

MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
REGULAR CITY COUNCIL MEETING AND
EXECUTIVE SESSION
THURSDAY JULY 19, 2018
7:00 P.M.

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Regular Session at 7:00 P.M. in the Council Chambers at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Keith Thompson; Councilmembers: Gabe Adame, Adam Arendell, Joel Castro, Scott Reed, Glen Starkey, and Keith Thompson.

Staff members present: Sereniah Breland, City Manager; Suzanne Hanneman, City Attorney; Junru Roland, Assistant City Manager/CFO; Dixie Roberts, City Secretary; Michelle Segovia, City Engineer; Dan Kelinske, Parks and Recreation Director; Larry Buehler, Director of Economic Development; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Larry Buehler gave the invocation.

Council member Richards led the Pledge of Allegiance to the American Flag, and Council member Reed led the Pledge to the Texas Flag.

PUBLIC COMMENT

There were no comments from the public.

PRESENTATIONS

Presentation of the City of Alvin Municipal Court Fines and Delinquent Tax Collections Report by Mike Darlow of Perdue Brandon Fielder Collings and Moffit, LLP.

A presentation was given on the municipal court fines and delinquent tax collections by Mike Darlow of Purdue Brandon Fielder Collings and Moffit, LLP.

CONSENT AGENDA

Approve minutes of the June 21, 2018 City Council meeting.

Consider a final plat of Charlie Baker Property (located at 1177 FM 517), being a subdivision of 35.3571 acres situated in the I.& G.N.R.R. Co. Survey, Section 25, A-620, also being a replat of lots 3 and 4 in block 26, part of lot 1 and all of lots 2-4 in block 29, all of lots 1-2 in block 32, and all of lot 1 in block 33 of Halls Addition to the City of Alvin, as recorded in volume 14, page 304 of the Plat Records of Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat of Charlie Baker Property for review. The property is located at 1177 FM 517 in the City of Alvin's Extraterritorial Jurisdiction (ETJ), and is being platted to consolidate existing property with property that is being purchased from the landowner to the east. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval

Consider a final plat of Woven Metal Products (located at 1201 FM 517), being a subdivision of 16.9301 acres in the I. & G. N. R. R. Co. Survey, Section 25, A-620, Brazoria County, Texas, and in

the I. & G. N. R. R. Co. Survey Section 12, A-600, also being a replat of lot 2 and part of lot 1 block 28 and part of lots 1 and 4 block 29, of Halls Addition to the City of Alvin recorded in volume 14, page 304 of the Plat Records of Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat of Woven Metal Products for review. The property is located at 1201 FM 517 in the City of Alvin's Extraterritorial Jurisdiction (ETJ). The property is being platted for conveyance. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

Consider Ordinance 18-J, amending Chapter 17 ½ Signs, Section 41, Temporary Political Signs of the Code of Ordinances, for the purpose of amending the length of time a political sign may be placed on public property used as a voting location; providing for a penalty; and setting forth other provisions related thereto.

This ordinance is to simply clarify that political signs placed on public property used as the early voting location, do not have to be removed in the time between early voting and election day, which is typically for the duration of 7 days. Early voting generally ends on a Tuesday or Wednesday, and election day is generally held the following Tuesday. There was some confusion during a recent election, as to whether these signs needed to be removed during this timeframe, as it was not clearly stated in the ordinance. The added language proposed to this section will give clear direction.

Receive and acknowledge receipt of the Financial and Quarterly Investment reports ending June 30, 2018.

The City Charter requires the Chief Financial Officer to report on the financial condition of the City. In addition, the City's investment policy requires the Chief Financial Officer to submit an investment report to the City Manager, the Mayor, and City Council each quarter.

Council member Thompson moved to approve the consent agenda as presented. Seconded by Council member Reed; motion to approve carried on a vote of 7 Ayes.

OTHER BUSINESS:

Consider Ordinance 18-K, authorizing the issuance of approximately \$9,295,000 City of Alvin, Texas, Water and Sewer System Revenue Bonds, Series 2018; approving related agreements; approving the preparation and distribution of an Official Statement; and enacting other provisions relating thereto.

Projects for the first 5 years are needed to address the existing water & wastewater system problems and needed to serve anticipated growth within the next 5 years that the existing system does not have the capacity to currently serve. Projects to be funded from the proceeds of the 2018 Water & Sewer System Revenue Bonds are listed below:

City staff participated in ratings call with Standard & Poor's on July 6, 2018. Standard & Poor's affirmed the City's Revenue Bond rating of A+ on the Series 2018 Water & Sewer System Revenue Bonds.

The Series 2018 Water and Sewer System Revenue Bonds are scheduled to be competitively bid at 10:00 am on July 19, 2018. Thereafter, staff will know the exact dollar amount of bonds that will need to be issued to cover the project costs as well as other bond issuance costs. The City's Financial Advisors will be at the City Council meeting to present the results of the sale and ask City Council to approve Ordinance 18-K, authorizing the bond sale. Should City Council authorize the issuance of the Series 2018 Water & Sewer System Revenue Bonds, the bonds are expected to close, with funds deposited into the City's accounts on August 21, 2018.

Projects funded by this bond sale will include: Eastside Interceptor (design), Design Contract approved by Council 4/19/18, Fairway Drive & South St. Water Line Improvements (design), Design Contract approved by Council 4/19/18; Lift Stations 14&17 (design and construction), Design Contract approved by Council 4/19/18; Lift Station 30 Expansion & Hwy 35 Bypass Gravity Main (design), Design Contract approved by Council 4/19/18; Water Improvements Phase I (design & construction), Design Contract approved by Council 4/19/18; Water Plant 6 Replacement (design & construction), Design Contract approved by Council 4/19/18.

Mr. James Gilley provided an update on the selling of the bonds. Following discussion, Council member Starkey moved to approve Ordinance 18-K, authorizing the issuance of approximately \$9,295,000 City of Alvin, Texas, Water and Sewer System Revenue Bonds, Series 2018; approving related agreements; approving the preparation and distribution of an Official Statement; and enacting other provisions relating thereto. Seconded by Council member Thompson; motion to approve carried on a vote of 7 Ayes.

Consider a variance request for the property owner of the vacant lot that is east of 1219 Betsy Ross to reduce the front building setback requirement of Chapter 21, Section 37(a) of the Code of Ordinances, from 25 feet to 18 feet, for the placement of a single-family home.

On May 31, 2018, the Engineering Department received a variance request from the property owner of the vacant lot located east of 1219 Betsy Ross to reduce the front building setback from 25 feet to 18 feet for the placement of a single-family home. As explained in the attached request letter, the Owner is wanting to relocate the currently abandoned pier and beam frame home that is located at 1213 Betsy Ross to the vacant lot to the west and remodel it for use as an investment property. The Owner's future plan for the lot at 1213 Betsy Ross, once the house is moved, is to build a duplex. The placement of the home with a front building setback of 18 feet will not cause any traffic safety concerns and will blend with the existing structures in the area.

The City Planning Commission unanimously approved this request at their meeting on June 26, 2018.

Numerous variances to the front building setback requirement have been approved in the past several years. The most recent one being for a Porte Cochere at 404 Lulac Street in December of 2015. Staff recommends approval.

Council member Reed moved to approve a variance request for the property owner of the vacant lot that is east of 1219 Betsy Ross to reduce the front building setback requirement of Chapter 21, Section 37(a) of the Code of Ordinances, from 25 feet to 18 feet, for the placement of a single-family home. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Consider a final plat of St. James Place (located northeast of the Heights Road and Brazos Street intersection), being a development of 25.819 acres located in the south half of section 21, Hooper and Wade Survey, A-421, Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat St. James Place for review. The property is located northeast of the Heights Road and Brazos Street intersection in the City of Alvin's Extraterritorial Jurisdiction (ETJ). The property is being platted for the future development of a senior apartment complex. This plat complies with all requirements of the City of Alvin's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

Council member Arendell moved to approve the final plat of St. James Place (located northeast of the Heights Road and Brazos Street intersection), being a development of 25.819 acres located in the south half of section 21, Hooper and Wade Survey, A-421, Brazoria County, Texas. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Consider a final plat of Kendall Lakes Section 8 (located near Highway 35 North), being a subdivision of 14.569 acres of land located in the H.T.&B.R.R. Company Survey, Section 40, A-482, City of Alvin, Brazoria County, Texas.

On May 31, 2018, the Engineering Department received the final plat of Kendall Lakes Section 8 for review. This section consists of seventy-six (76) single-family residential lots, five (5) blocks, and one (1) reserve and is located north of Kendall Lakes Section 7. The Kendall Lakes Subdivision currently consists of seven (7) previously platted sections totaling three hundred and sixty-three (363) residential lots of which two hundred and two (202) have homes on them. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

On May 31, 2018, the Engineering Department received the final plat of Kendall Lakes Section 8 for review. This section consists of seventy-six (76) single-family residential lots, five (5) blocks, and one (1) reserve and is located north of Kendall Lakes Section 7. The Kendall Lakes Subdivision currently consists of seven (7) previously platted sections totaling three hundred and sixty-three (363) residential lots of which two hundred and two (202) have homes on them. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on June 26, 2018. Staff recommends approval.

Council member Thompson moved to approve the final plat of Kendall Lakes Section 8 (located near Highway 35 North), being a subdivision of 14.569 acres of land located in the H.T.&B.R.R. Company Survey, Section 40, A-482, City of Alvin, Brazoria County, Texas. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

Consider a bid award to GW Phillips Concrete Construction, Inc., for the Durant Detention Basin Final Grading and Concrete Construction Project in an amount not to exceed \$351,473.10; and authorize the City Manager to sign the contract upon legal review.

On June 19, 2018, bids were opened for the Durant Detention Basin Final Grading and Concrete Construction Project, and GW Phillips Concrete Construction, Inc. was the qualified low bidder. The Engineering Department has worked with this contractor before and was highly satisfied with the work performed.

Contract Amount:	\$319,521.00
10% Contingency:	\$ 31,952.10
Total Amount:	\$351,473.10

The project consists of the final grading of the Durant Detention Pond, construction of the concrete pilot channels, concrete inflow weir, grading of the backslope swales, installation of backslope storm inlets, installation of the trash rack at the outfall, and sodding/hydro-mulching of the pond.

The project is scheduled to start in early August 2018 and has a construction time of 60 calendar days. Staff recommends approval.

Council member Arendell moved to approve bid award to GW Phillips Concrete Construction, Inc., for the Durant Detention Basin Final Grading and Concrete Construction Project in an amount not to exceed \$351,473.10; and authorize the City Manager to sign the contract upon legal review. Seconded by Council member Thompson; motion carried on a vote of 7 Ayes.

Receive and acknowledge receipt of the Fiscal Year 2018 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report.

Staff continues to carry out actions on budgeted projects as defined in the 2018 Capital Improvements Plan (CIP). This report is an update as to the progress of each project year to date.

Staff also continues to deliver on implementation and completion of high priority projects defined in the Comprehensive Plan 2035. This report is an update as to work completed year to date.

Council member Reed moved to acknowledge receipt of the Fiscal Year 2018 Capital Improvement Projects Report and the Comprehensive Plan Implementation Report. Seconded by Council member Arendell; motion carried on a vote of 7 Ayes.

Receive and acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2018-2019 (FY19), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY19 Annual Budget for the regular City Council meeting scheduled for Thursday, August 16, 2018 at 7:00 p.m.

Per the City Charter, the City Manager, between sixty (60) and ninety (90) days prior to the beginning of each fiscal year, shall submit to the City Council a proposed budget, which shall provide a complete financial plan for the fiscal year. The

Charter also states that at the meeting of the City Council at which the budget is submitted, the City Council shall fix the time and place of a public hearing on the budget.

Council member Castro moved to acknowledge receipt of the proposed City of Alvin Annual Budget for the Fiscal Year 2018-2019 (FY19), receive presentation of a summary of the budget, and set a public hearing to receive comments on the proposed FY19 Annual Budget for the regular City Council meeting scheduled for Thursday, August 16, 2018 at 7:00 p.m. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Acknowledge resignation of City Manager Sereniah Breland effective August 5, 2018.

Council member Arendell moved to acknowledge resignation of City Manager, Sereniah Breland, effective August 5, 2018. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

REPORTS FROM CITY MANAGER

Review preliminary list of items for next Council meeting.

Ms. Breland reviewed the preliminary list for the August 2, 2018 City Council meeting.

ITEMS OF COMMUNITY INTEREST

Hear announcements concerning items of community interest from the Mayor, Council members, and City staff, for which no action will be discussed or taken.

Mrs. Roberts reviewed items of community interest.

Council member Thompson thanked the Street Department for cutting the grass on Mustang Road. He also thanked Sereniah Breland, City Manager, for her service to the City and expressed commended Mr. Junru Roland and his staff.

Council member Reed thanked the City Manager for assisting him while he's been out of state.

Council member Arendell thanked the City Manager for her service to the city and wished her well in her future endeavors.

Council member Richards thanked Sereniah Breland for her service to Alvin.

Council member Castro thanked Sereniah Breland and wished her well in Pflugerville.

Council member Adame thanked Sereniah for the future projects and wished her well in her endeavors. Council member Starkey wished Sereniah Breland good luck in the future in whatever she does and goes.

EXECUTIVE SESSION

Mayor Horn called for an executive session at 7:57 p.m. in accordance to the following:

City Council will meet in Executive Session as authorized by Texas Government Code 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, concerning an interim City Manager, and City Manager search and the appointment of a Municipal Court Judge.

City Council will meet in in Executive Session pursuant to Texas Government Code Sections 551.072, deliberation regarding the purchase, exchange, lease or value of real property commonly called the Fairway Property.

RECONVENE TO OPEN SESSION

Mayor reconvened the meeting into open session at 9:30 p.m.

Consider the appointment of an interim City Manager and give staff direction regarding the search for a City Manager.

Council member Starkey moved to appoint Junru Roland as interim City Manager. Seconded by Council member Richards; motion carried on a vote of 7 Ayes.

Consider and give staff direction regarding the appointment of the presiding Municipal Court Judge.

Council member Thompson moved to direct staff to begin the search process for a presiding Municipal Court Judge. Seconded by Council member Starkey; motion carried on a vote of 7 Ayes.

Consider an offer and sales contract for the city-owned 20-acre and 10-acre tracts of land commonly called the Fairway Property.

Council member Thompson moved to direct staff to continue negotiations on the sale of the city-owned 20-acre and 10-acre tracts of land commonly called the Fairway Property. Seconded by Council member Reed; motion carried on a vote of 7 Ayes.

ADJOURNMENT

Mayor Horn adjourned the meeting at 9:35 p.m.

PASSED and APPROVED this _____ day of _____, 2018.

Paul A. Horn, Mayor

ATTEST: _____
Dixie Roberts, City Secretary