

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, OCTOBER 3, 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 Session and Executive Session at 7:00 PM in the Council Chambers at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Keko Moore; Council members: Martin Vela, Chris Vaughn, Joel Castro, Glenn Starkey, and Richard Garivey .

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

INVOCATION AND PLEDGE OF ALLEGIANCE

Lazarus Gonzales, APD Chaplain, gave the invocation. Council member Starkey led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATION

Proclamation - Texas Teachers' Day.

Mayor Adame proclaimed October 5th, 2024, as Texas Teachers' Day and formally issued the proclamation to Carol Nelson, Alvin Independent School District (AISD) Superintendent, and Rene Rives, AISD Communications Director.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARING

Public hearing to receive comment on the proposed annexation of approximately 168.36 acres, located near the intersection of State Highway 288 and FM 1462, in Brazoria County, Texas.

Mayor Adame opened the public hearing at 7:07 p.m. There were no comments made. Mayor Adame closed the public hearing at 7:08 p.m.

CONSENT AGENDA

Consider approval of the September 19, 2024, City Council meeting minutes.

Consider Resolution 24-R-27, nominating a candidate(s) for a position on the Board of Directors of the Brazoria County Appraisal District.

Due to changes brought by Senate Bill 2, the composition and appointment process for the Brazoria County Appraisal District (BCAD) Board of Directors has been updated. The board now consists of three elected members and five appointed members. The appointed members are selected by the participating taxing units, and the terms of all current appointees will expire on December 31, 2024. This Resolution seeks to nominate candidate(s) to serve on the BCAD Board of Directors. Current members are eligible for renomination, or new candidates may be proposed. Cities, school districts, and counties can nominate up to five individuals to serve on the Board, which is made up of five members serving two-year terms. Staff recommends nominating current board member, Tommy King through the adoption of Resolution 24-R-27.

Following the nomination period, the Appraisal District will send an official ballot listing all nominees after October 30, 2024. The City of Alvin will have a total of 78 votes to distribute among the candidate(s) via Resolution before December 15, 2024. The Chief Appraiser will then count the votes, declare the results, and notify the five candidates with the highest vote totals before December 31, 2024.

Call a public hearing to consider the readoption of the Economic Development Policy for the City of Alvin, Texas, including criteria and guidelines governing tax abatements, tax increment reinvestment zones, and additional economic incentives within the City, for Thursday, October 17, 2024, at 7:00 p.m. in the City Council Chambers of Alvin City Hall located at 216 West Sealy, Alvin, Texas.

The Texas Tax Code, Chapter 312.002(c), states that a policy establishing tax abatement guidelines and criteria must be adopted by the governing body at least every two (2) years. Said policy must be in effect before the governing body may enter into tax abatement agreements. A public hearing is required before the readoption or amendments can be considered. This policy is used by staff as a guideline for development projects. This policy has been revised. The public hearing notice will be published in the Alvin Sun and will be placed on the City's website as required by law. The proposed policy will also be published on the City's website for public review. No action other than calling the public hearing for October 3, 2024, will be considered at this meeting. The Resolution readopting this policy will be considered at the October 17, 2024, meeting after the public hearing is held.

Consider Resolution 24-R-28, adopting the City of Alvin Investment Policy for the investment of municipal funds; and setting forth other matters related thereto.

Pursuant to Section 2256.005(e) of the Texas Government Code, part of the Texas Public Funds Investment Act (PFIA), the governing body of an investing entity shall review its investment policy and strategies not less than annually. The policy has been updated from previous years to reflect some changes in the state statutes which govern the policy. Some portions of the policy were updated to recognize changes in authorized investment options, and other sections were updated to remove restrictions on diversification.

Consider the resignation of Dr. Jim Crumm from the Animal Shelter Advisory Committee.

On September 26, 2024, Dr. Jim Crumm submitted his resignation from the Animal Shelter Advisory Committee for his term ending December 31, 2026. This agenda item is the formal acceptance of his resignation. With the resignation of Dr. Crumm, there will be five (5) members on the Committee. Chapter 823, Section 005 of the Texas Health and Safety Code requires at least one (1) member to be a licensed veterinarian. Dr. Crumm is currently the only licensed veterinarian serving on the committee. Current members are Sandra Curtner, Caiden Anderson, Jennifer Hendricks, Autumn Miller, and Keith Villaloboz. City Council will consider the appointment of a member to the Committee at the December 5, 2024, City Council meeting.

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

OTHER BUSINESS

Consider Ordinance 24-CC, amending Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending the location restrictions in Article II, License to Manufacture, Sell or Distribute Beer; providing for penalties; providing for publication; providing for severability; and setting forth other provisions related thereto.

In March 2024, City Council adopted a comprehensive update to Chapter 3 - Alcoholic Beverages of the Code of Ordinances. Upon implementation and application, an issue was raised regarding the location restriction exception for restaurants in location to a private school. Based upon the basis for location restrictions, Staff does not feel that a private school should be less restrictive than a church or public hospital. Therefore, Staff is recommending adding "church" and "public hospital" to the location restriction exceptions for restaurants.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. Several Council members sought clarification on the specific locations referenced in the proposed ordinance. Ms. Hanneman explained that current state law includes an existing exception to location restrictions for private schools, as well as a defined distinction for restaurants. A discussion followed regarding the necessity of including this distinction in the ordinance and its potential benefits for the City of Alvin.

Council member Castro moved to approve Ordinance 24-CC, amending Chapter 3, Alcoholic Beverages, of the Code of Ordinances of the City of Alvin, Texas, for the purpose of amending the location restrictions in Article II, License to Manufacture, Sell or Distribute Beer; providing for penalties; providing for publication; providing for severability; and setting forth other provisions related thereto. Seconded by Council member Moore; motion carried with Mayor Adame casting a tie-breaking vote of Aye, and Council members Vela, Starkey and Vaughn voting No.

Consider Resolution 24-R-29, revising the Athletic Facilities Policy for the use of parks and recreation facilities; establishing an effective date; and setting forth other matters related thereto.

The Athletic Facilities Policy is designed to ensure all City facilities are utilized in a safe and efficient manner. The policy provides priority use of athletic facilities for those associations requiring perpetual use and who provide recreational service(s) or meet a community need. Recommended changes to this policy occur as necessary and are the result of collaborative efforts between the Alvin Sport Associations (ASA), Parks and Recreation Board, and Parks Department staff. At the regular board meeting on August 6, 2024, current Alvin Sport Associations, Park Staff and Park Board members discussed changes to the Athletic Facilities Policy. The Park Board recommended and unanimously approved the changes.

<u>Proposed Changes</u>	<u>Rationale</u>
Granting access to MUSCO athletic lighting control on a per-season basis rather than a yearly basis.	Improves light scheduling, billing and collection by staff for ASA athletic field usage.
Add new section "Athletic Field Light Credit"	An effort to compensate the Alvin Sport Associations for their contribution to improving an athletic sports park, such as Lions, Pearson, Morgan, Briscoe

Staff recommends approval of Resolution 24-R-29.

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

Council member Moore moved to approve Resolution 24-R-29, revising the Athletic Facilities Policy for the use of parks and recreational facilities; establishing an effective date; and setting forth other matters related thereto. Seconded by Council member Starkey; motion carried with all members present voting Aye.

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

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 Alvin City Council Workshops on October 8, and October 17, 2024.

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 Vela thanked city staff and first responders for their service on National Night Out.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:30 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 7:44 p.m.

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

Council member Garivey moved to appoint Pat Monks as Associate Municipal Court Judge and authorize the City Manager to sign the agreement upon legal review. Seconded by Council member Vaughn; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:44 p.m.

PASSED and APPROVED the 17th of October 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary