

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
TUESDAY, JANUARY 17, 2023
6:00 PM**

CALL TO ORDER

BE IT REMEMBERED that, on the above date, the City Council of the City of Alvin, Texas, met in Workshop Session at 6:00 PM in the First Floor Conference Room at City Hall, with the following members present: Mayor Paul A. Horn; Mayor Pro-Tem Gabe Adame; Councilmembers: Martin Vela, Keko Moore, Glenn Starkey, Richard Garivey, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Michael Higgins, Director of Administrative Services; Michelle Segovia, City Engineer; Josh Dearing, Economic Development Coordinator; Christine Turner, Controller and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discuss the results of the Utility Master Plan and Water Rates Study executed by Freese and Nichols.

Michelle Segovia, City Engineer, and Kendall Ryan of Freese & Nichols, presented this item before City Council with explanation.

Ms. Segovia stated that Freese & Nichols had been hired in 2021 to update the wastewater portion of the City of Alvin's Utility Master Plan. As those projects have progressed and some have been completed, Freese & Nichols wanted to give an update to the City and share the results of the recent rate study. Mr. Ryan explained the 2016 water and wastewater study determined the foundational projects and what would be the focus. The 2023 wastewater update focused on the necessary projects that are to be done at the wastewater treatment plant and what the best options are moving forward. Mr. Ryan said the next step will be to update the FY 24 Water Master Plan. He explained the investments in infrastructure are allowing more growth to come into the City of Alvin. Mr. Ryan summarized the planning projects, 16 in total, ranging from 5 years to 20 years, the last one being the Wastewater Treatment Plant Expansion. To focus on goals for these projects, a Sewer System Evaluation Survey was also completed.

The Wastewater CIP Summary for the 5 year outlook 2023-2027 is \$95,037,200.

The proposed rate increase presented by Richard Weatherly from Freese & Nichols, from the overview of Water & Wastewater Rate Study, is as follows:

Year	% Increase
2023	8.5 %
2024	13.0%
2025	14.9%
2026	8.5%
2027	6.8%

Discuss the Municipal Utility District (MUD) 81.

Michelle Segovia, City Engineer, presented this item before City Council with explanation.

A development on FM 528 going towards Friendswood has made a request to be annexed into Municipal Utility District 81, which is serviced by City of Alvin utilities. Most of the development is in Friendswood, except for Section 2, which will be in Alvin. The subdivision, which will be named Georgetown, will have 94 lots, standard size, 60 feet wide by 120 feet deep. The developers are still working through some issues with the sanitary sewer system. Ms. Segovia is monitoring that situation and will be meeting with the developers this week to address it. Ms. Segovia also informed City Council of another development, Magnolia Trails, owned by Jack Enterprises, which is requesting to be annexed into Municipal Utility District 81. It is located on FM 2403, one (1) mile south of Highway 35. They are proposing three-hundred (300) standard lots on 141 acres. City Attorney Suzanne Hanneman mentioned the resolution to annex that development will likely be on the February 2nd City Council meeting for consideration.

Discuss the City of Alvin Extraterritorial Jurisdiction (ETJ) and the 100 ft. strip.

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

Ms. Hanneman gave a brief history of the incorporation of Iowa Colony. She explained that Iowa Colony is requesting Alvin de-annex the portion of the 100 foot strip that goes through their city. Ms. Hanneman's concern is that if the release to Iowa Colony is made, will that set a precedent for future release to all other requests and what could the city possibly be giving up. This question has come about from the increase in surrounding developments. She explained that Pearland remedied this problem in their city by reducing their city limits by 5 feet along the lines of the developments. Discussion was had on what that would look like all along the 100 foot strip . Mayor Horn and Ms. Hanneman explained that the City of Alvin will not be losing anything in the long run if these portions are released. On the contrary, it could lead to litigation with those neighboring cities to keep that land. Also, Mayor Horn pointed out, currently those areas are being serviced through Interlocal agreements with Brazoria County.

If the City of Alvin forced the issue to keep that land, it would end up costing the city more money to now have to provide those services and maintain those areas. Ms. Hanneman's opinion is that giving up this land will not invalidate the City limits, or result in giving up anything of value. Discussion was had about possible options and the legalities of each one. Members of City Council expressed that they were not inclined to take any action on the current proposal presented from Iowa Colony.

ADJOURNMENT

Mayor Horn adjourned the meeting at 7:37 p.m.

PASSED and APPROVED the 2nd day of February, 2023.

ATTEST:

Paul A. Horn, Mayor

Dixie Roberts, City Secretary