

**MINUTES  
CITY OF ALVIN, TEXAS  
216 W. SEALY STREET  
REGULAR CITY COUNCIL MEETING AND  
EXECUTIVE SESSION  
THURSDAY NOVEMBER 1, 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 and Executive 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, Scott Reed, and Glen Starkey.

**Staff members present:** Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, City Secretary; Florence Chapa, Interim Chief Financial Officer; Michelle Segovia, City Engineer; Dan Kelinske, Parks and Recreation Director; Brian Smith, Public Works Director; Ron Schmitz, EMS Director/Emergency Management Coordinator and Todd Arendell, Police Captain.

**INVOCATION AND PLEDGE OF ALLEGIANCE**

Justin Gatlin with Alvin Missionary Baptist Church gave the invocation.

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

**PRESENTATIONS**

**Check Presentation to Paul Stanton of Stanton's Shopping Center 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 \$1,887.97. Mr. Stanton submitted his application, and the Grant Review Committee reviewed and approved the project. This project qualified for \$1,887.97 of the \$25,000 budgeted amount for the 2018 fiscal year award. The approved project allowed for installation of nine (9) LED lights mounted atop Stanton's Shopping Center to illuminate the parking lot. 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 Paul Stanton of Stanton's Shopping Center as the recipient of the Alvin Downtown Business Incentive Grant for FY18.

**PUBLIC COMMENT**

There were no comments from the public.

**CONSENT AGENDA**

**Consider approval of the October 18, 2018 City Council meeting minutes.**

**Consider an On-Call Professional Electrical Services Agreement with TDEC Inc. as the primary contractor, and an On-Call Professional Electrical Services Agreement with DM Electrical and Construction LLC, as the secondary contractor, to provide on-call professional electrical services for a term of two (2) years, and authorize the City Manager to sign the agreements upon legal review.**

*A Request for Proposals (RFP) for on-call professional electrical services was advertised on August 12, 2018 and August 19, 2018. Responses to the RFP were received from three (3) electrical companies and have been reviewed by staff. Both TDEC and DM Electrical are qualified to perform electrical services for the City. Staff would like to use TDEC, Inc. as the primary contractor, and DM Electrical and Construction LLC, as the secondary contractor, for on-call professional electrical services for the City.*

Staff is recommending TDEC over DM Electrical due to the following:

- Fast response time in emergency and as needed basis – proven over the past year
- All employees are residents of Alvin
- Cleanliness of work performed and job completion
- Community owned

The Electrical Services Agreements being considered will allow said companies to provide electrical services to Public Services Facilities (lift stations, WWTP, Water Wells), and to any other electrical needs of the City. Approval of this agreement will ensure that electrical services can be provided to City facilities.

**Consider final plat of Walker Estates (located at 530 County Road 133A), being a tract of land out of the H. Stevens Survey, Abstract 595, Brazoria County, Texas.**

On October 1, 2018, the Engineering Department received the final plat of Walker Estates for review. The property is located at 530 County Road 133A in the City of Alvin's Extraterritorial Jurisdiction (ETJ) and is being platted to sell the lots individually. Lots 2 and 3 have improvements and lots 1 and 4 are vacant. The City Planning Commission unanimously approved the plat at their meeting on October 16, 2018. Staff recommends approval.

**Consider a final plat of Southern Colony Section 4C (located along the east side of FM 521, north of Juliff-Manvel Road), being a subdivision of 32.711 acres of land situated in the William Hall League, Abstract 31, Fort Bend County, Texas, being a replat of lot 19, T.W. & J.W.B. House Subdivision, a subdivision recorded in volume 7, page 301 Deed Records of Fort Bend County, Texas.**

On October 1, 2018, the Engineering Department received the final plat of Southern Colony Section 4C for review. This final plat consists of 142 lots, 6 reserves, and 4 blocks, and is located in the City of Alvin Extraterritorial Jurisdiction (ETJ) along the east side of FM 521, north of Juliff-Manvel Road. The property is being subdivided for a new single-family residential planned unit development subdivision. This plat complies with all requirements of the City's Subdivision Ordinance. The City Planning Commission unanimously approved the plat at their meeting on October 16, 2018.

**Consider a final plat of Alexander Meadows Addition (located along the east side of County Road 99 north of County Road 145), being a 4.99-acre tract of land situated in the William J. Cannon Survey, Abstract 177, Brazoria County, Texas, being all that certain called 5.00-acre tract of land described in deed to John H. Alexander, Jr., as recorded in document no. 96-017345, official records of Brazoria County, Texas.**

On October 1, 2018, the Engineering Department received the final plat of Alexander Meadows Addition for review. The property is located in the City of Alvin Extraterritorial Jurisdiction (ETJ) along the east side of County Road 99, north of County Road 145. The property is being platted for the future development of a Dollar General Store on lot 1. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on October 16, 2018. Staff recommends approval.

**Consider a final plat of Udave's Place (located at 302 Munson Road), being a subdivision of 0.4941 acres in the Hooper and Wade Survey, Section 21, A-421, City of Alvin, Brazoria County, Texas.**

On October 1, 2018, the Engineering Department received the final plat of Udave's Place for review. The property is located at 302 Munson Road and is being platted for conveyance of lot 1. This plat complies with all requirements of the City's Subdivision Ordinance.

The City Planning Commission unanimously approved the plat at their meeting on October 16, 2018. Staff recommends approval.

Council member Adame moved to approve the consent agenda as presented. Seconded by Council member Castro; motion to approve carried on a vote of 5 Ayes.

**OTHER BUSINESS**

**Receive and acknowledge receipt of the Financial and Quarterly Investment reports ending September 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.*

Florence Chapa, Interim Finance Director gave a brief financial presentation before City Council.

Council member Castro moved to acknowledge receipt of the Financial and Quarterly Investment reports ending September 30, 2018. Seconded by Council member Thompson; motion carried on a vote of 5 Ayes.

**Consider Resolution 18-R-38, approving the First Amendment to the Utility Services Agreement for Martha's Vineyard Development, and authorized the Mayor to sign.**

*On February 4, 2016, the City, LESCO Enterprises, Inc. (the Developer), and Brazoria County Municipal District No. 24 entered into a Utility Services Contract for the Martha's Vineyard Development. The District is already covered by Emergency Services District No. 3 that provides fire protection and emergency medical services to this area. The District has agreed to provide garbage collection services independently as the City is not in this business and contracts with a private company provider. Staff has determined that there is no longer a need for the fire protection or garbage collection provisions as initially agreed upon in the Contract. This First Amendment removes Section 3.1 and Section 3.3 from the original Utility Services Contract. Staff recommended approval of Resolution 18-R-38.*

Larry Buehler presented this information before City Council.

Council member Reed moved to approve Resolution 18-R-38, approving the First Amendment to the Utility Services Agreement for Martha's Vineyard Development, and authorized the Mayor to sign. Seconded by Council member Starkey; motion carried on a vote of 5 Ayes.

**Consider a waiver of all building permit fees associated with the repair of damages sustained as a result of Hurricane Harvey for the home located at 3407 Meadowlark Lane.**

*On October 29, 2018, the Engineering Department received a request from Lori Calicott for a waiver of all building permit fees for her Grandmother's home located at 3407 Meadowlark Lane. The home sustained damages during Hurricane Harvey in August 2017 and was deemed a "total loss". For reasons as outlined in the attached email request from Ms. Calicott, the home is now scheduled to be repaired with the assistance of a group known as "8 Days of Hope."*

*Council had previously approved the waiver of all permit fees for repairs to structures that sustained damage due to Hurricane Harvey which expired on July 1, 2018. Staff recommended approval of this request.*

Michelle Segovia presented this information before City Council.

Council member Reed moved to approve waiver of all building permit fees associated with the repair of damages sustained as a result of Hurricane Harvey for the home located at 3407 Meadowlark Lane. Seconded by Council member Thompson; 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 15, 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 cautioned that motorcyclist will be out this weekend. He asked that everyone keep Councilmember Arndell and his family in their prayers and commended Florence Chapa, Interim Finance Officer, for her presentation.

Council member Reed commended Nathan Evaldi, Boston Red Sox player and former Alvin graduate and baseball player, for representing Alvin in the world series.

Council member Castro commended the Parks and Recreation Department for coordinating the Trick or Trail.

Council member Adame announced the ACC Foundation Gala on November 9<sup>th</sup> and the Benezzy Fun Run on November 10<sup>th</sup>. Both events are to raise money for scholarships.

Council member Starkey expressed condolences to the Arendell family.

**EXECUTIVE SESSION**

Mayor Horn called for an executive session at 7:24 p.m. in accordance to the following:

Texas Government Code 551.072 – deliberation regarding the purchase, exchange, lease or value of real property, commonly called the former Municipal Landfill Property.

**RECONVENE TO OPEN SESSION**

Mayor Horn reconvened the meeting into open session at 7:46 p.m.

Take action on Executive Session item if necessary.

No action was taken.

**ADJOURNMENT**

Mayor Horn adjourned the meeting at 7:46 p.m.

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

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

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