.

Funding for the purchase of land and design was approved for FY18 through the General Projects Fund. The purpose of this funding is to replace the existing Fire Station #1 and Emergency Medical Services (EMS) facilities, and combine the two (2) services into one facility. Compelling reasons to construct a new station include, but are not limited to expanded service coverage that reduces response time, more superior geographical access to calls for service, the current lack of windstorm rating, inadequate sleeping quarters, no room for future growth, condition of existing EMS facility, and bays that are too low for new apparatus.

In addition, this funding will also replace a platform ladder truck, as the department's existing ladder truck is 25 years old and is at the end of its useful life. The City has incurred $96,000 in maintenance over the last 5 years to keep the current ladder truck operational. It is becoming unreliable, and to maintain the insurance rating (ISO/PPC 2), it is imperative to have a reliable and safe working ladder truck. The City anticipates selling the current ladder truck and utilizing the proceeds to either subsidize the cost of a new ladder truck, or depositing the proceeds into the City's Fire Capital Fund.

As presented in the December 7, 2017 council workshop, bonds will need to be issued to finance the design and construction of the new Fire/EMS station and to purchase a new ladder truck. While it is premature to specify an exact dollar amount, Staff predicts the issuance to be approximately $8,200,000. A new Fire/EMS station and ladder truck will be financed over twenty years. Assuming an interest rate of 4%, the debt service would average approximately $582,200 a year. Based upon the 2018 taxable property value of $1,293,876,630, a tax rate increase between $0.04 – $0.05 per $100 of taxable value would be necessary to pay this debt.

To expedite construction and take advantage of potentially lower costs, Staff recommends approval of a "reimbursement resolution." This resolution acknowledges the need to issue bonds for financing a new Fire/EMS station and ladder truck. Although the resolution reflects a maximum issuance of $8,200,000, that is not necessarily the amount of bonds that will be issued. Staff believes that it is appropriate to construct a station that meets both the current and future needs of the City, while remaining affordable.

Approving the resolution will allow the City to secure a contract using money held in the General Projects Fund and the General Fund. Any expenditure prior to the bond issuance will be reimbursed from the proceeds at a later date. Staff currently expects that Certificates of Obligation would not be issued until a more accurate estimate of costs is obtained. A tentative timeline of events may be:

January 2018	*Approve reimbursement resolution*
March 2018	*Select Architect*
April 2018 – December 2018	*Design Phase*
September 2018	*Issue Certificates of Obligation*
April 2019	*Council Awards a Construction Contract*
May 2020	*Complete Construction*

Council member Adame moved to approve Resolution 18-R-01, expressing the intent to finance expenditures to be incurred for the design, acquisition, construction and equipping of Fire/Emergency Medical Services (EMS) facilities; and setting forth other matters related thereto. Seconded by Council member Starkey; motion carried on a vote of 6 Ayes.

REPORTS FROM CITY MANAGER

Review preliminary list of items for next Council meeting.
Ms. Breland reviewed the preliminary list for the January 18, 2018 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.

Mrs. Roberts reviewed items of community interest.

Council member Thompson hoped everyone had Merry Christmas and a Happy New Year. He reminded all that children will be going back to school next week and to be aware of the children walking and the school zones.

Council member Reed announced that he will be working out of town for another year. He wished everyone a happy and safe holiday and cautioned everyone about the weather.

Council member Arendell thanked the City Manager for adding the Harvey event and expressed his support for additional trash pickup for Harvey victims.

Council member Richards wished everyone a happy and prosperous New Year.

Council member Adame stated that he has received phone calls about a lot of debris and construction materials from Hurricane Harvey. He requested to have another big trash run throughout the city. He asked to check on the cost to provide one or two more trash runs and suggested putting this item to the vote of the Council.

Council member Starkey encourage all to keep the Christmas spirit into the next year. He announced that a church that is working with several non-profit organizations contacted him seeking residents whose homes were damaged by Hurricane Harvey that do not have insurance nor did not receive assistance from FEMA to assist in rebuilding their homes. He asked if anyone knew of someone in that situation to call him.

Mayor Horn announced that the C & R District 3 is nearing completion of the Durant detention and he encouraged city staff to be prepared to finish the project.

EXECUTIVE SESSION

City Council will meet in Executive Session pursuant to Texas Government Code Section 551.071 – consultation with attorney on legal matters and 551.072 – deliberation regarding the purchase, exchange, lease or value of real property.

Mayor Horn adjourned to Executive Session at 7:26 p.m.

RECONVENE TO OPEN SESSION

Mayor Horn reconvened to Open Session at 8:10 p.m.

Take action on Executive Session items if necessary.
No action was taken.

ADJOURNMENT
Mayor Horn closed the meeting at 8:10 p.m.

PASSED and APPROVED this _____ day of _____, 2018.

_____
Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary