

**MINUTES**  
**CITY OF ALVIN, TEXAS**  
**216 W. SEALY STREET**  
**REGULAR CITY COUNCIL MEETING**  
**THURSDAY OCTOBER 18, 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, Joel Castro, Glen Starkey, and Keith Thompson.

**Staff members present:** Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Larry Buehler, Economic Development Director; Robert E. Lee, Police Chief.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor Darryl Beck of Chocolate Bayou Worship Center gave the invocation.

Council member Castro led the Pledge of Allegiance to the American Flag and Council member Thompson led the Pledge to the Texas Flag.

**PRESENTATIONS**

**Check Presentation to the Moises De La O of Fade Stop Barber Shop, as the recipient of the Alvin Downtown Business Incentive Grant for FY18.**

*Council approved the creation of the Downtown Business Incentive Grant program that encourages business owners to make improvements to downtown locations. The approved allocation was for a 50% match for up to \$2,100. Mr. De La O submitted his application, and the Grant Review Committee reviewed and approved the project. This project qualified for \$2,100 of the \$25,000 budgeted amount for the 2018 fiscal year award. The approved project allowed for the installation of a new LED lit wall sign to display the business name. The project was completed with an inspection certificate awarded by the City of Alvin Building Department.*

Mayor Horn, members of City Council and Economic Development staff presented a check to Moises De La O of Fade Stop Barber Shop, recipient of the Alvin Downtown Business Incentive Grant.

**Alvin Animal Adoption Center Departmental Update.**

Autumn Miller, Animal Shelter Manager, gave a departmental update on the Animal Adoption Center.

**PUBLIC COMMENT**

Eugene Bauer, addressed the Council to suggest that the departmental updates included more detail.

**PUBLIC HEARING**

**Public hearing on the Strategic Partnership Agreement for the Walton Development, more formally described as Brazoria County Municipal Utility Districts (MUD) 48 & MUD 49.**

Mayor Horn opened the public hearing at 7:20 p.m.

Becky Collins spoke in favor of the Walton Development Strategic Partnership Agreement.

Mayor Horn closed the public hearing at 7:23 p.m.

**CONSENT AGENDA**

- A. **Consider approval of the October 4, 2018 City Council meeting minutes.**

- B. Consider Ordinance 18-Q, discontinuing 817.85 acres of land, more or less, more particularly described in Exhibit A (formally described as Brazoria County Municipal Utility Districts (MUD) 48 & MUD 49); jurisdictionally annexing 4.51 acres of land, more or less, consisting of a five (5) foot wide strip of land, more particularly described in Exhibit B; providing for open meetings, and other related matters (second reading).

*On July 19, 2018, Walton Texas, petitioned the City for the discontinuance of approximately 817 acres of land, and the jurisdictional annexation of approximately 4.51 acres of land, consisting of a five (5) foot wide strip, the majority of said property being located within Brazoria County Municipal Utility Districts (MUDs) Number 48 and Number 49. These MUDs 48 and 49 will become extra territorial jurisdiction MUDs.*

*The discontinuance and jurisdictional annexation property are more particularly described by metes and bounds in Exhibits A and B, attached to Ordinance 18-Q.*

*On August 2, 2018, Council approved the commencement of discontinuance and annexation procedures, and held two (2) public hearings as required by law on September 6, 2018, and September 13, 2018.*

*Staff recommends approval of Ordinance 18-Q on this second and final reading. The first reading of this ordinance passed on October 4, 2018.*

- C. Consider Resolution 18-R-37, setting one (1) public hearing for November 15, 2018, for the termination of a contiguous geographic area within City of Alvin known as Reinvestment Zone Number Three, City of Alvin, Texas, for tax increment financing purposes, pursuant to Chapter 311 of the Texas Tax Code.

*The City passed and approved Ordinance 04-VV, on September 16, 2004, designating and creating Reinvestment Zone Number Three over the approximately 793-acre area described in Exhibit A, and depicted in the map attached hereto as Exhibit B, to promote the redevelopment of the area. The Zone has not issued tax increment bonds or notes for the Zone, has not undertaken any obligations pursuant to agreements entered into to implement the project plan or reinvestment zone financing plan, and has not established a Board of Directors, and therefore, the Zone is no longer be needed. This Resolution sets the public hearing for the termination of a contiguous geographic area within City of Alvin, known as Reinvestment Zone Number Three, City of Alvin, Texas, for tax increment financing purposes, pursuant to Chapter 311 of the Texas Tax Code. Staff recommends approval of Resolution 18-R-37.*

- D. Acknowledge receipt of the Fiscal Year 2018 Quarterly Capital Improvement Projects Report and 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 (FY18).*

- E. Accept resignation from Parks & Recreation Board Member, Debra Palin.

*Debra Palin submitted her resignation from the Parks & Recreation Board for her term ending on December 31, 2018. This agenda item is the formal acceptance of her resignation.*

*With the resignation of Ms. Palin, there are now six (6) members on this Board. The Charter states that there must be at least seven (7) no more than nine (9) residents serving on this board.*

*City Council will consider board appointments in December 2018. There are no current applicants for service on the Parks Board. Advertisements for volunteers will begin the end of October.*

- F. Consider a one-year contract extension through December 31, 2019, with Wells Fargo Bank for depository and banking services for the City of Alvin.

*On August 20, 2015, Council approved a depository agreement with Wells Fargo to be the City's depository and provider of banking services. The current contract began on January 1, 2016, and extends through December 31, 2018, with two possible one-year extensions. Staff requests that Council approve a one-year extension from January 1, 2019 through December 31, 2019 to Wells Fargo Bank.*

Item D was removed by Council member Adame. Council member Thompson moved to approve the remaining items of the consent agenda. Seconded by Council member Richards; motion carried on a vote of 5 Ayes.

### **OTHER BUSINESS**

#### **Acknowledge receipt of the Fiscal Year 2018 Quarterly Capital Improvement Projects Report and Comprehensive Plan Implementation Report.**

This item was removed from the consent agenda for consideration and discussion. *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.*

Following discussion regarding the proposed parking lot in the downtown area near the Alvin-Manvel Chamber of Commerce building, Councilmember Adame moved to acknowledge receipt of the Fiscal Year 2018 Quarterly Capital Improvement Projects Report and Comprehensive Plan Implementation Report. Seconded by Council member Thompson; motion carried on a vote of 5 Ayes.

#### **Consider Resolution 18-R-36, adopting the Development Agreement with Walton Texas, LP, for the Walton Texas Master Planned Development, and authorize the Mayor to sign, subject to legal review.**

*Walton Texas, LP, (the Owner) has proposed a new master planned development located on FM 1462 next to the current Savannah Plantation development, and includes Brazoria County Municipal Utility Districts (MUDs) Number 48 and Number 49. Walton Texas, LP and the City of Alvin have been working on the development agreement documents since the Memorandum of Understanding was approved by the City and the Owner on February 2, 2017. These documents, along with their exhibits, outline how the development will take place, and includes a master conceptual plan, a major thoroughfare plan, and a master parks plan. Separate Strategic Partnership Agreements will outline how infrastructure will be constructed and services supplied to the development. Staff recommends approval.*

Discussion was had on the lot sizes of this development.

Council member Castro moved to approve Resolution 18-R-36, adopting the Development Agreement with Walton Texas, LP, for the Walton Texas Master Planned Development, and authorize the Mayor to sign, subject to legal review. Seconded by Council member Thompson; motion carried on a vote of 4 Ayes, with Council member Adame voting No.

#### **Consider Ordinance 18-R, granting consent to the creation of Brazoria County Municipal Utility District Number 48; containing various provisions related to the foregoing subject; and making certain findings related thereto.**

*Walton Texas, LP, has proposed a new master planned development located on FM 1462 next to the current Savannah Plantation development, and includes land outlined in Municipal Utility Districts (MUDs) Number 48 and Number 49. MUD 48 includes approximately 492.77 acres of land, which, as of the passing of City of Alvin Ordinance 18-Q, is now in the City of Alvin's ETJ. This action will consent to the creation of the Brazoria County MUD 48, and separate Strategic Partnership Agreements will outline how infrastructure will be constructed and services supplied to the development. Staff recommends approval.*

Council member Thompson moved to approve Ordinance 18-R, granting consent to the creation of Brazoria County Municipal Utility District Number 48; containing various provisions related to the foregoing subject; and making certain findings related thereto. Seconded by Council member Castro; motion carried on a vote of 5 Ayes.

#### **Consider Ordinance 18-S, granting consent to the creation of Brazoria County Municipal Utility District Number 49; containing various provisions related to the foregoing subject; and making certain findings related thereto.**

*Walton Texas, LP, has proposed a new master planned development located on FM 1462 next to the current Savannah Plantation development, and includes land outlined in Municipal Utility Districts (MUDs) Number 48 and Number 49. MUD 49 includes approximately 295.76 acres of land, which, as of the passing of City of Alvin Ordinance 18-Q, is now in the City of Alvin's ETJ. This action will consent to the creation of Brazoria County MUD 49, and separate Strategic*

*Partnership Agreements will outline how infrastructure will be constructed and services supplied to the development. Staff recommends approval.*

Council member Castro moved to approve Ordinance 18-S, granting consent to the creation of Brazoria County Municipal Utility District Number 49; containing various provisions related to the foregoing subject; and making certain findings related thereto. Seconded by Council member Thompson; motion carried on a vote of 5 Ayes.

Consider a Professional Services Agreement to prepare preliminary and final design plans and specifications, and to conduct all necessary interim and final inspections for the Community Development Block Grant – Disaster Recovery funding from the General Land Office – Community Development & Revitalization (GLO), and authorize the City Manager to sign, subject to legal review. *The City plans to apply for upcoming Community Development Block Grant – Disaster Recovery funding from the General Land Office – Community Development & Revitalization (GLO). Grant Works was selected by the City for the application and administrative services for this process. The first step in this process is to select an engineering firm. These services are being solicited to assist the City in its application preparation and project implementation of a CDBG contract(s), if awarded, to support eligible activities in the City. Such activities could include generators for city buildings and/or lift stations, drainage and detention. On September 30, 2018, the City posted, and Grant Works sent out a Request for Qualification for engineering services to prepare all preliminary and final design plans and specifications, and to conduct all necessary interim and final inspections. Responses to the RFQ are due by 2:00 p.m. on Wednesday, October 17, 2018. Staff will be reviewing the submitted proposals and will making a recommendation to Council.*

*Staff recommends awarding a professional services agreement to LJA Engineering, Inc. for potential Community Development Block Grant – Disaster Recovery funding.*

Council member Thompson moved to approve a Professional Services Agreement with LJA Engineering, Inc. to prepare preliminary and final design plans and specifications, and to conduct all necessary interim and final inspections for the Community Development Block Grant – Disaster Recovery funding from the General Land Office – Community Development & Revitalization (GLO), and authorize the City Manager to sign, subject to legal review. Seconded by Council member Castro; motion carried on a vote of 5 Ayes.

Consider a Professional Services Agreement to conduct an engineering study if applicable, to determine the scope of work and prepare all preliminary and final design plans and specifications, and to conduct all necessary interim and final inspections for the Texas Hazard Mitigation Assistance Grant(s) from the Texas Hazard Mitigation Assistance (HMA) Program of the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB), and authorize the City Manager to sign, subject to legal review.

*The City plans to apply for the Texas Hazard Mitigation Assistance Grant(s) from the Texas Hazard Mitigation Assistance (HMA) Program of the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB). Grant Works was selected by the City for the application and administrative services for this process. The first step in this process is to select an engineering firm. These services are being solicited to assist the City in its application preparation and project implementation of a Hazard Mitigation Grant to support eligible activities in the City. On September 30, 2018, the City posted, and Grant Works sent out a Request for Qualification for engineering services to prepare all preliminary and final design plans and specifications, and to conduct all necessary interim and final inspections. Responses to the RFQ are due by 2:00 p.m. on Wednesday, October 17, 2018. Staff will be reviewing the submitted proposals and will making a recommendation to Council.*

*Staff recommends awarding a professional services agreement to LJA Engineering, Inc. for engineering study, scope and design for funding from the Texas Hazard Mitigation Assistance Grant(s) from the Texas Hazard Mitigation Assistance (HMA) Program of the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB).*

Council member Castro moved to approve a Professional Services Agreement with LJA Engineering, Inc. to conduct an engineering study if applicable, to determine the scope of work and prepare all preliminary and final design plans and specifications, and to conduct all necessary interim and final

inspections for the Texas Hazard Mitigation Assistance Grant(s) from the Texas Hazard Mitigation Assistance (HMA) Program of the Texas Division of Emergency Management (TDEM) and/or Texas Water Development Board (TWDB), and authorize the City Manager to sign, subject to legal review. Seconded by Council member Richards; motion carried on a vote of 5 Ayes.

### **REPORTS FROM CITY MANAGER**

Review preliminary list of items for next Council meeting.

Mr. Junru Roland reviewed the preliminary list for the November 1, 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 Autumn Miller and her staff for maintaining an excellent animal adoption center. He also thanked Mr. Roland for the grass being cut on Hwy. 35.

Council member Castro thanked Autumn Miller and her staff for an outstanding animal shelter. He reminded everyone to be cautious of the children on Halloween and to go vote.

Council member Adame reminded everyone of the county fair and to go out and support the kids raising livestock.

Council member Starkey thanked Mr. Junru Roland, City Manager and Robert Lee, Police Chief for addressing a signage issue on highway 6. He complimented Council member Thompson for his presentation at the State of the City Address. He cautioned everyone to watch out for the children running around trick or treating.

Mayor Horn complimented Mayor Pro-Tem Thompson for standing in for him while he was not able to attend the past few meetings for medical reasons.

### **ADJOURNMENT**

Mayor Horn adjourned the meeting at 8:05 p.m.

PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Paul A. Horn, Mayor

ATTEST: \_\_\_\_\_  
Dixie Roberts, City Secretary