MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, NOVEMBER 7, 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 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: Chris Vaughn, Glenn Starkey, Richard Garivey and Meagan DeKeyzer.

Staff members present: Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; and Police Captain Tim Hubbard.

INVOCATION AND PLEDGE OF ALLEGIANCE

Alvin Police Department Chaplain David Bowman gave the invocation. Council member Garivey led the Pledge of Allegiance to the American Flag. Council member Starkey led the Pledge to the Texas Flag.

PRESENTATIONS

Proclamation honoring Ms. Edith Hillhouse Dann for her contributions to the Alvin Manvel Community Food Pantry.

Mayor Adame honored Ms. Edith Dann with the formal issuance of the proclamation to her and friends and family in attendance.

Presentation of the Fall 2024 Alvin Upfront Citizens Academy Course Completion Certificates.

Mayor Adame formally recognized participants of the 2024 Alvin Upfront Citizens Academy by presenting each graduate with a Certificate of Completion.

PUBLIC COMMENT

Mark Nokelby presented comments regarding an additional egress for Kendall Lakes Section 12.

Jim Johnson presented comments regarding Resolution 24-R-32, Letter of Support to the Pearland Chamber of Commerce.

CONSENT AGENDA

Consider approval of the October 8, 2024, City Council Workshop minutes.

Consider approval of the October 17, 2024, City Council meeting minutes.

Consider Addendum No. 1 for the remaining term of an additional one (1) year renewal Agreement with Petroleum Traders for the City's vehicle and equipment fuel services provider; and authorize the City Manager to sign the Agreement upon legal review.

Motor Vehicle & Equipment Fuel bid is used to supply the City of Alvin personnel with fuel for City vehicles and equipment. In past years, Petroleum Traders has been awarded the City's fuel bid and provided excellent service. Petroleum Traders fulfilled all requirements set forth in the contract, and all references have been checked and meet industry standards. Pricing will be based on daily rack pricing of when the fuel is ordered and will be supplied to the City for plus or minus rack pricing for that day. How rack pricing works: Oil Price Information Service (OPIS) "freezes" supplier prices and averages by rack at key time intervals throughout the day so buyers and sellers of fuel can index their purchases to an unbiased, third-party price frozen at a fixed point in time. The

averages are stored in OPIS's TimeSeries database, so customers can easily settle disputes at any time by retroactively looking up the frozen averages. These averages are in gross and net formats and appear daily in the various OPIS email, FTP, and WebRack reports. The benchmarks include lows, highs, and averages for all suppliers, as well as branded and unbranded lows, highs, and averages. On October 17, 2023, bids were opened, and Petroleum Traders was the lowest bidder. Petroleum Traders has been providing prompt fuel deliveries for the last year. Staff recommends renewing the agreement with Petroleum Traders for an additional one-year term for providing fuel services.

Consider the award of RFP 24-05 to Ezee Fiber for the lease of a City-wide fiber network ring to connect twelve (12) City buildings to a unified internal network, with annual fees not to exceed seventy-three thousand six hundred eighty dollars ($73,680.00); and authorize the City Manager to execute the ten-year agreement upon legal review.

The proposed project involves entering into a 10-year lease contract with Ezee Fiber for the implementation of a City-wide fiber ring network to connect twelve (12) public buildings. The twelve (12) buildings include: City Hall, Police Department, Public Services Facility, Fire & EMS Station, Animal Shelter, Recreation Center, Senior Center, old Recreation Station, Fire Station #2, Fire Station #3, Public Services #2, and Bob S. Owens Outdoor Pool. This follows the Request for Proposals (RFP 24-05) issued in August 2024, for which the City received eight (8) submissions. A review team evaluated each submission based on criteria including cost/financial value, technical expertise, proposed solution and implementation plan, and customer service support. Among all submissions, Ezee Fiber received the highest average score.

Ezee Fiber's solution addresses the limitations of the City's current network, which operates on an outdated hub-and-spoke design provided by Comcast. A hub-and-spoke design works like a wheel, with a central point (the hub) connecting to several other points (the spokes). All the spokes depend on that hub to work. If the hub breaks, everything stops working. In contrast, the proposed fiber ring topography will provide robust connectivity and multiple paths for traffic so that data can keep flowing even in the event of a failure - more network redundancy equals more network reliability. It also helps with distributed site management. The idea is that if one device fails, another can automatically take over, significantly improving network reliability, performance, and resiliency to better support essential services like storage, security, and IT operations. EZ Fiber will construct two segments to close the gaps of missing fiber at the Fire & EMS building and the Recreation Center, completing the fiber ring. Construction is estimated to take 3-6 months, depending on the time required for TxDOT permitting.

The annual fees for this fiber ring lease are set at seventy-three thousand six hundred eighty dollars ($73,680.00), which is approximately equivalent to the City's current fiber lease with Comcast. The existing fiber lease with Comcast does not utilize a fiber ring topography. The new lease offers substantial benefits, including significantly faster network speeds and ample capacity for future network expansion to provide for the growing demands of City operations. Additionally, there will be no throttling during high usage periods, meaning that the network will continue to work at full speed, no matter how busy it may become.

This proposal secures not only immediate network improvements but also significant cost stability and savings over time. By entering into this long-term lease, the City will benefit from stable pricing, avoiding potential rate increases and ensuring consistent budgeting for network services.

ARPA funds have been allocated to cover a portion of this project lease, with all funds required to be spent by December 31, 2026. After ARPA funds are exhausted, this contract will be funded through the Information Technology Support & Maintenance Fund, consistent with current practices.

Ezee Fiber has a strong track record in customer service, and reference checks have yielded positive results, affirming their ability to deliver the proposed solution effectively. Approval of this contract will authorize Ezee Fiber to proceed with implementation, and authorize the City Manager to execute the necessary documents upon legal review.

RFP Response Average Scores:

NAME OF FIRM SUBMITTING RFP	***AVERAGE SCORE***
Ezee Fiber	*97*
PS Lightwave	*87*
LightStream Networks	*65*
Consolidated Communications	*61*
Allstate Sales Group, Inc. ASG	*59*
Vero Fiber Networks	*59*

FiberLight	*59*
Kramer Service Group	*50*

Staff recommends approval.

Consider the purchase of ten (10) Aruba 6300M 48G network switches from DataVox to support the implementation of the City-wide fiber ring network utilizing ARPA funds, at a total cost not to exceed ninety-four thousand three hundred three dollars and forty-eight cents ($94,303.48), utilizing the Texas DIR purchasing agreement; and authorize the City Manager to execute the necessary purchasing documents upon legal review.

The proposed purchase involves acquiring ten network switches from DataVox, at a total cost of ninety-four thousand three hundred three dollars and forty-eight cents ($94,303.48). A network switch is used to connect multiple devices within a network, allowing them to communicate and share data efficiently. These switches will support the implementation of the City-wide fiber ring network. The addition of these switches will enhance the overall functionality and efficiency of the newly planned fiber network, ensuring seamless connectivity across all City facilities. This purchase is essential to fully realize the benefits of the fiber ring, including improved network performance, reliability, and support for essential services. The purchase will be made through the Texas DIR purchasing agreement, ensuring compliance with procurement guidelines and cost-effectiveness. Funding for this purchase will come from American Rescue Plan Act (ARPA) funds, which are required to be expended by December 31, 2026. Approval of this purchase will authorize the City Manager to complete the acquisition upon legal review. Staff recommends approval.

Consider an Agreement for Beautification Services with Keep Alvin Beautiful in the amount of $3,000 for FY24, plus an additional $2,400 annually for storage fees, with a two-year automatic renewal through September 30, 2027; and authorize the Mayor to sign upon legal review.

Keep Alvin Beautiful ("KAB") is an organization of volunteers that work to improve the appearance of the City. They encourage the placement, planting, and/or preservation of trees, plants, flowers, shrubbery, etc., for the beautification of the City. KAB plans and coordinates the City wide cleanup(s) with Texas Pride Disposal and the City. They display over 80 flags on the Depot grounds and across Gordon Street on twelve (12) different occasions throughout the year. KAB also educates and encourages the community to reduce, reuse and recycle. KAB continues the Yard & Business of the Month awards program, where homes and businesses are recognized for their efforts in beautifying and caring for their properties. This program has helped raise awareness that the aesthetics of individual properties play an important part in the quality of life within the community. Currently, the City annually contributes $3,000 to support KAB's initiatives. The City also negotiated in the Texas Pride contract, for Texas Pride to contribute $6,000 annually to KAB. In the proposed agreement, KAB is requesting an additional $200 per month ($2,400 annually) from the City to subsidize the cost of storage rental fees to house decorations, flags, and other items. This Agreement shall commence on the effective date of the agreement through September 30, 2025. Thereafter, the terms of this Agreement shall automatically renew on October 1, 2025 and October 1, 2026; and shall end on September 30, 2027.

Consider Resolution 24-R-32, authorizing the Mayor to send a letter of support to the Pearland Chamber of Commerce for the development and creation of a Mental Health Crisis Center in Brazoria County.

The Pearland Chamber of Commerce reached out to Mayor Adame asking the City of Alvin to sign a letter of support for the construction of a 115-bed mental health facility in Brazoria County. The Pearland Chamber will be meeting with legislators across the community to advocate for the project during the next legislative session.

Consider a master preliminary plat of Kendall Lakes South (located south of the existing Kendall Lakes Subdivision), a Planned Unit Development being a subdivision of 112.708 acres of land located in H.T.& B.R.R. Co. Survey, Section 40, A-482 and Hooper and Wade Survey, Section 24, A-485 City of Alvin, Brazoria County, Texas.

On October 9, 2024, the Engineering Department received the master preliminary plat of Kendall Lakes South for review. The property is located south of the existing Kendall Lakes Subdivision along Highway 35. This master preliminary plat consists of 174 lots, 9 reserves, and 6 blocks and complies with the City of Alvin's Planned Unit Development section of the Subdivision Ordinance. The City Planning Commission approved the plat unanimously at their meeting on October 15, 2024. Staff recommends approval of the plat

Item H, Consider master preliminary plat of Kendall Lakes South, was removed from the Consent agenda by Council member Garivey.

Council member DeKeyzer moved to approve the consent agenda as modified. Seconded by Council member Moore; motion carried with all members present voting Aye..

OTHER BUSINESS

Item removed from Consent agenda by Council member Garivey: Consider a master preliminary plat of Kendall Lakes South (located south of the existing Kendall Lakes Subdivision), a Planned Unit Development being a subdivision of 112.708 acres of land located in H.T.& B.R.R. Co. Survey, Section 40, A-482 and Hooper and Wade Survey, Section 24, A-485 City of Alvin, Brazoria County, Texas.

Item H was removed from Consent agenda by Council member Garivey. Considering the public comment presented by Mr. Nokelby regarding Kendall Lakes Section 12, Council member Garivey asked for an explanation about why the additional entrance was not approved. Michelle Segovia, City Engineer, explained that the developer submitted a plan with this entrance to the Planning Commission that had not yet undergone staff review. Staff clarified that since the plans differed from those originally submitted for review, the Planning Commission could either approve the version previously reviewed by staff or allow the developer time for staff to review the updated plans and present them to the Planning Commission at a later date. The developer indicated their intention to proceed with the plans originally submitted. Ms. Segovia added that as development extends southward, the potential for a future entry/exit will need to be reassessed at a later time.

Council member Gairvey moved to approve the master preliminary plat of Kendall Lakes South (located south of the existing Kendall Lakes Subdivision), a Planned Unit Development being a subdivision of 112.708 acres of land located in H.T.& B.R.R. Co. Survey, Section 40, A-482 and Hooper and Wade Survey, Section 24, A-485 City of Alvin, Brazoria County, Texas. Seconded by Council member Vaughn; motion carried with all members present voting Aye.

Consider Ordinance 24-EE, annexing approximately 168.36 acres of land located in Brazoria County, Texas, into the corporate limits of the City of Alvin; approving a service plan for the annexed area; making findings of fact; providing a severability clause; providing for an effective date; and providing for other matters related thereto.

On or about August 9, 2024, the City received a Petition for Annexation from WB West Alvin Land, LLC, for the annexation of two (2) tracts of land totaling approximately 168.36 acres of land into the City and into the Preservation Creek development, located east of State Highway 288, and south of FM 1462. Public hearings were held on October 3 and October 17, 2024. This 168.36 acres will be contained within Preservation Creek MUD No. 1, and the entire MUD will be within the City's corporate limits. Additionally, TIRZ No. 1 will be expanded to encompass the entire boundaries of the MUD, including this 168.36 acres. By annexing these acres into the corporate limits, the City will be able to collect tax increments over these parcels, as well. Staff recommends approval.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation.

Council member DeKeyzer moved to approve Ordinance 24-EE, annexing approximately 168.36 acres of land located in Brazoria County, Texas, into the corporate limits of the City of Alvin; approving a service plan for the annexed area; making findings of fact; providing a severability clause; providing for an effective date; and providing for other matters related thereto. Seconded by Council member Starkey; motion carried with all members present voting Aye.

Consider Resolution 24-R-33, designating one representative and one alternate representative to the Houston-Galveston Area Council (H-GAC) General Assembly for 2025.

HGAC's bylaws provide that each Home Rule City member with a population under 99,999 as of the latest (2020) Federal Census, is entitled to designate one representative and one alternate to serve in the H-GAC General Assembly. The two designees must be elected officials of Alvin's governing body. Each year, the City Council is asked to appoint elected officials to serve as members of this assembly. Appointees are asked to represent the city and county whom they represent at monthly meetings held typically at the HGAC offices in Houston. City Council is tasked with appointing two (2) members of City Council to serve in the 2025 Assembly: one (1) representative, and one (1) alternate.

Prior year appointments:
2024: Council member Vela (representative); Council member DeKeyzer (alternate)
2023: Council member Vela (representative); Council member Moore (alternate)
2022: Council member Vela (representative); Council member Castro (alternate)
2021: Council member Castro (representative); Council member Vela (alternate)

Council member Garivey moved to approve Resolution 24-R-33, designating Council member Vela to serve as the representative and Council member DeKeyzer to serve as the alternate representative on the H-GAC General Assembly for 2025. Seconded by Council member Vaughn; motion carried with all members present voting Aye.

Consider Resolution 24-R-34, casting votes for the Board of Directors of the Brazoria County Appraisal District.

This Resolution is to cast votes for candidates to serve on the Board of Directors of the Brazoria County Appraisal District. This board of directors is an authoritative body of individuals that govern our local appraisal district and serves as part of the local property tax system equation of checks and balances. City Council adopted a Resolution last month that nominated Tommy King as Alvin's candidate for the Board. The directors have no authority to set values or appraisal methods. The chief appraiser is appointed by and serves at the pleasure of the appraisal district board of directors. It is the responsibility of the chief appraiser to carry out the appraisal district's legal duties, hire staff, administer the annual appraisal process, and operate the appraisal office.

Every other year each governing body within Brazoria County is allotted a certain number of votes to cast toward the nominated candidates on the ballot. The City of Alvin is allotted 78 votes. City Council may cast all 78 votes for one candidate or distribute the votes among any number of the nominated candidates. Each governing body must vote by written resolution and submitted to the Chief Appraiser before December 15, 2024. Candidates: Tommy King (Alvin Representative), Kristin Bulanek, Eric Hayes, Wayman Hutchings, Glen Jones, Arnetta Murray, Marinell Music, Patrick O'Day, Gail Robinson, George Sandars, and Susan Spoor. In 2015, 2017, 2019, 2021, and 2023, City Council cast all the City's votes for Tommy King.

Dixie Roberts, Assistant City Manager/City Secretary, presented this item before City Council with explanation.

Council member Starkey moved to approve Resolution 24-R-34, casting 78 (# votes) for Tommy King to serve on the Board of Directors of the Brazoria County Appraisal District Board. Seconded by Council member Moore; 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.

Dixie Roberts, Assistant City Manager, announced items of community interest.

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 addressed the students in attendance, thanked them for coming.

Council member Moore congratulated the graduates of the Alvin Upfront Citizens Academy. He also congratulated Keep Alvin Beautiful for receiving their additional funding, and thanked them for all that they do for the City of Alvin.

Mayor Adame reminded everyone of Novemberfest this coming weekend.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:36 p.m.

PASSED and APPROVED the 21st of November 2024.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary