City of Alvin, Texas

Gabe Adame, Mayor

Keko Moore, Mayor Pro-tem, At-Lg P1
Joel Castro, At-Lg P2
Martin Vela, District A
Chris Vaughn, District B

Richard Garivey, District C
Glenn Starkey, District D
Meagan DeKeyzer, District E

Alvin City Council Agenda

Thursday, August 15, 2024

7:00 PM

(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 droberts@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, **AUGUST 15, 2024,** at 7:00 PM in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE**
3. **PRESENTATION**
   A. Humane - Annual Departmental Presentation.
4. **PUBLIC COMMENT**
5. **PUBLIC HEARING**
   A. Public hearing to receive comment on the proposed annexation of approximately 107.1041 acres, located near the intersection of County Road 149 and County Road 529, in Brazoria County, Texas.
   B. Public hearing to receive comment on the proposed Fiscal Year 2024-25 Annual Budget.
6. **CONSENT AGENDA**
   A. Consider approval of the August 1, 2024, Budget Workshop meeting minutes.
   B. Consider approval of the August 1, 2024, City Council meeting minutes.
   C. Consider approval of the August 6, 2024, Budget Workshop meeting minutes.
7. **OTHER BUSINESS**
   A. Discuss and take a record vote to propose an ad valorem tax rate of $0.68500 per $100 of assessed valuation for Tax Year 2024 (Fiscal Year October 1, 2024 - September 30, 2025), which exceeds the *No New Revenue Rate,* and is the same as the City's current ad valorem tax rate, to be considered for adoption at a future meeting.

B. Consider setting one (1) public hearing concerning the proposed tax rate for Thursday, September 5, 2024, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin, Texas.

C. Consider Ordinance 24-U, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, TX, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective month of October billing cycles for the Fiscal Year 2024-25; and setting forth other provisions related thereto.

D. Consider Ordinance 24-V, releasing land from the Extraterritorial Jurisdiction of the City of Alvin; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

E. Consider the appointment process of appointing members to the Comprehensive Plan Advisory Committee (CPAC).

F. 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 THE CITY MANAGER

A. Items of Community Interest and/or 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 August 12, at 5:00 p.m.**

THE STATE OF TEXAS
CITY OF ALVIN

____
Dixie Roberts, City Secretary

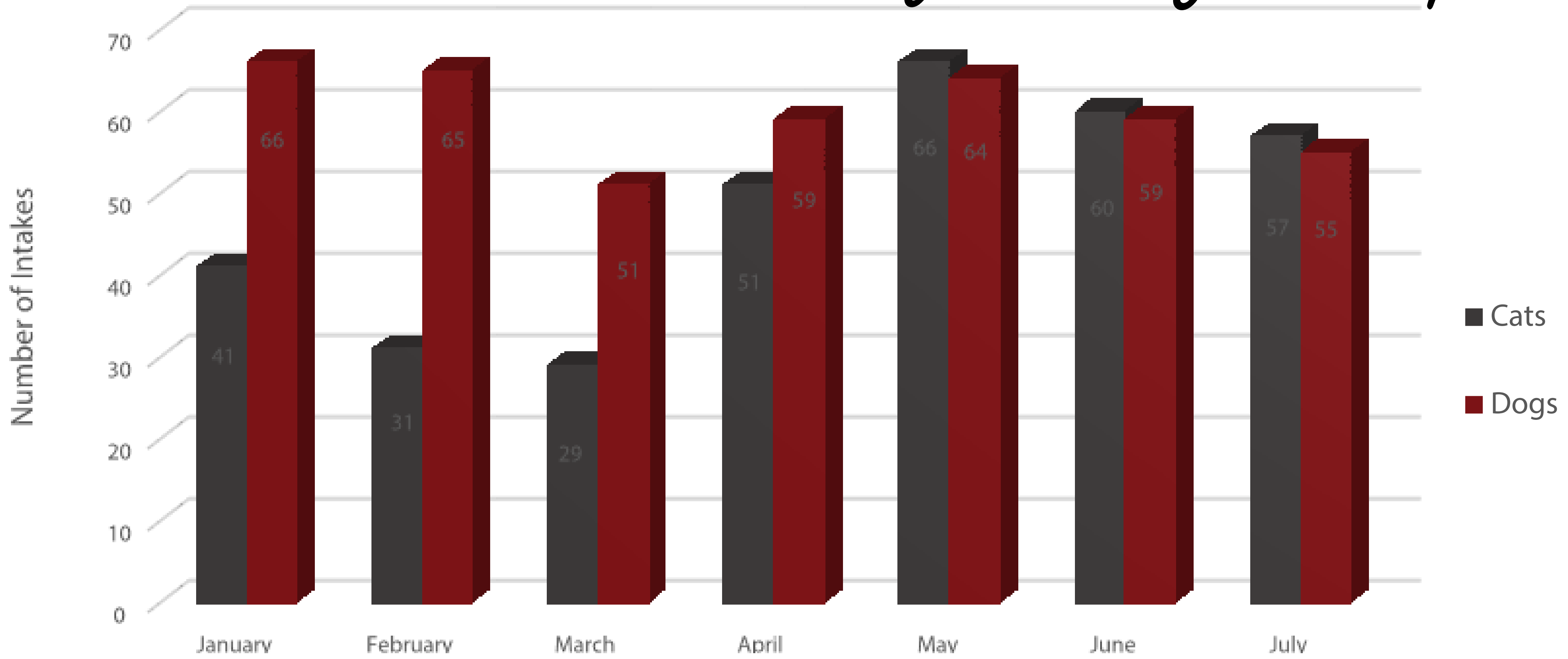
Removal Date: ________________

**** 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).**

Alvin Animal Adoption Center

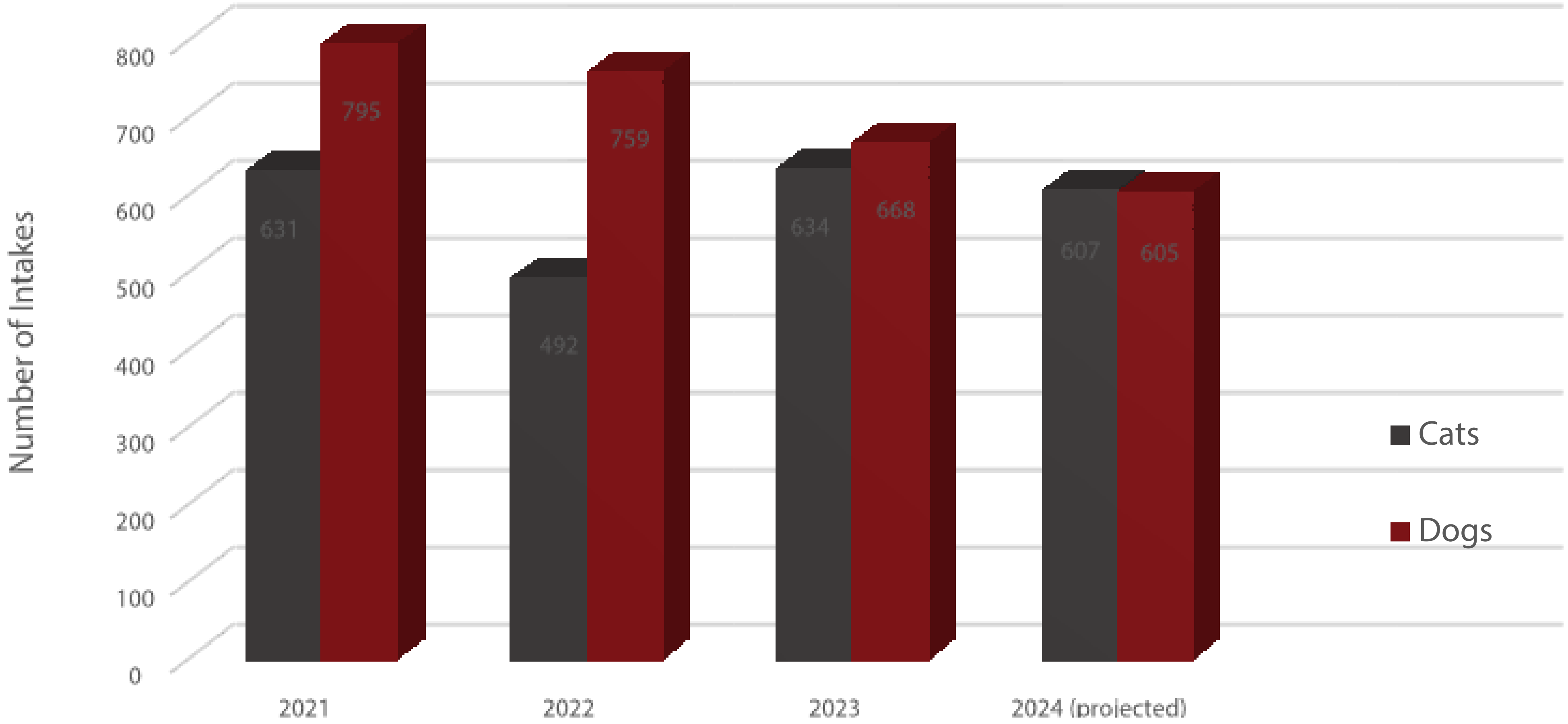
2024 Update

The Numbers – Average Daily Occupancy



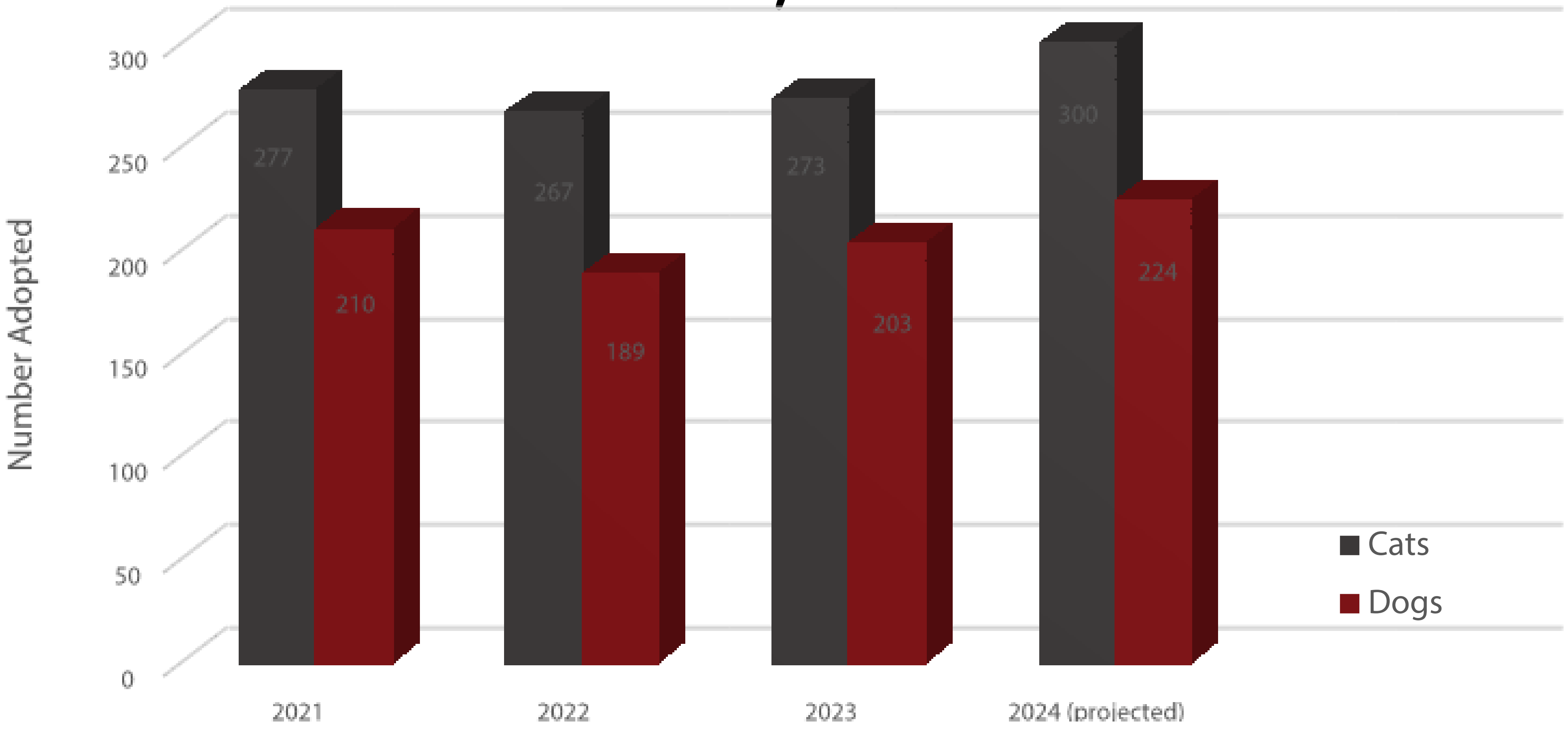
CITY OF ALVIN TEXAS EST. 1879

The Numbers - In-takes



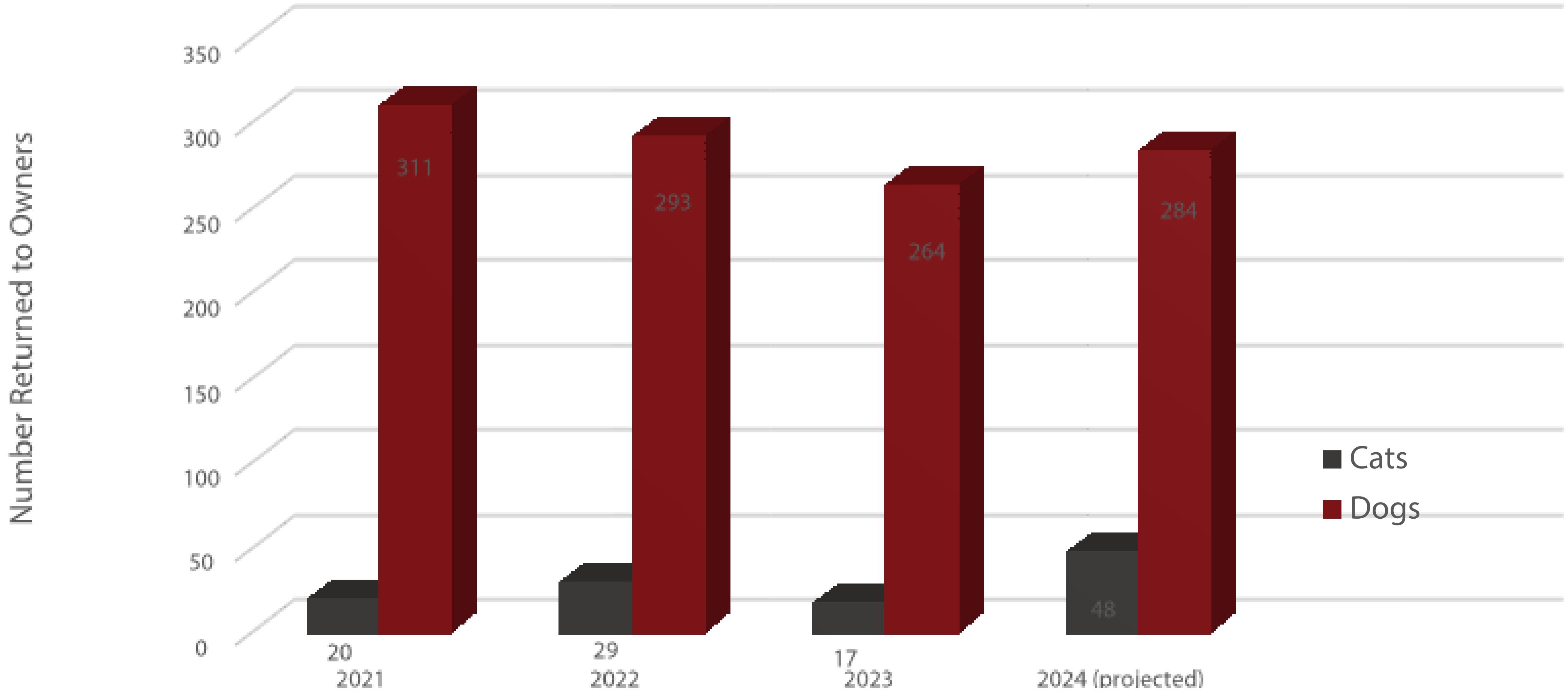
CITY OF ALVIN TEXAS EST. 1879

The Numbers – Adoptions



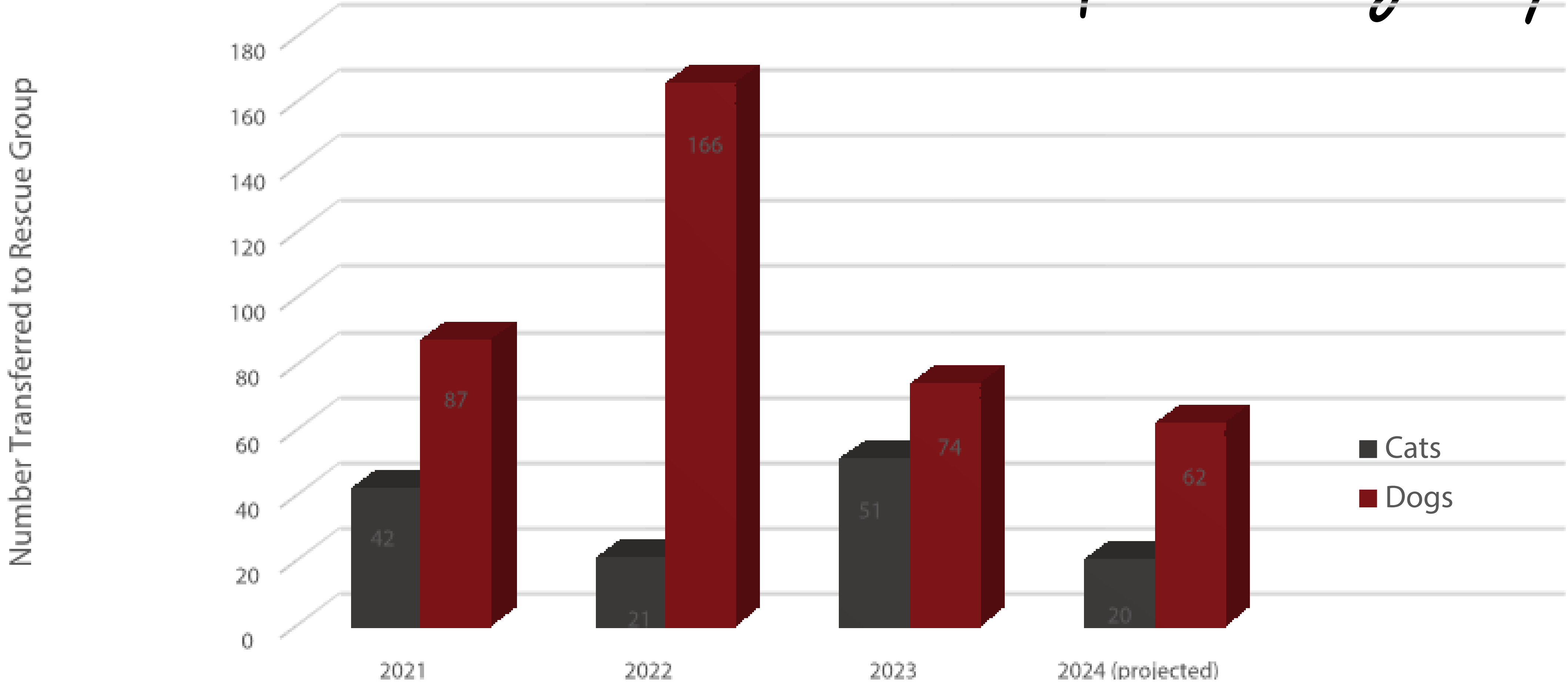
CITY OF ALVIN
EST. TEXAS 1879

The Numbers – Returns to Owner



CITY OF ALVIN TEXAS EST. 1879

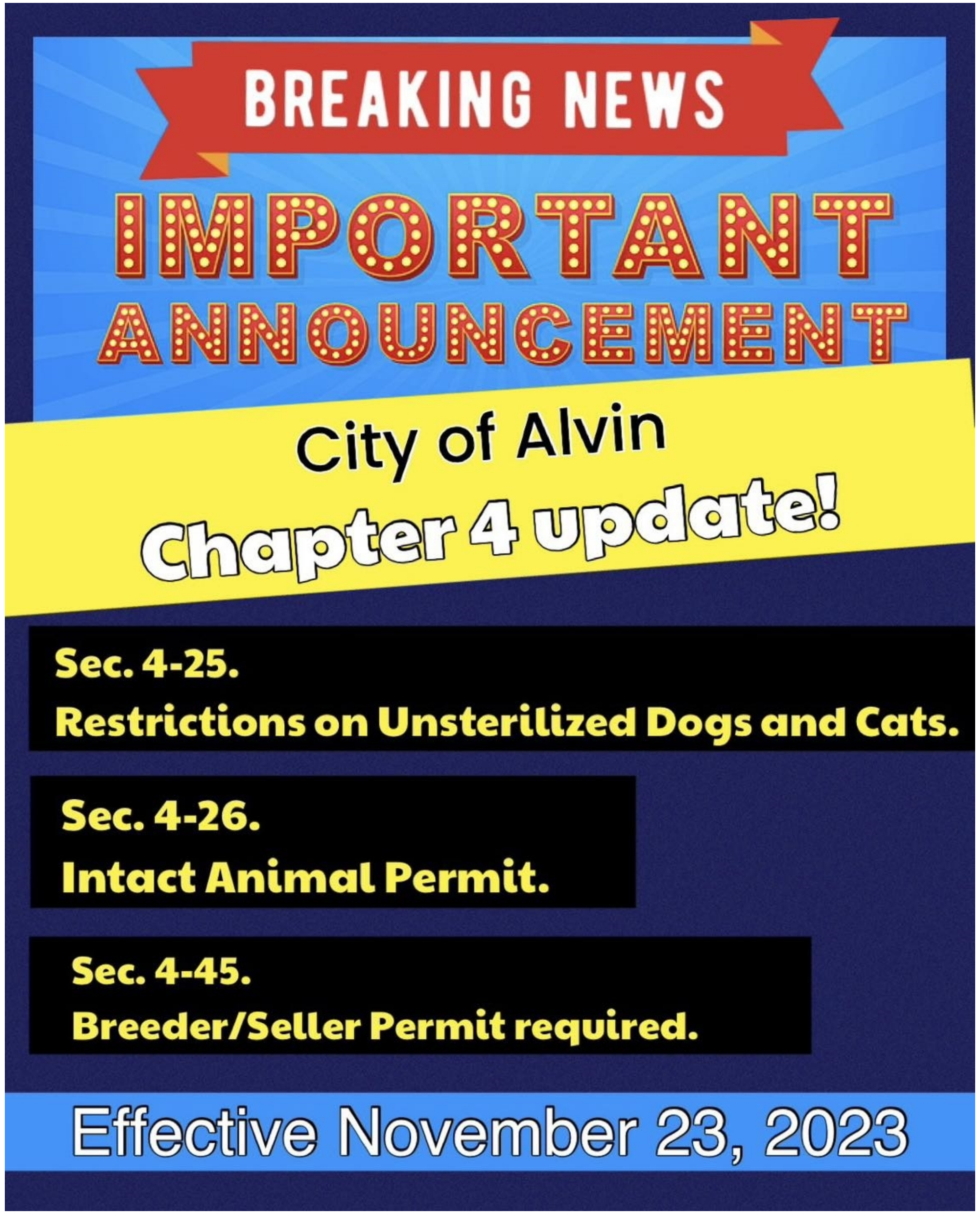
The Numbers – Rescued (501c3 group)



Highlights

- New ordinances in effect
  - Sterilization required
    - Waiver available
  - Breeder/Seller Permit

- Get Stitched! Spay/Neuter Program
  - FREE pet sterilizations for Brazoria County residents
  - Sponsored and coordinated by Jenni's Rescue Ranch



Highlights

- Woofstock @ National Oak Park
  - Fundraiser and adoption event

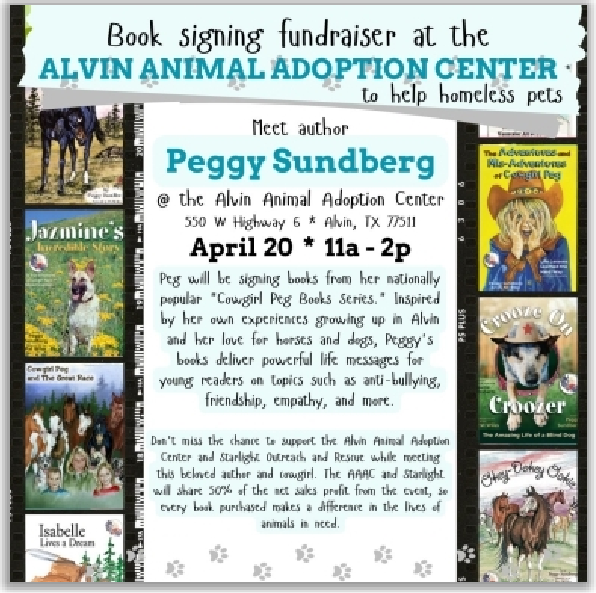
- Petals for Paws
  - Plant sale fundraiser

CITY OF ALVIN
EST. TEXAS 1879

Highlights

- Holiday photo fundraisers
  - Santa Paws
  - Valentine's Day

- Book signing fundraiser



CITY OF ALVIN EST. TEXAS 1879

Highlights

Alvin High School Art Department instructors Karin Little & Misty Hart and students painted a mural in our lobby to create a more welcoming environment for guests.

CITY OF ALVIN
EST. TEXAS 1879

Thank you for your continued support!

CITY OF ALVIN
EST. TEXAS 1879

AGENDA COMMENTARY

Meeting Date: 8/15/2024

Department: Legal Department **Contact:** Suzanne Hanneman, City Attorney

Agenda Item: Public hearing to receive comment on the proposed annexation of approximately 107.1041 acres, located near the intersection of County Road 149 and County Road 529, in Brazoria County, Texas.

Type of Item: Public Hearing

Summary: This is the second of two required public hearings for this annexation requested by Beazer Homes Texas, L.P. The land being petitioned for annexation is contiguous and adjacent to the corporate limits of the City of Alvin, and is located near the intersection of County Road 149 and County Road 529 in Brazoria County, Texas. There were no comments made at the first public hearing held at the August 1, 2024 City Council meeting.

This public hearing is a time for public comment on said annexation. Notices have been published in *The Alvin Sun*, and on the City's website. The reading of the Ordinance is scheduled for September 5, 2024.

Funding Expected: Revenue _ Expenditure _ N/A __ **Budgeted Item:** Yes __ No _ N/A _
Funding Acount: ___ **Amount:** ____ **1295 Form Required?** Yes __ No __
Legal Review Required: N/A __ Required X **Date Completed:** 8/6/2024 SLH
Finance Review Required: N/A X Required __ **Date Completed:** _________

Supporting documents attached:
1. Petition for Annexation
2. Exhibit A - Metes and Bounds
3. Annexation Schedule

Recommendation:

Reviewed by Department Head, if applicable: _
Reviewed by City Attorney, if applicable: X
Reviewed by Chief Financial Officer, if applicable: _
Reviewed by City Manager, if applicable: x

PETITION FOR ANNEXATION
INTO THE CITY OF ALVIN, TEXAS

THE STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF ALVIN, TEXAS:

BEAZER HOMES TEXAS, L.P., a Delaware limited partnership (the "Petitioner"), acting pursuant to Section 43.0671, 43.1055, and 43.106 of the Texas Local Government Code, together with all amendments and additions thereto, respectfully petitions the Mayor and the City Council of the City of Alvin (the "City") to extend the present city limits so as to include and annex as part of the City the tract of land described by metes and bounds in **Exhibit A** (the "Land"), which is attached hereto and incorporated herein for all purposes, and further petitions the City to negotiate and enter into a written agreement with the Petitioner for the provision of services in the area. In support of this petition, the Petitioner would show the following:

1. The Land is comprised of 107.1041 acres within the extraterritorial jurisdiction of the City (as such term is defined in Texas Local Government Code Section 42.001 et seq., as amended) and Petitioner has petitioned Brazoria County Municipal Utility District No. 51 ("District") for annexation into the District.

2. The Land is described by metes and bounds in **Exhibit A**, which is attached hereto and incorporated herein for all purposes.

3. The Petitioner hereby certifies that it is the sole owner of the Land, and that this Petition is signed and acknowledged by each and every person, corporation or entity owning the Land or having an ownership interest in any part of the Land. There are no lienholders on the Land.

4. Prior to annexation of the Land into the City, the Petitioner agrees that it will negotiate and enter into a written agreement with the City for the provision of services in the area. Such agreement will include: (1) a list of each service the City will provide on the effective date of the annexation; and (2) a schedule that includes the period within which the City will provide each service that is not provided on the effective date of the annexation.

[EXECUTION PAGE FOLLOWS]

Respectfully submitted this 2 day of April, 2024.

BEAZER HOMES TEXAS, L.P.,
a Delaware limited partnership

By: Beazer Homes Texas Holdings, Inc.,
a Delaware corporation, its General Partner

By: ______________________________
Jeff Anderson
Authorized Signatory – West Region

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me, the undersigned authority, this 2nd day of April, 2024, by Jeff Anderson, as Authorized Signatory – West Region, of Beazer Homes Texas Holdings, Inc., a Delaware corporation, General Partner of BEAZER HOMES TEXAS, L.P., a Delaware limited partnership, on behalf of said corporation and said limited partnership.

KATHRYN DAW
Notary Public, State of Texas
Comm. Expires 03-15-2025
Notary ID 2984140

(NOTARY SEAL)

____
Notary Public, State of Texas

1179494

EXHIBIT A
METES AND BOUNDS DESCRIPTION
107.1041 ACRES
BRAZORIA COUNTY, TEXAS

All that 107.1041 acre (4,665,453 square foot) tract of land called 107.089 acres as conveyed by Warranty Deed dated May 17, 2017 to Lando Development, LTD as recorded under Clerk's File No. 2017024067 of the Official Public Records of Real Property, Brazoria County, Texas. Said tract being all of Lots 1, 2, 3, 5, 6 and a portion of Lots 4, 7, 8 and 9 of Pierce's Addition as recorded under Volume 46, Page 7 of the Deed Records of Brazoria County, Texas and all of Lots 58, 59, 60 and a portion of Lots 61 and 62 of Section 23, Hooper and Wade Survey Abstract No. 420 as recorded under Volume 49, Page 161 of the Deed Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows: *(all bearings herein are based on the Texas State Plane Coordinate System, South Central Zone (No. 4204)*

BEGINNING at a point in the called centerline of County Road 149, the southeast line of Wellman Subdivision as recorded under Volume 8, Page 622 of the Deed Records of Brazoria County, Texas and the west corner of Lot 58 of said Hooper and Wade Survey and said 107.089 acre tract;

THENCE North 38°35'53" East (called North 42°26'06" East), along the southeast line of said Wellman Subdivision and the northwest line of said 107.089 acre tract, for a distance of 869.27 feet (called 868.68 feet) to a ½-inch iron pipe found at the northeast corner of a called 1.1098 acre tract as conveyed by Special Warranty Deed dated July 30, 1992 to Tommaso Achille and Mary C. Achille as recorded under Clerks File No. 92-02540 of the Official Public Records of Real Property, Brazoria County, Texas, the northwest corner of said 107.089 acre tract an being situated at the centerline of a 50-foot wide public road as recorded under Book 46, Page 7 of the Plat Records of Brazoria County, Texas;

THENCE North 86°29'43" East (called North 89°37'05" East), along the centerline of said 50-wide public road and the north line of said 107.089 acre tract, for a distance of 2,360.99 feet (called 2,362.56 feet) to a ¾-inch iron pipe found for corner at the northeast corner of said 107.089 acre tract situated in the northeast line of a 50-foot wide public road as recorded under Book 46, Page 7 of the Plat Records of Brazoria County, Texas and the southwest line of the G.C.& S.F. Railroad right-of-way (100-foot wide);

THENCE South 16°37'03" East (called South 12°38'11" East), along the northeast line of said 107.089 acre tract, the northeast right-of-way line of said 50-foot wide road and the southwest right-of-way line of said G.C. & S.F. Railroad, for a distance of 1,143.40 feet (called 1,143.68 feet) to 5/8-inch iron rod found for corner at the northernmost corner of a "Proposed Detention Pond" as depicted on the plat of Forest Heights, Section 4 as recorded under Plat No 2006004775 of the Map Records of Brazoria County, Texas;

THENCE South 38°47'56" West (called South 42°40'14" West), along the southeast line of said 107.089 acre tract for a distance of 1,466.01 feet (called 1,464.45 feet) to a point for corner from which a 5/8-inch iron rod with cap was found bearing South 35°21'15" West, 1.58 feet;

THENCE North 51°25'40" West (called North 47°32'52" West), along the internal southwest line of said 107.089 acre tract and the northeast line of a called 4.98 acre tract as conveyed by General Warranty Deed dated September 12, 2014 to Silvia L. Iglesias as recorded under Clerk's File no. 2014041418 of the Official Public Records of Real Property, Brazoria County, Texas, for a distance of 690.04 feet to 5/8-inch iron rod with cap stamped "BenchmarkEngr" set for corner, from which a disturbed ½-inch iron rod was found bearing North 24°42'17" West, 0.56 feet;

THENCE South 38°52'24" West (called South 42°45'12" West), along the northwest line of said 4.98 acre tract, for a distance of 329.43 feet to a 5/8-inch iron rod with cap stamped "BenchmarkEngr" set for corner at the most easterly corner of Lot 55 of said Section 23, Hooper and Wade Survey;

THENCE North 51°31'20" West (called North 47°38'32" West), along the northeast line of a called 12.05 acre tract as conveyed by Warranty Deed dated December 17, 1999 to Kenneth and Linda C. Krauskopf as recorded under Clerk's File No. 99-056621 of the Official Public Records of Real Property, Brazoria County, Texas, for a distance of 1,994.03 feet to the **POINT OF BEGINNING** of herein described tract and containing 107.1041 acres or 4,665,453 square feet of land.

This description was prepared in connection with an exhibit map prepared by Benchmark Engineering Corporation. Job No. 16034.

Ronald G. Harrison, R.P.L.S.
Texas Registration No. 5342
TBPLS Firm Registration Number 10009000

STATE OF TEXAS REGISTERED RONALD G. HARRISON 5342 PROFESSIONAL LAND SURVEYOR

SCHEDULE FOR VOLUNTARY ANNEXATION
MUD 51

DATE	ACTION/EVENT	LEGAL AUTHORITY
July 18, 2024	**COUNCIL BY WRITTEN RESOLUTION** Directs notification to landowners; and sets two (2) Public Hearings **August 1, 2024 and August 15, 2024**; Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings – on or after the 40th day but before 20th day before First Reading of Ordinance
July 22, 2024	**NOTICE TO PROPERTY OWNERS** & utility providers	Loc. Gov't Code § 43.062(a)
July 21, 2024	**NEWSPAPER NOTICE** RE: FIRST PUBLIC HEARING; (If applicable Notice to Railroad) **SCHOOL DISTRICT NOTICE** (notify each school district of possible impact) POST NOTICE ON WEB SITE and MAINTAIN UNTIL COMPLETE	Not less than 10 days nor more than 20 days before 1st public hearing. Loc. Gov't Code, §43.063 (c).
August 4, 2024* Publish notice of Second Public Hearing (1 time)	**NEWSPAPER NOTICE** RE: SECOND PUBLIC HEARING	Not less than 10 days nor more than 20 days before 2nd public hearing. Loc. Gov't Code, § 43.063 (c).
Ten days after the date the first notice of Public Hearing is published	LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS (10 days after first newspaper notice)	Site hearing required if 20 adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
August 1, 2024*	**1st PUBLIC HEARING** AND PRESENT SERVICE PLAN (Not more than 40 days before the reading of ordinance) *Regular Meeting*	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063(a).
August 15, 2024*	**2nd PUBLIC HEARING** AND PRESENT SERVICE PLAN (At least 20 days before reading of ordinance.) *Regular Meeting*	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.065 & 43.063 (a).
Institution Date **September 5, 2024***	**READING** OF ORDINANCE *Regular Meeting*	Date of institution of proceedings. Not less than 20 days from the second public hearing nor more than 40 days from the first public hearing.
Within 30 days of Reading (before October 5, 2024)	**CITY SENDS COPY OF MAP** showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Within 60 days of Reading (before November 5, 2024)	**CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO:** 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's Office 6. City Department Heads	

***Dates in BOLD are MANDATORY dates to follow this schedule. Please advise if deviation.**

AGENDA COMMENTARY

Meeting Date: 8/15/2024

Department: City Secretary

Contact: Dixie Roberts, Asst. City Manager/City Secretary

Agenda Item: Public hearing to receive comment on the proposed Fiscal Year 2024-25 Annual Budget.

Type of Item: Public Hearing

Summary: City Council is required by State law and the City's Charter to hold a public hearing on the proposed budget to provide citizens the opportunity to comment.

City Charter Article VII - Municipal Finance:

Sec. 4 - Notice of public hearing on budget.
At the meeting of the city council at which the budget is submitted, the council shall fix the time and place of a public hearing on the budget and shall cause to be published in the official newspaper of the city, a notice of the hearing setting forth the time and place thereof, in accordance with state law.

Sec. 5 - Public hearing on budget.
At the time and place set forth in the notice required by Section 4, or at any time and place to which such public hearing shall from time to time be adjourned, the council shall hold a public hearing on the budget submitted, and all interested persons shall be given a five-minute opportunity to be heard either for or against any item or the amount of any item therein contained.

Sec. 6. - Proceedings on budget after public hearing.
After the conclusion of such public hearing, the council may insert new items or may increase or decrease the items of the budget, except items in proposed expenditures fixed by law, but where it shall increase the total proposed expenditures, it shall also provide for an increase in the total anticipated revenue to at least equal such proposed expenditures.

Sec. 7 - Vote required for adoption.
The budget shall be adopted by the favorable vote of a majority of the members of the council.

Sec. 8 - Date of final adoption.
The budget shall be finally adopted not later than fifteen (15) days prior to the beginning of the fiscal year, and should the council fail to so adopt a budget within the specified time, the existing budget and its appropriations shall be deemed adopted on an emergency basis for up to thirty (30) days.

View the FY24-25 Proposed Budget.

A notice of the public hearing was advertised in the Alvin Sun and posted on the City's website as required.

The ordinance to adopt the FY 2024-25 budget will be presented at the regularly scheduled City Council meeting on September 5, 2024.

Funding Expected: Revenue _ Expenditure _ N/A X **Budgeted Item:** Yes __ No _ N/A X

Funding Acount: ___ **Amount:** ____ **1295 Form Required?** Yes __ No X

Legal Review Required: N/A __ Required X **Date Completed:** __________

Finance Review Required: N/A __ Required X **Date Completed:** CT 8/12/2024

Supporting documents attached:
None

Recommendation: Public Hearing Only - No Action

Reviewed by Department Head, if applicable: _
Reviewed by City Attorney, if applicable: _
Reviewed by Chief Financial Officer, if applicable: X
Reviewed by City Manager, if applicable: _

MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, AUGUST 1, 2024
6:00 PM

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Gabe Adame; Council members: Martin Vela, Chris Vaughn, Joel Castro, Glenn Starkey, Richard Garivey and Meagan DeKeyzer.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Administrative Services; Dan Kelinske, Parks and Recreation Director; and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the FY 2024-2025 Proposed Budget.
Chris Thomas, Director of Administrative Services, presented highlights of the proposed FY 24-25 Budget to City Council.

- Certified Taxable Assessed Value is up 13.3% ($78M new value)
- Final property tax rates not yet available yet from the assessor (deadline is August 7th)
- Projecting a 3.5% increase in sales tax
- Health Insurance Up - 5%
- TMRS increase of 2.6%
- 5% increase in Water/Sewer Rates, 3.0257% increase in Sanitation Rate
- 3 Full-Time positions (2 Police, 1 Communications manager)
- 1 reclassification
- 2% Annual Step + 2% COLA
- CBA for Police Department
- Inclusion of Recreation Center revenue stream
- Increased funding for Business Incentive Program
- New department created for Public Communications/Information

Water & Sewer Rate Projections

Staff re-prioritized some of the utility projects and is therefore proposing a 5% increase to water and wastewater rates (9.9% below the recommended rate increase).

Water Rates (5% adjustment)	Current FY24	Proposed FY25
Base 2,000 Gallons		
Residential	$24.39	$25.61
Commercial	$25.59	$26.87
Per 1,000 (2001 – 7000)	$6.23	$6.54
Per 1,000 (7001 – above)	$9.52	$10.00

Sewer Rates (5% adjustment)	Current FY24	Proposed FY25
Base 2,000 Gallons		
Residential	$37.81	$39.70
Commercial	$38.90	$40.85
Per 1,000 (2001 – above)	$6.23	$6.54

5,000-gallon usage per month *[Water and Sewer]*	Monthly Bill FY24	Monthly Bill FY25
Residential	$99.58	$104.55

General Capital Projects Fund

- Business Incentive Program - $150,000
- Intercom System for Animal Control Building - $17,000
- Two Portable Towers - $8,000, with Upgraded Service Plan - $3,000
- Replace 16 Foul Poles - $60,000
- Corner of Willis/Gordon - $50,000
- Reserved Contingency - $50,000

Street & Drainage capital Projects
Sales Tax Fund

- Asphalt Pavement Project - $1,400,000
- Concrete Pavement & Drainage Project - $7,500,000

Mr. Thomas reviewed the timeline for the adoption of the budget and tax rate. The next budget workshop will be held on Tuesday, August 6, 2024, at 6:00 p.m.

ADJOURNMENT
Mayor Adame adjourned the meeting at 6:42 p.m.

PASSED and APPROVED the 15th of August 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary

MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, AUGUST 1, 2024
7:00 PM

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular and Executive Session at 7:00 PM in the Council Chambers at City Hall, with the following members present: Mayor Gabe Adame; Council member's: Martin Vela, Chris Vaughn, Joel Castro, Glenn Starkey, Richard Garivey and Meagan DeKeyzer.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Administrative Services; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Paul Chavez, Economic Development Director and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

David Bowman of the Alvin Police Department Chaplains gave the invocation. Jackson and Canon Scopel led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATION

Police Department - Annual Departmental Presentation.

Alvin Police Chief Robert Lee, gave the departmental presentation before City Council.

PUBLIC COMMENT

There were no comments from the public.

PUBLIC HEARING

Public hearing to receive comment on the proposed annexation of approximately 107.1041 acres, located near the intersection of County Road 149 and County Road 529, in Brazoria County, Texas.

Mayor Adame opened the public hearing at 7:20 p.m. There were no comments made. Mayor Adame closed the public hearing at 7:20 p.m.

CONSENT AGENDA

Consider approval of the July 18, 2024, City Council Workshop minutes.

Consider approval of the July 18, 2024, City Council meeting minutes.

Consider approval of an amendment to the Memorandum of Understanding between the Community Health Network and the City of Alvin, to provide for a Qualified Mental Health Professional to work in conjunction with the Community Health Network and the City; and authorize the Mayor to sign the amendment to the Memorandum of Understanding upon legal review.

Community Health Network (CHN) has asked for an amendment to the original Memorandum of Understanding (MOU), approved by City Council on March 7, 2024, to define the logistics of office locations for each to meet their regulatory requirements, and to expand on the services and goals of the shared Qualified Mental Health Professional. Staff recommends approval of the amendment to the MOU with CHN.

Consider Ordinance 24-S of the City Council of the City of Alvin, Texas, amending Ordinance 23-V, passed and approved September 7, 2023, same being an ordinance approving and adopting the City of Alvin's Budget for Fiscal Year 2023-24, by approving a budget amendment to the original 2023-24 Budget; providing for supplemental appropriation and/or transfer of funds for the purpose of amending the budget of the Police Department by $24,920 to fund the shared cost of a Qualified Mental Health Professional for departmental operational purposes related to the Public Safety of the City; providing for severability; and providing for other matters related thereto.

As part of the City of Alvin's Memorandum of Understanding with Community Health Network (CHN), the City has agreed to pay 50% of the base salary of a Qualified Mental Health Professional (QMHP). This QMHP along with Alvin Police Department's (APD) Mental Health Detective will form a partnership to provide aftercare and diversion from the criminal justice system of Mental Health Consumers. The starting pay for QMHP is $24.00 per hour or $49,920.00 per year. The City's portion of the salary is $24,920.00 and will be paid as a single payment, yearly, to CHN upon receipt of an invoice confirming use and amount. It is expected that this amount will grow yearly in order to cover salary increases for the QMHP, which will be included in future annual budgets. Staff recommends approval of Ordinance 24-S.

Consider Resolution 24-R-24, dissolving the Employment Agreement between the City of Alvin and Associate Municipal Court Judge, Mike Merkel, effective September 30, 2024.

On February 1, 2024, City Council adopted Resolution 24-R-07, approving a 2-year Employment Agreement with Associate Judge Mike Merkel, that included a 60-day notice termination provision should the City of Alvin or Associate Judge Merkel request to terminate the agreement prior to March 5, 2026. This agenda item represents the 60-day notice, and Presiding Judge Mo Ghuneim recommends approval of the dissolution of the Employment Agreement, effective September 30, 2024.

Consider a final plat of Alvin Village, a subdivision of 7.693 acres, 335,107 square feet, being a replat of lot 2 of Guice Subdivision as recorded in C.F. No. 2016018276 of the Brazoria County plat records located in the F. Moore Survey A-0100, Brazoria County, Texas.

On June 13, 2024, the Engineering Department received a final plat of Alvin Village for review. The property is located along the south side of Wickwillow Lane in the City of Alvin ETJ. This final plat consists of 6 lots and 1 block and complies with the City of Alvin's Subdivision Ordinance. The City Planning Commission unanimously approved the plat at their meeting on July 16, 2024. Staff recommends approval of the plat.

Consider the appointment of Crowe LLP as the City's auditing firm for the Fiscal Year ending September 30, 2024; and authorize the City Manager to sign the Auditor's Engagement Letter.

Chapter 103 of the Texas Local Government Code requires cities to have records and accounts audited, and an annual financial statement prepared based on that audit. Belt Harris Pechacek, LLP (BHP) has served as the City's independent auditors since FY09. During FY24, the company merged with Crowe LLP, resulting in a firm with the same auditors but a different company name and more resources. Crowe is proposing a base estimated fee of $61,289 for the City's FY24 financial statement audit, with an additional single audit one program base fee (if required) of $4,491 for basic procedures and $5,684 for each major program. A fee of $4,995 is proposed for any TIRZ related audit work that may need to be undertaken. A "single audit" is additional auditing procedures that are required if the City expends over $750,000 of federal (grant) funds in a fiscal year. The City has spent ARPA funds throughout the current fiscal year, so this single audit will probably be necessary for FY24. By engaging Crowe for FY24, the City retains an audit firm that is extremely knowledgeable about the City's accounting and internal controls. Crowe's prior Fiscal Year Engagement Fees (FY23) were base audit fee: $57,280 and for a single audit basic procedure: $4,491. Staff recommends approval.

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

OTHER BUSINESS

Consider and take all appropriate action on an application from Corey's Kitchen for the Alvin Downtown Business Development Grant.

The Business Improvement Grant Committee met on July 24, 2024, regarding an application from Corey Scopel for Corey's Kitchen - a new restaurant located in downtown Alvin. The committee was in favor of reimbursements for a portion of the application's request – however, the site falls just outside the current program's boundaries. The committee is requesting City Council's guidance on proceeding with the application. The current program mainly focuses on costs that directly affect the curb appeal of a business' improvements. Additionally, the program funds up to 50% of the qualified cost for an approved project. These items are noted in the attached spreadsheet. Staff recommends approval of this application in an amount not to exceed $14,010.72, contingent on approval of all related inspections.

Paul Chavez, Economic Development Director, presented this item before City Council with explanation and asked for City Council's guidance for this application. There were no comments made from members of City Council.

Council member Starkey moved to approve the application from Corey's Kitchen for the Alvin Downtown Business Development Grant. Seconded by Council member Castro; motion carried with all members present voting Aye. Corey Scopel addressed Council and thanked them for their consideration.

Consider, if any, requests from individual council members for an item or items to be placed on the upcoming agenda for the next regularly scheduled meeting.

No items were requested by any Council members to be placed on the upcoming agenda.

REPORTS FROM THE CITY MANAGER

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

Mr. Junru Roland announced items of community interest; and he reviewed the preliminary list for the August 15, 2024, 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 thanked Corey Scopel for all he does for the Alvin Community.

Council member Starkey asked for an update on Mosquito spraying in Alvin.

Mayor Adame wished a Happy Birthday to his daughter, Avery.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:33 p.m. in accordance with the following:

Section 551.074 of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - Associate Municipal Court Judge.

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 7:57 p.m.

Consider possible action regarding the appointment of an Associate Municipal Court Judge.

Council member Castro moved to appoint Samantha Gonzales as Associate Municipal Court Judge. Seconded by Council member Garivey; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:58 p.m.

PASSED and APPROVED the 15th of August 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary

MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
TUESDAY, AUGUST 6, 2024
6:00 PM

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 PM in the Council Chambers at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Councilmembers: Martin Vela, Chris Vaughn, Glenn Starkey, Richard Garivey and Meagan DeKeyzer.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Administrative Services; Dan Kelinske, Parks and Recreation Director; Ron Schmitz, Director of EMS/Emergency Management Coordinator; Deanna Bray, Assistant EMS Director of Operations; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; Kendall Hunting, Fire Chief/Administrator and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the FY 2024-2025 Proposed Budget.

Mr. Thomas reviewed the proposed revisions to the budget based on information received from Brazoria County regarding the Voter Approval Tax Rate. He also reviewed potential Capital Improvement Projects, as well as current Employee Position Listings and Pay Scales. The Council discussed the alignment of Police Officer positions with the growth of development in Alvin. Additionally, they addressed the substantial increase in insurance premiums from the previous year for Windstorm, various other policies, and employee insurance. The EMS Fund was also briefly reviewed, with a summary of how these fees are collected and allocated, as well as a potential future increase in the EMS fee on utility bills.

Discuss the formation and implementation of an Alvin Economic Development Advisory Committee.

Paul Chavez, Economic Development Director, advised on the creation of an Economic Development Advisory Committee that would make recommendations to Council on Developer Agreements, Business Incentive Grant applications, and other community development projects. Discussion was had on the composition of the Committee members and their qualifications, all appointed by the Mayor and City Council. It was also discussed including a representative from Alvin ISD, the Alvin-Manvel Chamber of Commerce and possibly one City of Alvin Council member. Mr. Chavez expressed his goal to have this committee formed by the beginning of the fiscal year. The distinctions between an Economic Development Corporation and this Advisory Committee, as well as their potential benefits to the city, were also briefly deliberated. Mr. Chavez also provided an overview of the corporate structure of such organizations, which led to a discussion on how funding is secured. Mr. Chavez will bring this item before City Council at a future meeting for consideration.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:09 p.m.

PASSED and APPROVED the 15th of August, 2024.

ATTEST:

____
Gabe Adame, Mayor

____
Dixie Roberts, City Secretary

AGENDA COMMENTARY

Meeting Date: 8/15/2024

Department: City Manager **Contact:** Junru Roland, City Manager

Agenda Item: Discuss and take a record vote to propose an ad valorem tax rate of $0.68500 per $100 of assessed valuation for Tax Year 2024 (Fiscal Year October 1, 2024 - September 30, 2025), which exceeds the *No New Revenue Rate,* and is the same as the City's current ad valorem tax rate, to be considered for adoption at a future meeting.

Type of Item: Action Item

Summary: The tax rate adoption process consists of the comparison of four (4) rates: the *No New Revenue Rate*, the *Voter Approval Rate*, the *De Minimis Rate* and the City's *Proposed Tax Rate*.

The *No New Revenue Rate* ($0.641839 per $100 of assessed valuation) is a hypothetical benchmark tax rate. It is used to calculate the total tax rate needed to raise the same amount of property tax revenue from the same properties on the tax roll in both the 2023 tax year (FY24) and the 2024 tax year (FY25).

The *Voter Approval Rate* ($0.699794 per $100 of assessed valuation) is the highest tax rate that the City may adopt without voter approval and requires an election (petition or mandatory) to go above the rate.

The *De Minimis Rate* ($0.678381 per $100 of assessed valuation) is a hypothetical benchmark tax rate that will generate $500,000 more in property tax revenues on properties on the tax roll in 2023 tax year and 2024 tax year, as well as pay the annual principal and interest on bonds and other debt secured by property tax revenues.

The *Proposed Tax Rate* ($0.68500 per $100 of assessed valuation) is the rate proposed to generate property tax revenues to be used for the general maintenance and operational costs of providing City services and paying the annual principal and interest on bonds and other debt secured by property tax revenues.

According to the Local Government Code, when a city initially proposes a tax rate that exceeds the lower of the *Voter Approval Rate* or the *No New Revenue Rate*, the city council must vote to place a proposal to adopt the proposed rate on the agenda of a future meeting as an action item. If the motion passes, the governing body must schedule one public hearing on the City's proposed tax rate.

For FY25, staff is proposing to keep the City's current tax rate of $0.68500 per $100 of taxable assessed valuation. Because the City's *Proposed Tax Rate* exceeds the lower of the No New Revenue Rate and is less than the Voter Approval Rate, one (1) public hearing is required to be held before adopting the proposed tax rate. This public hearing is scheduled for September 5, 2024, at 7:00 p.m.

The City Council will consider adopting the City's "final" tax rate at the regular meeting of the City Council on September 5, 2024, at 7:00 p.m.

Funding Expected: Revenue _ Expenditure _ N/A X		**Budgeted Item:** Yes __ No _ N/A X	
Funding Acount: ___	**Amount:** ____	**1295 Form Required?** Yes __ No X	
Legal Review Required:	N/A X Required _	**Date Completed:**	_________
Finance Review Required:	N/A __ Required X	**Date Completed:**	CT 8/12/24

Supporting documents attached:

1. Tax Calculation Sheet
2. Tax Rate Sheet

Recommendation: Move to propose an ad valorem tax rate of $0.68500 per $100 of assessed valuation for Tax Year 2024, to be considered for adoption at a future meeting.

Reviewed by Department Head, if applicable: _
Reviewed by City Attorney, if applicable: _
Reviewed by Chief Financial Officer, if applicable: X
Reviewed by City Manager, if applicable: _x_

2024 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

CITY OF ALVIN	281-388-4216
Taxing Unit Name	Phone *(area code and number)*
216 W. Sealy Street, Alvin, TX 77511	ww.alvin-tx.gov
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]		$ 2,323,267,805
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.		$ 2,323,267,805
4.	**Prior year total adopted tax rate.**		$ 0.685000 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**		
	A. **Original prior year ARB values:**	$ 120,864,504	
	B. **Prior year values resulting from final court decisions:**	- $ 86,598,833	
	C. **Prior year value loss.** Subtract B from A.[3]		$ 34,265,671
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. **Prior year ARB certified value:**	$ 0	
	B. **Prior year disputed value:**	- $ 0	
	C. **Prior year undisputed value.** Subtract B from A.[4]		$ 0
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 34,265,671

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.		$ 2,357,533,476
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2023.** Enter the prior year value of property in deannexed territory.[5]		$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.		
	A. **Absolute exemptions.** Use prior year market value:	$ 99,230	
	B. **Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value:	+ $ 13,792,898	
	C. **Value loss.** Add A and B.[6]		$ 13,892,128
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.		
	A. **Prior year market value:**	$ 919,415	
	B. **Current year productivity or special appraised value:**	- $ 8,410	
	C. **Value loss.** Subtract B from A.[7]		$ 911,005
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.		$ 14,803,133
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund.[8] If the taxing unit has no captured appraised value in line 18D, enter 0.		$ 132,750,289
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.		$ 2,209,980,054
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.		$ 15,138,363
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year.[9]		$ 55,650
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16.[10]		$ 15,194,013
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11]		
	A. **Certified values:**	$ 2,316,532,634	
	B. **Counties:** Include railroad rolling stock values certified by the Comptroller's office:	+ $	
	C. **Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	- $ 0	
	D. **Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.[12]	- $ 138,915,050	
	E. **Total current year value.** Add A and B, then subtract C and D.		$ 2,177,617,584

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [14] .... $ 257,839,099 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [15] .... + $ 0 **C. Total value under protest or not certified.** Add A and B.	$ 257,839,099
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 0
21.	**Current year total taxable value.** Add Lines 18E and 19C. Subtract Line 20. [17]	$ 2,435,456,683
22.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [18]	$ 0
23.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [19]	$ 68,196,479
24.	**Total adjustments to the current year taxable value.** Add Lines 22 and 23.	$ 68,196,479
25.	**Adjusted current year taxable value.** Subtract Line 24 from Line 21.	$ 2,367,260,204
26.	**Current year NNR tax rate.** Divide Line 17 by Line 25 and multiply by $100. [20]	$ 0.641839 /$100
27.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [21]	$ ______ /$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.592810 /$100
29.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,357,533,476

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §26.012(6)
[18] Tex. Tax Code §26.012(17)
[19] Tex. Tax Code §26.012(17)
[20] Tex. Tax Code §26.04(c)
[21] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	**Total prior year M&O levy.** Multiply Line 28 by Line 29 and divide by $100.	$ 13,975,694
31.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. **M&O taxes refunded for years preceding the prior tax year.** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding the prior tax year. + $ 46,850	
	B. **Prior year taxes in TIF.** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. – $ 777,218	
	C. **Prior year transferred function.** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- $ 0	
	D. **Prior year M&O levy adjustments.** Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. $ -730,368	
	E. Add Line 30 to 31D.	$ 13,245,326
32.	**Adjusted current year taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,367,260,204
33.	**Current year NNR M&O rate (unadjusted).** Divide Line 31E by Line 32 and multiply by $100.	$ 0.559521 /$100
34.	**Rate adjustment for state criminal justice mandate.** [23]	
	A. **Current year state criminal justice mandate.** Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0	
	B. **Prior year state criminal justice mandate.** Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
35.	**Rate adjustment for indigent health care expenditures.** [24]	
	A. **Current year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose. $ 0	
	B. **Prior year indigent health care expenditures.** Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state assistance received for the same purpose. – $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[22] [Reserved for expansion]
[23] Tex. Tax Code §26.044
[24] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	**Rate adjustment for county indigent defense compensation.** [25]	
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. . . . . $ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2022 and ending on June 30, 2023, less any state grants received by the county for the same purpose. . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000/$100
37.	**Rate adjustment for county hospital expenditures.** [26]	
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. . . . . $ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2022 and ending on June 30, 2023. . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 32 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000/$100
38.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . $ 0	
	B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . $ 0	
	C. Subtract B from A and divide by Line 32 and multiply by $100 . . . . $ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/$100
39.	**Adjusted current year NNR M&O rate.** Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	$ 0.559521/$100
40.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . $ 3,180,887	
	B. Divide Line 40A by Line 32 and multiply by $100 . . . . $ 0.134369/$100	
	C. Add Line 40B to Line 39.	$ 0.693890/$100
41.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	$ 0.718176/$100

[25] Tex. Tax Code §26.0442
[26] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	***Disaster Line 41 (D41):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. [27] If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	$ 0.000000 /$100
42.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [28] Enter debt amount .... $ 2,400,535 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 0 **E. Adjusted debt.** Subtract B, C and D from A.	$ 2,400,535
43.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [29]	$ 0
44.	**Adjusted current year debt.** Subtract Line 43 from Line 42E.	$ 2,400,535
45.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [30] .... 100.24 % **B.** Enter the prior year actual collection rate. .... 100.24 % **C.** Enter the 2022 actual collection rate. .... 100.46 % **D.** Enter the 2021 actual collection rate. .... 101.59 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [31]	100.24 %
46.	**Current year debt adjusted for collections.** Divide Line 44 by Line 45E.	$ 2,394,787
47.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,435,456,683
48.	**Current year debt rate.** Divide Line 46 by Line 47 and multiply by $100.	$ 0.098330 /$100
49.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 41 and 48.	$ 0.816506 /$100
D49.	***Disaster Line 49 (D49):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	$ 0.000000 /$100

[27] Tex. Tax Code §26.042(a)
[28] Tex. Tax Code §26.012(7)
[29] Tex. Tax Code §26.012(10) and 26.04(b)
[30] Tex. Tax Code §26.04(b)
[31] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [32] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
52.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [33] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [34] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 3,256,095
53.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,435,456,683
54.	**Sales tax adjustment rate.** Divide Line 52 by Line 53 and multiply by $100.	$ 0.133695 /$100
55.	**Current year NNR tax rate, unadjusted for sales tax.**[35] Enter the rate from Line 26 or 27, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.641839 /$100
56.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November of the prior tax year.	$ 0.641839 /$100
57.	**Current year voter-approval tax rate, unadjusted for sales tax.**[36] Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.816506 /$100
58.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 54 from Line 57.	$ 0.682811 /$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [37] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [38]	$ 0
60.	**Current year total taxable value.** Enter the amount from Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,435,456,683
61.	**Additional rate for pollution control.** Divide Line 59 by Line 60 and multiply by $100.	$ 0.000000 /$100

[32] Tex. Tax Code §26.041(d)
[33] Tex. Tax Code §26.041(i)
[34] Tex. Tax Code §26.041(d)
[35] Tex. Tax Code §26.04(c)
[36] Tex. Tax Code §26.04(c)
[37] Tex. Tax Code §26.045(d)
[38] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
62.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	$ 0.682811 /$100

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [39] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [40]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [41]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [42] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [43]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [44]

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	**Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.704687 /$100
	B. Unused increment rate (Line 66)	$ 0.072911 /$100
	C. Subtract B from A	$ 0.631776 /$100
	D. Adopted Tax Rate	$ 0.685000 /$100
	E. Subtract D from C	$ -0.053224 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 2,303,176,783
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
64.	**Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.746586 /$100
	B. Unused increment rate (Line 66)	$ 0.061900 /$100
	C. Subtract B from A	$ 0.684686 /$100
	D. Adopted Tax Rate	$ 0.710000 /$100
	E. Subtract D from C	$ -0.025314 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 1,936,303,970
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.829900 /$100
	B. Unused increment rate (Line 66)	$ 0.036325 /$100
	C. Subtract B from A	$ 0.793575 /$100
	D. Adopted Tax Rate	$ 0.768000 /$100
	E. Subtract D from C	$ 0.025575 /$100
	F. 2021 Total Taxable Value (Line 60)	$ 1,617,345,061
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 413,635
66.	**Total Foregone Revenue Amount.** Add Lines 63G, 64G and 65G	$ 413,635 /$100
67.	**2024 Unused Increment Rate.** Divide Line 66 by Line 21 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.016983 /$100
68.	**Total 2024 voter-approval tax rate, including the unused increment rate.** Add Line 67 to one of the following lines (as applicable): Line 49, Line 50 (counties), Line 58 (taxing units with additional sales tax) or Line 62 (taxing units with pollution)	$ 0.699794 /$100

[39] Tex. Tax Code §26.013(b)
[40] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[41] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[42] Tex. Tax Code §§26.0501(a) and (c)
[43] Tex. Local Gov't Code §120.007(d)
[44] Tex. Local Gov't Code §120.007(d)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [44]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [45]

Line	De Minimis Rate Worksheet	Amount/Rate
69.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 39 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.559521 /$100
70.	**Current year total taxable value.** Enter the amount on Line 21 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,435,456,683
71.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 70 and multiply by $100.	$ 0.020530 /$100
72.	**Current year debt rate.** Enter the rate from Line 48 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.098330 /$100
73.	**De minimis rate.** Add Lines 69, 71 and 72.	$ 0.678381 /$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[48]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [49]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
74.	**2023 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.685000 /$100
75.	**Adjusted 2023 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2023 and the taxing unit calculated its 2023 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2023 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2023 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2023, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2023 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [50] Enter the final adjusted 2023 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2023 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.000000 /$100
76.	**Increase in 2023 tax rate due to disaster.** Subtract Line 75 from Line 74.	$ 0.000000 /$100
77.	**Adjusted 2023 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,209,980,054
78.	**Emergency revenue.** Multiply Line 76 by Line 77 and divide by $100.	$ 0
79.	**Adjusted 2023 taxable value.** Enter the amount in Line 25 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,367,260,204
80.	**Emergency revenue rate.** Divide Line 78 by Line 79 and multiply by $100. [51]	$ 0.000000 /$100

[45] Tex. Tax Code §26.04(c)(2)(B)
[46] Tex. Tax Code §26.012(8-a)
[47] Tex. Tax Code §26.063(a)(1)
[48] Tex. Tax Code §26.042(b)
[49] Tex. Tax Code §26.042(f)
[50] Tex. Tax Code §26.042(c)
[51] Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
81.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 80 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 68 (taxing units with the unused increment rate).	$ 0.699794 /$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.641839 /$100
As applicable, enter the current year NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax).
Indicate the line number used: 26

Voter-approval tax rate .... $ 0.699794 /$100
As applicable, enter the current year voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 68 (adjusted for unused increment), or Line 81 (adjusted for emergency revenue).
Indicate the line number used: 68

De minimis rate. .... $ 0.678381 /$100
If applicable, enter the current year de minimis rate from Line 73.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [52]

print here KRISTIN BULANEK
Printed Name of Taxing Unit Representative

sign here Kristin Bulanek
Digitally signed by Kristin Bulanek
Date: 2024.08.05 14:50:14 -05'00'

Taxing Unit Representative

Date

[52] Tex. Tax Code §§26.04(c-2) and (d-2)

Tax Rates

2024 CERTIFIED RATES FROM COUNTY TAX A/C

No-New Revenue Tax Rate - $0.641839
De minimis Rate - $0.678381
Voter-approval Tax Rate - $0.699794

CITY TAX RATES

2023 Tax Rate: $0.6850

2024 *Proposed* Tax Rate: $0.6850

CITY OF ALVIN
EST. TEXAS 1879

AGENDA COMMENTARY

Meeting Date: 8/15/2024

Department: City Manager **Contact:** Junru Roland, City Manager

Agenda Item: Consider setting one (1) public hearing concerning the proposed tax rate for Thursday, September 5, 2024, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin, Texas.

Type of Item: Action Item

Summary: The City's proposed tax rate exceeds the No New Revenue tax rate but is less than the Voter Approval Rate. As a result, the Local Government Code requires City Council to set (1) public hearing on the proposed tax rate.

The City Council will consider adopting the final tax rate at the regular meeting of the City Council on September 5, 2024, at 7:00 p.m.

Funding Expected: Revenue _ Expenditure _ N/A X **Budgeted Item:** Yes X No _ N/A _
Funding Acount: ____ **Amount:** ____ **1295 Form Required?** Yes __ No X
Legal Review Required: N/A __ Required X **Date Completed:** 8/12/2024 SLH
Finance Review Required: N/A __ Required X **Date Completed:** CT 8/12/24

Supporting documents attached:
None

Recommendation: Move to set a public hearing concerning the proposed tax rate for Thursday, September 5, 2024, at 7:00 p.m., in the City Council Chambers, City Hall, 216 West Sealy, Alvin, Texas.

Reviewed by Department Head, if applicable: _
Reviewed by City Attorney, if applicable: X
Reviewed by Chief Financial Officer, if applicable: X
Reviewed by City Manager, if applicable: X

AGENDA COMMENTARY

Meeting Date: 8/15/2024

Department: Utility Billing

Contact: Chris Thomas, Director of Administrative Services

Agenda Item: Consider Ordinance 24-U, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, TX, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective month of October billing cycles for the Fiscal Year 2024-25; and setting forth other provisions related thereto.

Type of Item: Ordinance

Summary: The City Ordinance requires that water and sewer rates be increased, at minimum, based on the annual consumer price index rate for all urban consumers (CPI-U) for the Houston-Galveston-Brazoria, Texas area. The ordinance also allows the consideration of other factors to determine if an additional increase in water and sewer rates is warranted.

In January 2023, the City held a city council workshop in which the City's consultants presented the results of the Wastewater Master Plan and the Water & Wastewater rate study. The rate study identified the need to increase water and wastewater rates by 14.9% in FY25 to implement the projects identified in the Wastewater Master Plan. However, to mitigate consecutive spikes in water and wastewater rates -- being that we increased rates by 10% in FY24, staff reprioritized some of the utility projects. As a result, for FY25, staff is proposing to increase water and wastewater rates by 5% (9.9% below the planned rate study increase). This calculates to an approximately 4.97 monthly increase for the average residential customer, using 5,000 gallons per month. The revenue generated from the rate increase will be used to fund the continuation of the Water/Wastewater Master Plan capital improvement program, water and wastewater operations and maintenance needs, as well as the annual principal and interest on bonds and other bond covenant requirements.

The proposed water and wastewater rate increases for FY25 are as follows:

WATER RATES	Current Rate	5.00% rate Increase	Proposed Rate
Base 2,000 Gallons			
Residential	$24.39	$1.22	$25.61
Commercial	$25.59	$1.28	$26.87
Per each 1,000 (2,001- 7,000)	$6.23	$0.31	$6.54
Per each 1,000 (7,001- above)	$9.52	$0.48	$10.00

WASTEWATER RATES	Current	5.00% rate Increase	Proposed Rate
Base 2,000 Gallons			
Residential	$37.81	$1.89	$39.70
Commercial	$38.90	$1.95	$40.85
Per each 1,000 (2,001- above)	$6.23	$0.31	$6.54

Staff recommends approval of Ordinance 24-U

Funding Expected: Revenue X Expenditure _ N/A __ **Budgeted Item:** Yes X No _ N/A _
Funding Acount: ___ **Amount:** ____ **1295 Form Required?** Yes __ No X
Legal Review Required: N/A __ Required X **Date Completed:** __________
Finance Review Required: N/A __ Required X **Date Completed:** _________

Supporting documents attached:
1. Ord. 24-U; Chapt 28; Sewer Water Rates_redlined
2. Ord. 24-U; Chapt 28; Sewer Water Rates_Final

Recommendation: Move to approve Ordinance 24-U, amending Chapter 28, Comprehensive Fee Ordinance of the Code of Ordinances of the City of Alvin, for the purpose of revising certain water and wastewater fees for residential and commercial customers; providing for a ten percent (10%) penalty for late payment; providing for an effective date on the October 2024 billing cycles for Fiscal Year 2024-2025; and setting forth other provisions related thereto.

Reviewed by Department Head, if applicable: _ Reviewed by Chief Financial Officer, if applicable: _
Reviewed by City Attorney, if applicable: _ Reviewed by City Manager, if applicable: _x

ORDINANCE NO. 24-U

AN ORDINANCE AMENDING CHAPTER 28, COMPREHENSIVE FEE ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF REVISING CERTAIN WATER AND SEWER FEES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS; PROVIDING FOR A TEN PERCENT (10%) PENALTY FOR LATE PAYMENT; PROVIDING FOR AN EFFECTIVE MONTH OF OCTOBER BILLING CYCLES FOR FISCAL YEAR 2024-2025; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

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

Section 1. That Section 28-2 of the Code of Ordinances of the City of Alvin, Texas, is hereby amended by revising the water and sewer fees as follows:

"**Sec. 28-2. In General.**

. . .

WATER AND SEWER

. . .

(9) Water rates (monthly charges):

Inside the city limits:

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

A senior citizen (sixty-five (65) years or older) discount will be offered to single-family residential customers at a rate of thirty (30) percent of the minimum base rate.

a) For residential and multi-family users……………………………………………..$~~24.39~~25.61
b) For commercial users……………………………………………………..$~~25.59~~26.87

For the second increment of water usage from 2,001 - 7,000 gallons of water, per 1,000 gallons...$~~6.23~~6.54

For the third increment of water usage from 7,001 gallons and above, per 1,000 gallons ....$~~9.52~~10.00

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same water usage.

Malfunctioning water meter that fails to register consumption - Average daily consumption as shown when meter operating properly.

Bulk Water:

Bulk water Fee……………………………………………….$30 per 1,000 gallons

Brazoria County Groundwater Conservation District user fee:

For the first increment of water usage up to and including 2,000 gallons, minimum rate …………………………………………………….. $0.08

For the second increment of water usage, from 2,001 gallons of water, per 1,000 gallons …………………………………………………….. $0.04

TCEQ (Texas Commission on Environmental Quality) user fee: ……… $0.50

(10) Wastewater rates (monthly charges):

Inside the city limits (for residents with water and sewer service):

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

a) For residential and multi-family users ……………………………………$~~37.81~~39.70
b) For commercial users ………………………………………………….$~~38.90~~40.85

For the additional incremental water usage in excess of 2,000 gallons, per 1,000 gallons ....$~~6.23~~6.54

Inside the city limits (for residents with city sewer service only):

Monthly Charge:
Monthly Charge …………………………………...$~~79.80~~83.79

Unless determined by the director of public works that the usage would greatly exceed that normally used by a standard commercial business or residence. In that case, an appropriate charge shall be determined by the director of public works on the basis of a comparable use in the city.

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same usage.

. . .

(16) Beginning with the October, 2015 billing cycles, and each year thereafter, the water and sewer rates shall be increased, at a minimum, based on the annual CPI-U rate using the preceding April data of that year. The Council may also use other factors to determine any additional increase. The rates, set in subsections (9) and (10) above, shall be automatically adjusted with the October billing cycles of each year.

*As used herein, "CPI-U" shall mean the revised consumer price index rate for all urban consumers (all items included) for the Houston-Galveston-Brazoria, TX area, based on the latest available figures from the Department of Labor's Bureau of Labor Statistics (the "bureau").

. . .

Section 2. That except as specifically amended herein all other provisions of Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control. That all rights and remedies which have accrued in favor of the City under Chapter 28 and any amendments thereto shall be and are preserved for the benefit of the City.

Section 3. Severability Clause. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Publication. The City Secretary of the City of Alvin is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

Section 5. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the *Texas Government Code.* Notice was also provided as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter.*

Section 6. Effective Date. This Ordinance shall take effect beginning with the October 2024 billing cycles from and after its passage in accordance with the provisions of Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter.*

PASSED AND APPROVED on first and final reading, this 15th day of August 2024.

CITY OF ALVIN, TEXAS	ATTEST:
By: ______________________________	By: ______________________________
Gabe Adame, Mayor	Dixie Roberts, City Secretary

ORDINANCE NO. 24-U

AN ORDINANCE AMENDING CHAPTER 28, COMPREHENSIVE FEE ORDINANCE OF THE CODE OF ORDINANCES OF THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF REVISING CERTAIN WATER AND SEWER FEES FOR RESIDENTIAL AND COMMERCIAL CUSTOMERS; PROVIDING FOR A TEN PERCENT (10%) PENALTY FOR LATE PAYMENT; PROVIDING FOR AN EFFECTIVE MONTH OF OCTOBER BILLING CYCLES FOR FISCAL YEAR 2024-2025; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

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"**Sec. 28-2. In General.**

. . .

WATER AND SEWER

. . .

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Inside the city limits:

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

A senior citizen (sixty-five (65) years or older) discount will be offered to single-family residential customers at a rate of thirty (30) percent of the minimum base rate.

a) For residential and multi-family users…………………………..…………..$25.61
b) For commercial users……………………………………………………..$26.87

For the second increment of water usage from 2,001 - 7,000 gallons of water, per 1,000 gallons $6.54

For the third increment of water usage from 7,001 gallons and above, per 1,000 gallons $10.00

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same water usage.

Malfunctioning water meter that fails to register consumption - Average daily consumption as shown when meter operating properly.

Bulk Water:

Bulk water Fee……………………………………………….$30 per 1,000 gallons

Brazoria County Groundwater Conservation District user fee:

For the first increment of water usage up to and including 2,000 gallons,
minimum rate …………………………………………………………………$0.08

For the second increment of water usage, from 2,001 gallons of water,
per 1,000 gallons ……………………………………………………………$0.04

TCEQ (Texas Commission on Environmental Quality) user fee: ……………….$0.50

(10) Wastewater rates (monthly charges):

Inside the city limits (for residents with water and sewer service):

For the first increment of water usage up to and including 2,000 gallons, minimum rate:

a) For residential and multi-family users ……………………………………..$39.70
b) For commercial users ……………………………………………………..$40.85

For the additional incremental water usage in excess of 2,000 gallons,
per 1,000 gallons $6.54

Inside the city limits (for residents with city sewer service only):

Monthly Charge:
Monthly Charge …………………………………...$83.79

Unless determined by the director of public works that the usage would greatly exceed that normally used by a standard commercial business or residence. In that case, an appropriate charge shall be determined by the director of public works on the basis of a comparable use in the city.

Outside the city limits:

One and one-half times the charge applied inside the city limits for the same usage.

. . .

(16) Beginning with the October, 2015 billing cycles, and each year thereafter, the water and sewer rates shall be increased, at a minimum, based on the annual CPI-U rate using the preceding April data of that year. The Council may also use other factors to determine any additional increase. The rates, set in subsections (9) and (10) above, shall be automatically adjusted with the October billing cycles of each year.

*As used herein, "CPI-U" shall mean the revised consumer price index rate for all urban consumers (all items included) for the Houston-Galveston-Brazoria, TX area, based on the latest available figures from the Department of Labor's Bureau of Labor Statistics (the "bureau").

. . .

Section 2. That except as specifically amended herein all other provisions of Chapter 28 of the Code of Ordinances, City of Alvin, Texas, shall remain in full force and effect. To the extent of any conflict or inconsistency between the provisions of this Ordinance and any other ordinance, the provisions of this Ordinance shall control. That all rights and remedies which have accrued in favor of the City under Chapter 28 and any amendments thereto shall be and are preserved for the benefit of the City.

Section 3. Severability Clause. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 4. Publication. The City Secretary of the City of Alvin is hereby directed to publish this Ordinance, or its caption and penalty clause, in one issue of the official City newspaper as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter*.

Section 5. Proper Notice and Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the *Texas Government Code.* Notice was also provided as required by Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter.*

Section 6. Effective Date. This Ordinance shall take effect beginning with the October 2024 billing cycles from and after its passage in accordance with the provisions of Chapter 52 of the *Texas Local Government Code* and the *City of Alvin Charter.*

PASSED AND APPROVED on first and final reading, this 15th day of August 2024.

CITY OF ALVIN, TEXAS	ATTEST:
By: ______________________________	By: ______________________________
Gabe Adame, Mayor	Dixie Roberts, City Secretary

AGENDA COMMENTARY

Meeting Date: 8/15/2024

Department: Legal Department **Contact:** Suzanne Hanneman, City Attorney

Agenda Item: Consider Ordinance 24-V, releasing land from the Extraterritorial Jurisdiction of the City of Alvin; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

Type of Item: Ordinance

Summary: On or about July 17, 2024, the City received a Petition for Release from the Extraterritorial Jurisdiction of the City from Rebecca Orlando, the owner of approximately 2.00 acres of land located on Brazos River Road in Damon, Texas. This property is on the far west of Alvin's ETJ, as reflected in the Alvin ETJ map, attached.

Section 42.105(d) states that the City shall take action on a Petition for Releae before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day after receiving the petition, whichever is later. This Ordinance is being presented within 45 days of receiving the Petition.

Staff recommends approval.

Funding Expected: Revenue _ Expenditure _ N/A X **Budgeted Item:** Yes __ No _ N/A X

Funding Acount: ___ **Amount:** ____ **1295 Form Required?** Yes __ No X

Legal Review Required: N/A __ Required X **Date Completed:** 8/6/2024 SLH

Finance Review Required: N/A X Required __ **Date Completed:** _________

Supporting documents attached:

1. Ord. 24-V; Releasing Land from ETJ
2. Petition for Release from ETJ; Orlando, Rebecca; Damon TX-2
3. Affidavit in Support of Petition
4. Exhibit A - Warranty Deed
5. Exhibit B - Property Map and Metes and Bounds
6. Alvin ETJ Map
7. ETJ map

Recommendation: Move to approve Ordinance 24-V, releasing land from the Extraterritorial Jurisdiction of the City of Alvin; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

Reviewed by Department Head, if applicable: _ Reviewed by Chief Financial Officer, if applicable: _
Reviewed by City Attorney, if applicable: X Reviewed by City Manager, if applicable: x

ORDINANCE NO. 24-V

AN ORDINANCE OF THE CITY OF ALVIN, TEXAS, RELEASING LAND FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY; PROVIDING FINDINGS OF FACT; CONTAINING A SEVERANCE CLAUSE; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, Section 42.102 of the Texas Local Government Code authorizes a resident or landowner of an area in the extraterritorial jurisdiction ("ETJ") of a municipality to file petition with the municipality to be released from the ETJ of the municipality; and

WHEREAS, on or about July 17, 2024, the City received a Petition from Rebecca Orlando, the owner of approximately 2.00 acres of land located in Damon, Brazoria County, Texas, entirely within the City's ETJ. Said Petition, which complies with the requirements of Section 42.104 of the Texas Local Government Code, seeks the release of approximately 2.00 acres of land in the City's ETJ, as described in Exhibit A and reflected on Exhibit B, both attached hereto and incorporated herein for all purposes; and

WHEREAS, Section 42.105 provides upon a proper petition, the City shall immediately release the area from its ETJ and shall take action before either the 45th day after receiving the petition, or the next meeting that occurs after the 30th day after receiving the petition, whichever is later.

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact. The City further finds that the meeting at which this Ordinance is being considered is within 45 days after receiving the Petition, in accordance with Section 42.105.

Section 2. Release. The City, in accordance with Section 42.105 of the Texas Local Government Code, hereby releases for all purposes the approximately 2.00 acres of land as described in Exhibit A and reflected in Exhibit B from its extraterritorial jurisdiction.

Section 3. This Ordinance shall not be construed to in any way alter, modify, or revise the ETJ of any municipality other than the City of Alvin. Any portion of Alvin's ETJ that becomes non-contiguous to the corporate boundaries or ETJ of the City of Alvin as a result of the release of ETJ pursuant to this Ordinance shall be deemed to have been hereby released by the City of Alvin.

Section 4. The official map and boundaries of the City of Alvin are hereby amended and revised so as to release solely the portion of its ETJ that is described in Exhibit A and reflected on Exhibit B.

Section 6. Severability. Should any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Ordinance are declared to be severable.

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

PASSED AND APPROVED on this 15th day of August 2024.

CITY OF ALVIN, TEXAS	**ATTEST**
By: ______________________________	By: ______________________________
Gabe Adame, Mayor	Dixie Roberts, City Secretary

Rec 7-17-24 DIXU TORDS

COBB & JOHNS
13341 W US Hwy 290
Building 2
Austin, Texas 78737
bill@cobbjohns.com
512-399-3150

July 12, 2024

Suzanne Hanneman
City of Alvin, City Attorney
216 West Sealy Street
Alvin, Texas 77511

Re: Petition for Release from the Extraterritorial Jurisdiction of the City of Alvin

Dear Ms. Hanneman,

1. Rebecca Orlando ("Owner") files this Petition pursuant to TEX. LOC. GOV'T CODE § 42.102.

2. Rebecca Orlando owns property within the extraterritorial jurisdiction of the City of Alvin located at Brazos River Road, Damon, Texas 77430, a 2-acre portion of PID 650192 (the "Property"). *See* Exhibit A (Deed and Property Map).

3. Owner hereby Petitions the City of Alvin to release of Owner's Property from its extraterritorial jurisdiction.

4. Pursuant to TEX. LOC. GOV'T CODE § 42.102, an owner or owners of majority in value of an area in a municipality's extraterritorial jurisdiction may file a petition with the municipality to be released from the extraterritorial jurisdiction, if the owner's property in question meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101 and the petition requirements of TEX. LOC. GOV'T CODE § 42.104.

5. Owner's Property meets the applicability requirements of TEX. LOC. GOV'T CODE § 42.101.

6. As set forth in Exhibit B, Affidavit of Owner, and as set forth in TEX. LOC. GOV'T CODE § 42.101, the undersigned swears that the Property is not:

   (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted;

   (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:

(A) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and

(B) that has a population greater than 240,000;

(3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:

(A) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and

(B) in a county with a population of more than 2 million;

(4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or

(5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.

7. This Petition meets the requirements of TEX. LOC. GOV'T CODE § 42.104.

8. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), Owner's value in the Property constitutes more than 50% of the value of the Property, as indicated by the tax rolls of the Brazoria Central Appraisal District.

9. As required by TEX. LOC. GOV'T CODE § 42.104(a)(2), the signature page accompanying this Petition includes the signatures of 100% of the Property's owners in value, which is more than 50%.

10. As required by TEX. LOC. GOV'T CODE § 42.103, the signature is valid pursuant to TEX. ELEC. CODE § 277.002.

11. This Petition contains, in addition to the signature:

(A) the signer's printed name;

(B) the signer's:

(i) date of birth; or

(ii) voter registration number and,

(iii) county of registration;

(C) the signer's residence address; and

(D) the date of signing.

12. As required by TEX. LOC. GOV'T CODE § 42.104(b), Owner filing this Petition satisfied the signature requirement within 180 days after the date the first signature for the Petition was obtained.

13. As required by TEX. LOC. GOV'T CODE § 42.104(c), the signature collected under this section is in writing.

14. As required by TEX. LOC. GOV'T CODE § 42.104(d), this Petition includes the deed for the land to be released in Exhibit A, which describes the boundaries of the land to be released by: (1) metes and bounds; or (2) lot and block number, if there is a recorded map or plat. Exhibit A also includes a map of the land to be released.

15. As required by TEX. LOC. GOV'T CODE § 42.105(a), the City must verify this Petition upon receipt; shall notify the residents and landowners of the area described by the petition of the results of the petition, or shall notify Owner, who filed this Petition under Section 42.102.

16. Pursuant to TEX. LOC. GOV'T CODE § 42.105(c), because Owner has obtained the number of signatures on the Petition required under Section 42.104 to release the area from the extraterritorial jurisdiction of the City of Alvin, the City must immediately release the area—Owner's Property—from the City's extraterritorial jurisdiction.

17. Pursuant to TEX. LOC. GOV'T CODE § 42.105(d), if the City fails to take action to release Owner's Property from the City's ETJ by the later of the 45th day after the date the municipality receives the petition or the next meeting of the City's governing body that occurs after the 30th day after the date the City receives this petition, the area—Owner's Property—is released by operation of law.

OWNER NAME: REBECCA ORLANDO

Rebecca Orlando

Signature

11-27-1993

Date of birth

1184934400

Voter registration number

Brazoria

Voter county of registration

8103 Brazos River Rd. Damon, TX. 77430

Residence address

7-16-24

Date of signing

EXHIBIT B
AFFIDAVIT OF REBECCA ORLANDO IN SUPPORT OF PETITION FOR RELEASE FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ALVIN

Before me, the undersigned authority, on this day personally appeared, Rebecca Orlando, who under oath stated as follows:

1. My name is Rebecca Orlando. I am over eighteen (18) years of age and am legally competent to make this affidavit, which is true and correct, and is made voluntarily and not under duress.

2. I am a property owner in the extraterritorial jurisdiction of the City of Alvin. My property is located at the following address: Brazos River Road, Damon, Texas 77430, a 2-acre portion of PID 650192 (the "Property").

3. There is 1 owner of the Property: Rebecca Orlando. I own 100% of the interest in the Property.

4. I swear that the property is not: (1) within five miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted; (2) in an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county: (a) in which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020, and (b) that has a population greater than 240,000; (3) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is: (a) within 15 miles of the boundary of a military base, as defined by TEX. LOC. GOV'T CODE § 43.0117, at which an active training program is conducted, and (b) in a county with a population of more than 2 million; (4) in an area designated as an industrial district under TEX. LOC. GOV'T CODE § 42.044; or (5) in an area subject to a strategic partnership agreement entered into under TEX. LOC. GOV'T CODE § 43.0751.

5. I swear that the petition contains my valid and true (1) signature, (2) printed name, (3) date of birth; voter registration number; county of voter registration, (4) residence address, and (5) date of which I signed such petition.

6. I swear that I satisfied the signature requirement of TEX. LOC. GOV'T CODE § 42.104(b) within 180 days following the date the first signature for the petition was obtained.

Rebecca Orlando

Sworn and subscribed to before me on this the 18 day of July, 2024.

SIMRAN PATEL
Notary Public, State of Texas
Comm. Expires 11-05-2026
Notary ID 131784176

Notary Public in and for the State of Texas

GENERAL WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BRAZORIA

THAT **JOE GREAK and JANICE GREAK, a married couple**, hereinafter called "Grantor" (and referred to in the singular, whether one or more), for and in consideration of the sum of Ten and No/100 DOLLARS ($10.00) cash and other good and valuable consideration in hand paid by **REBECCA ORLANDO,** hereinafter called "Grantee" (and referred to in the singular, whether one or more), the receipt of which is hereby acknowledged; has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee all that certain lot, tract or parcel of land together with all improvements thereon, lying and being situated in Brazoria County, Texas, described as follows, to-wit:

> 2.00 ACRES OF LAND, SITUATED IN THE THOMAS ALSBERRY TWO LEAGUES GRANT, ABSTRACT 3, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 26.164 ACRE TRACT DESCRIBED IN A DEED TO JOE GREAK AND JANICE GREAK RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2013048159, SAID 2.00 ACRES, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCED FOR ALL PURPOSES.

This conveyance is made subject to any and all easements, rights of way, valid restrictions, mineral reservations of any kind, maintenance charges, building set back lines, and governmental regulations, if any, to the extent, but only to the extent that they are reflected by the records of the Office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, his heirs and assigns forever; and, Grantor does hereby bind himself, his heirs, executors and administrators, to WARRANT and FOREVER DEFEND, all and singular the said premises unto Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

When Grantor and/or Grantee are more than one entity, the pertinent nouns, verbs and pronouns shall be construed to correspond. When Grantor and/or Grantee are a corporation, a trustee or other legal entity that is not a natural person, the pertinent words "heirs, executors and administrators" and/or "heirs and assigns" shall be construed to mean "successors and assigns," respectively. Reference to any gender shall include either gender and, in the case of a legal entity that is not a natural person, shall include the neuter gender, all as the case may be.

(The rest of this page left intentionally blank, signature page to follow)

Stewart Title

2321004/102-JB

EXECUTED this the 21 day of June, 2024.

JOE GREAK

JANICE GREAK

THE STATE OF TEXAS

THE COUNTY OF BRAZORIA

This instrument was acknowledged before me on this the 21 day of June, 20 24, by **JOE GREAK.**

NOTARY PUBLIC, STATE OF TEXAS

JENNIFER BRYANT
Notary Public, State of Texas
Commission Expires 05-11-2025
Notary ID 447251-9

jb
THE STATE OF ~~B~~ Texas

THE COUNTY OF Brazoria

This instrument was acknowledged before me on this the 21 day of June, 20 24, by **JANICE GREAK.**

NOTARY PUBLIC, STATE OF TEXAS

JENNIFER BRYANT
Notary Public, State of Texas
Commission Expires 05-11-2025
Notary ID 447251-9

GRANTEE'S MAILING ADDRESS:
8103 Brazos River Rd.
Damon Tx. 77430

G:\CONV\STC\2321004.WD.docx

6/17/24

EXHIBIT "A"

LEGAL DESCRIPTION

2.00 ACRES OF LAND, SITUATED IN THE THOMAS ALSBERRY TWO LEAGUES GRANT, ABSTRACT 3, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 26.164 ACRE TRACT DESCRIBED IN A DEED TO JOE GREAK AND JANICE GREAK RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2013048159, SAID 2.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set for the Southwest corner of the herein described tract in the West line of said 26.164 acre tract and the East line of a called 24.163 acre tract described in a deed to Leonard M. Lee recorded in Clerk's File 2013008837, said point being located North 24 deg. 55 min. West – 1619.99 feet from a 5/8 inch iron rod found at the Southwest corner of said 24.163 acre tract;

THENCE North 24 deg. 55 min. West (Control Bearing and Basis of Bearing), with the West line of said 26.164 acre tract and the East line of said 24.163 acre tract, at 547.60 feet pass a 5/8 inch iron rod found in the South right-of-way line of County Road 384 (60.0 feet wide), and continue for a total distance of 577.64 feet to a point marking the Northwest corner of the herein described tract at the Northwest corner of said 26.164 acre tract, said point being in the centerline of County Road 384;

THENCE North 62 deg. 01 min. 49 sec. East, with the North line of said 26.164 acre tract and the centerline of County Road 384, a distance of 150.00 feet to a point marking the Northeast corner of the herein described tract;

THENCE South 24 deg. 55 min. East, at 30.04 feet pass a 1/2 inch iron rod set in the South right-of-way line of County Road 384, and continue for a total distance of 585.63 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract;

THENCE South 65 deg. 05 min. West a distance of 149.79 feet to the PLACE OF BEGINNING and containing 2.00 acres of land.

G:\CONV\STC\2321004.EXA.DOCX

FILED and RECORDED

Instrument Number: 2024027008

Filing and Recording Date: 06/24/2024 09:26:52 AM Pages: 4 Recording Fee: $33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.

STATE OF TEXAS COUNTY OF BRAZORIA

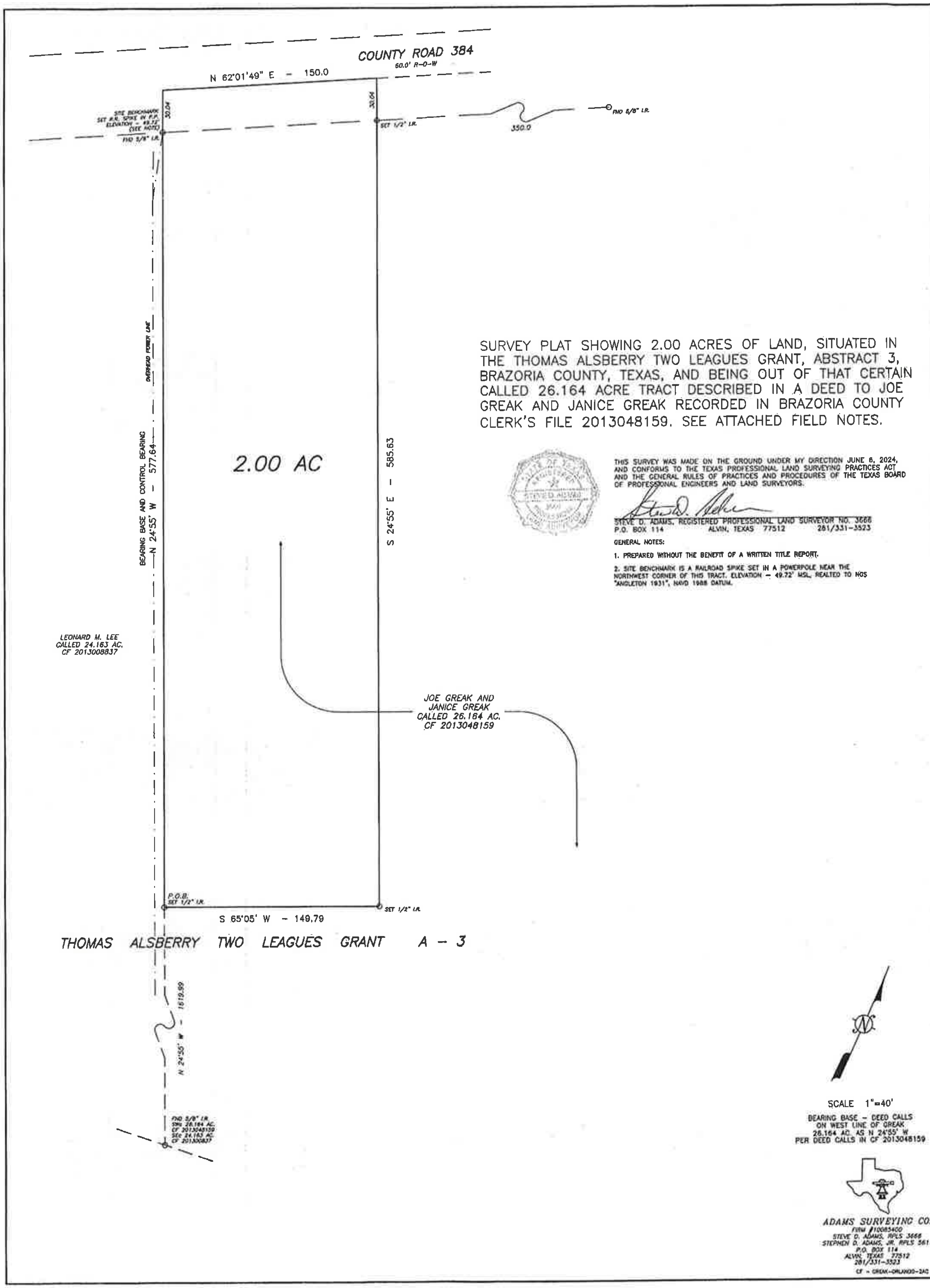
Joyce Hudman

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-jessie


COUNTY ROAD 384
60.0' R-O-W
N 62°01'49" E - 150.0
30.04
30.04
SITE BENCHMARK
SET R.R. SPIKE IN P.P.
ELEVATION = 49.72'
(SEE NOTE)
FND 5/8" I.R.
SET 1/2" I.R.
FND 5/8" I.R.
350.0
OVERHEAD POWER LINE
BEARING BASE AND CONTROL BEARING
N 24°55' W - 577.64
2.00 AC
S 24°55' E - 585.63
LEONARD M. LEE
CALLED 24.163 AC.
CF 2013008837
JOE GREAK AND
JANICE GREAK
CALLED 26.164 AC.
CF 2013048159
P.O.B.
SET 1/2" I.R.
SET 1/2" I.R.
S 65°05' W - 149.79
THOMAS ALSBERRY TWO LEAGUES GRANT A - 3
N 24°55' W - 1619.99
FND 5/8" I.R.
SWc 26.164 AC.
CF 2013048159
SEc 24.163 AC.
CF 201300837
SURVEY PLAT SHOWING 2.00 ACRES OF LAND, SITUATED IN THE THOMAS ALSBERRY TWO LEAGUES GRANT, ABSTRACT 3, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 26.164 ACRE TRACT DESCRIBED IN A DEED TO JOE GREAK AND JANICE GREAK RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2013048159. SEE ATTACHED FIELD NOTES.
THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION JUNE 6, 2024, AND CONFORMS TO THE TEXAS PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PRACTICES AND PROCEDURES OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
STEVE D. ADAMS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3666
P.O. BOX 114 ALVIN, TEXAS 77512 281/331-3523
GENERAL NOTES:
1. PREPARED WITHOUT THE BENEFIT OF A WRITTEN TITLE REPORT.
2. SITE BENCHMARK IS A RAILROAD SPIKE SET IN A POWERPOLE NEAR THE NORTHWEST CORNER OF THIS TRACT. ELEVATION = 49.72' MSL, REALTED TO NGS "ANGLETON 1931", NAVD 1988 DATUM.
N
SCALE 1"=40'
BEARING BASE - DEED CALLS ON WEST LINE OF GREAK 26.164 AC. AS N 24°55' W PER DEED CALLS IN CF 2013048159
ADAMS SURVEYING CO.
FIRM #10085400
STEVE D. ADAMS, RPLS 3666
STEPHEN D. ADAMS, JR. RPLS 5611
P.O. BOX 114
ALVIN, TEXAS 77512
281/331-3523

ADAMS SURVEYING CO.
Steve D. Adams, RPLS 3666
Stephen D. Adams, Jr., RPLS 5611
Firm No. 10085400

P.O. Box 114
2004B South Gordon
Alvin, TX 77512
Phone (281) 331-3523

FIELD NOTES

2.00 ACRES OF LAND, SITUATED IN THE THOMAS ALSBERRY TWO LEAGUES GRANT, ABSTRACT 3, BRAZORIA COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN CALLED 26.164 ACRE TRACT DESCRIBED IN A DEED TO JOE GREAK AND JANICE GREAK RECORDED IN BRAZORIA COUNTY CLERK'S FILE 2013048159, SAID 2.00 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod set for the Southwest corner of the herein described tract in the West line of said 26.164 acre tract and the East line of a called 24.163 acre tract described in a deed to Leonard M. Lee recorded in Clerk's File 2013008837, said point being located North 24 deg. 55 min. West - 1619.99 feet from a 5/8 inch iron rod found at the Southwest corner of said 26.164 acre tract and the Southeast corner of said 24.163 acre tract;

THENCE North 24 deg. 55 min. West (Control Bearing and Basis of Bearing), with the West line of said 26.164 acre tract and the East line of said 24.163 acre tract, at 547.60 feet pass a 5/8 inch iron rod found in the South right-of-way line of County Road 384 (60.0 feet wide), and continue for a total distance of 577.64 feet to a point marking the Northwest corner of the herein described tract at the Northwest corner of said 26.164 acre tract, said point being in the centerline of County Road 384;

THENCE North 62 deg. 01 min. 49 sec. East, with the North line of said 26.164 acre tract and the centerline of County Road 384, a distance of 150.0 feet to a point marking the Northeast corner of the herein described tract;

THENCE South 24 deg. 55 min. East, at 30.04 feet pass a 1/2 inch iron rod set in the South right-of-way line of County Road 384, and continue for a total distance of 585.63 feet to a 1/2 inch iron rod set for the Southeast corner of the herein described tract;

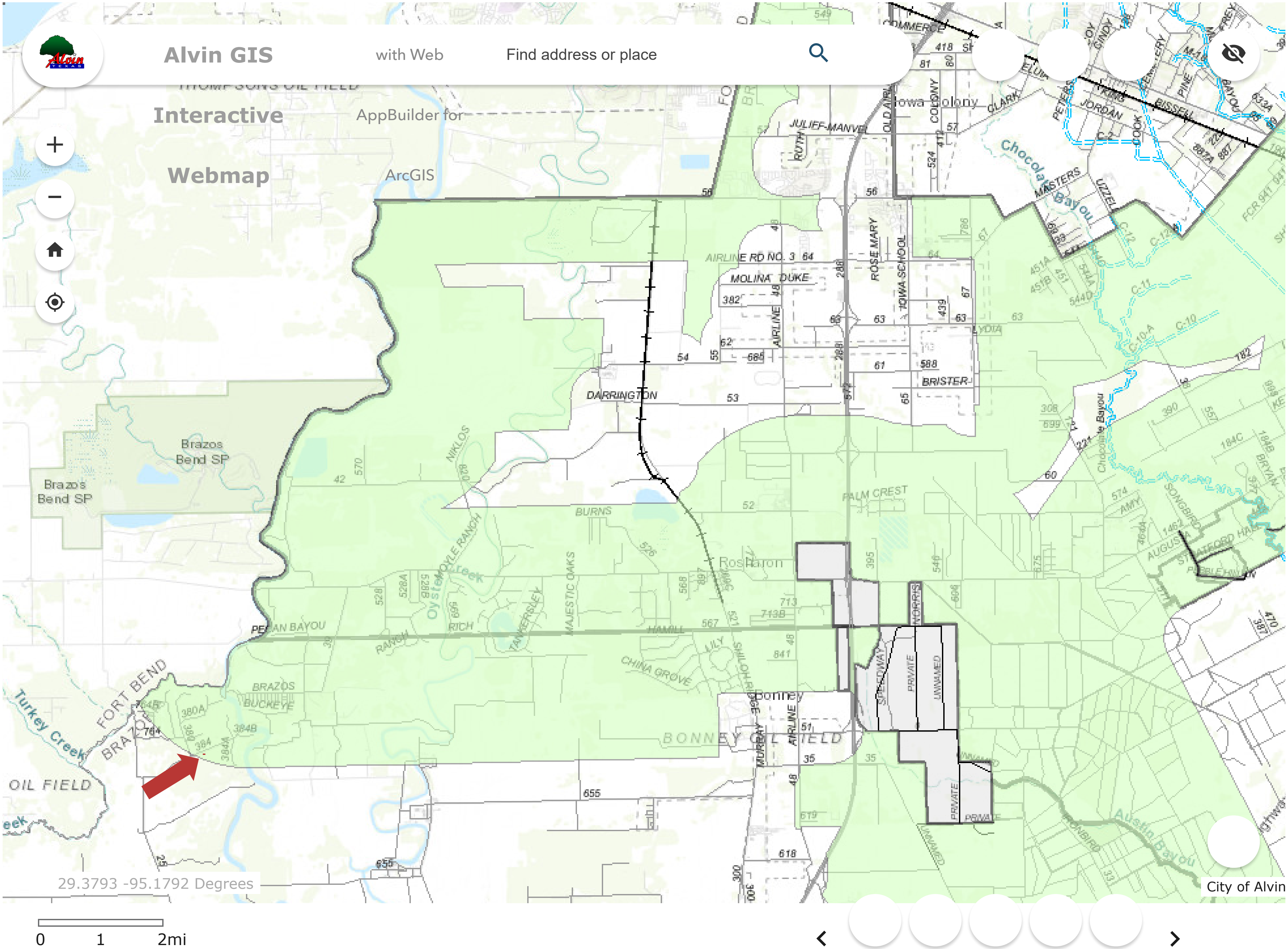
THENCE South 65 deg. 05 min. West a distance of 149.79 feet to the PLACE OF BEGINNING and containing 2.00 acres of land.

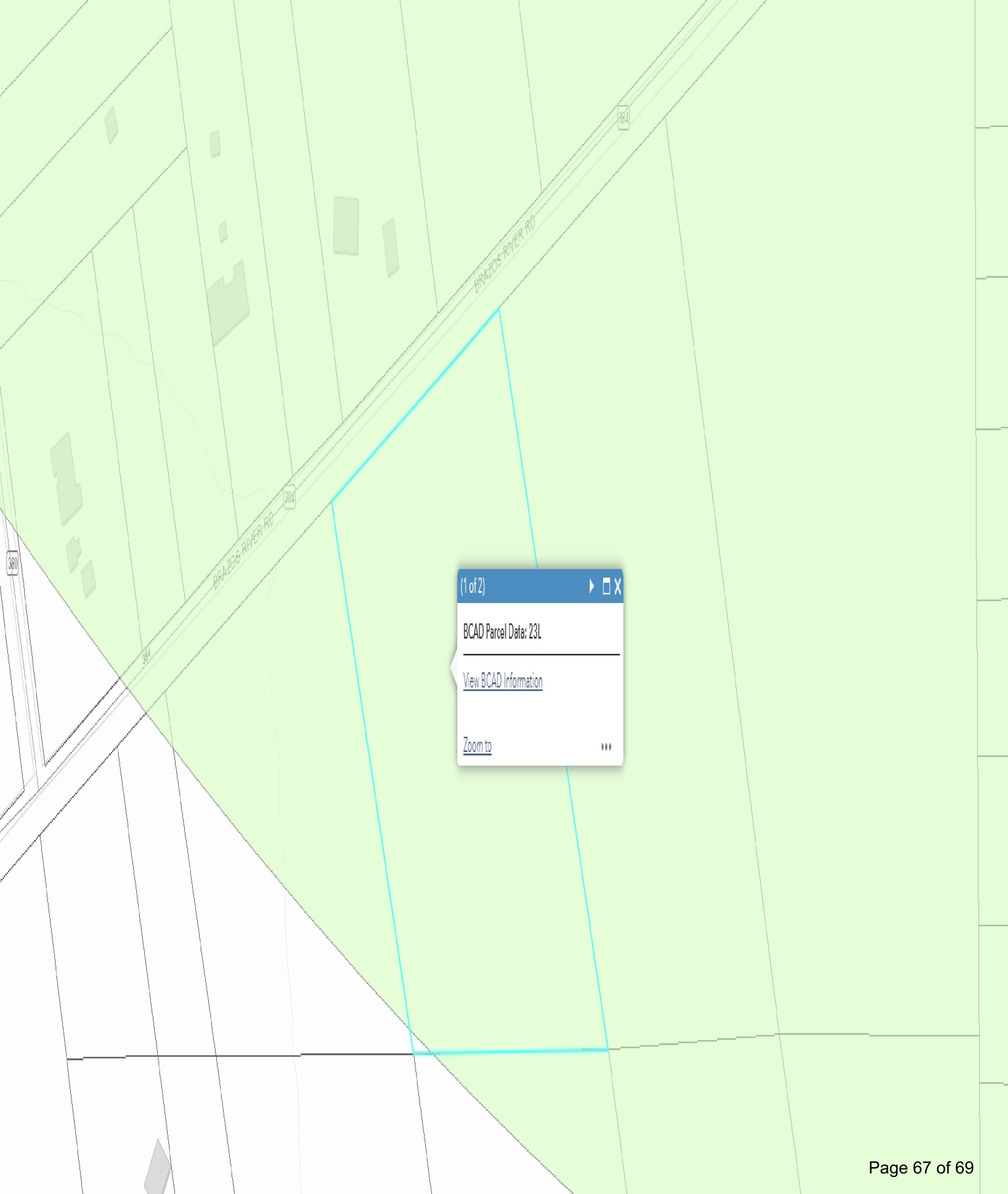
Note: These Field Notes accompany a drawing of same date and same file name.

Field Notes written from an actual survey made on the ground June 6, 2024.

STEVE D. ADAMS
Registered Professional Land Surveyor No. 3666

Greak-Orlando-2ac


Alvin GIS
Interactive
Webmap
with Web
AppBuilder for
ArcGIS
Find address or place
Brazos Bend SP
Iowa Colony
Chocolate Bayou
DARRINGTON
Rosharon
Bonney
BONNEY OIL FIELD
THOMPSONS OIL FIELD
OIL FIELD
FORT BEND
Turkey Creek
Oyster Creek
Austin Bayou
PALM CREST
29.3793 -95.1792 Degrees
City of Alvin
0 1 2mi



384
BRAZOS RIVER RD
384
BRAZOS RIVER RD
380
384
(1 of 2)
BCAD Parcel Data: 23L
View BCAD Information
Zoom to

AGENDA COMMENTARY

Meeting Date: 8/15/2024

Department: Economic Development

Contact: Paul Chavez, Economic Development Director

Agenda Item: Consider the appointment process of appointing members to the Comprehensive Plan Advisory Committee (CPAC).

Type of Item: Action Item

Summary: The consulting team working on the Alvin Comprehensive Master Plan is requesting an ad-hoc committee be created and composed of area residents, public officials, and business owners to act as a sounding board throughout the process. This committee (CPAC) will meet periodically throughout the duration of the Comp Plan process to review process and findings and offer feedback. I am requesting each council member to email me a list of two or three candidates to be selected for the CPAC. In your recommendation, please keep in mind that members:

- should be knowledgeable about the issues and challenges facing the City, as well as the opportunities;
- should be civic-minded and want to be part of Alvin's future;
- must be prepared to **attend at least 6 evening meetings** over the course of the next several months;
- will be required to read draft plan elements and provide feedback;
- is willing to function as a Comp Plan Ambassador and be willing to discuss the draft Comprehensive Plan with members of the community, if asked.

Funding Expected: Revenue _ Expenditure _ N/A __ **Budgeted Item:** Yes __ No _ N/A X

Funding Acount: ___ **Amount:** ____ **1295 Form Required?** Yes __ No X

Legal Review Required: N/A X Required __ **Date Completed:** __________

Finance Review Required: N/A X Required __ **Date Completed:** _________

Supporting documents attached:

1. Alvin 2035 CPAC Members

Recommendation:

Reviewed by Department Head, if applicable: _
Reviewed by City Attorney, if applicable: _
Reviewed by Chief Financial Officer, if applicable: _
Reviewed by City Manager, if applicable: X

CROSSROADS 2035

Acknowledgments

CITY COUNCIL

Paul Horn, Mayor
Brad Richards, At-Large #1
Terry Droege, At-Large #2
Scott Reed, District A
Adam Arendell, District B
Keith Thompson, District C
Roger Stuksa, District D
Gabe Adame, District E

PLANNING COMMISSION

Darrell Dailey, Position 1
Robin Revak-Golden, Position 2
Santos Garza, Position 3
Martin Vela, Position 4
Randall D. Reed, Position 5
Charles Buckelew, Position 6
Missy Jordan, Position 7
Chris Hartman, Position 8

ADVISORY COMMITTEE

Gabe Adame, District D
Martin Vela, District A
Pat Miller, Alvin ISD
Chad Gormly, District D
Missy Jordon, District A
Jay Hawkins, Alvin-Manvel Chamber of Commerce
Judy Zavalla, District E
Vicki Ennis, District B
Karl Stager, Alvin Community College
Johnny Wennerstrom, At Large
Roger Stuksa, City Council
Brad Richards, City Council
Sussie Sutton, District C

CITY STAFF

Junru Roland, Interim City Manager
Dixie Roberts, City Clerk
Bobbi Kacz, City Attorney
Ron Schmitz, EMS Director
Michelle Segovia, City Engineer
Rex Klesel, Fire Chief
Daniel Kelinske, Parks Director
Robert Lee, Police Chief
Brian Smith, Public Services Director
Julie Siggers, Convention and Visitors Bureau
Larry Buehler, Economic Development Director
Sussie Sutton, Development Coordinator

KENDIG KEAST COLLABORATIVE
Aaron Tuley, AICP, Project Manager