

City of Alvin, Texas

Gabe Adame, Mayor

Meagan DeKeyzer, Mayor Pro-tem, District E
Martin Vela, District A
Chris Vaughn, District B
Richard Garivey, District C



Ashley Davis, District D
Keko Moore, At-Lg P1
Scott Salter, At-Lg P2

Alvin City Council Agenda

Thursday, January 15, 2026

7:00 PM

(Council Chambers)

Alvin City Hall, 216 West Sealy, Alvin, Texas 77511

Persons with disabilities who plan to attend this meeting that will require special services please contact the City Secretary's Office at 281-388-4255 or dixie.roberts@alvin.gov 48 hours prior to the meeting time. City Hall is wheelchair accessible, and a sloped curb entry is available at the south entrance to City Hall.

NOTICE is hereby given of a Regular Meeting and Executive Session of the City Council of the City of Alvin, Texas, to be held on Thursday, **JANUARY 15, 2026**, at 7:00 PM in the Council Chambers at: City Hall, 216 W. Sealy, Alvin, Texas.

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATION

A. Proclamation — National Mentoring Month — Honoring YET Mentoring Program.

4. PUBLIC COMMENT

5. CONSENT AGENDA

A. Consider Approval of the December 18, 2025, City Council workshop minutes.

B. Consider approval of the December 18, 2025, City Council meeting minutes.

C. Consider a final plat of Magnolia Trails Section 1, a subdivision of 51.4068 acres (2,239,282.05 square feet) of land, being out of and a part of a 140.702 acre tract of land located in the William Harris 2/3 League, Abstract Number 72, Brazoria County, Texas; said 140.702 acre tract being all those particular tracts as conveyed by deeds recorded under Brazoria County Clerk's File Numbers 2022040995, 2022040900 and 2022040749 all of the official public records of Brazoria County, Texas.

D. Acknowledge receipt of the Quarterly Investment Report as of December 31, 2025.

6. OTHER BUSINESS

A. Consider an Interlocal Agreement with the City of Iowa Colony, adjusting the boundaries between Iowa Colony and the City of Alvin so that the current Alvin City limit strip will be reduced from 100 feet to 1 foot for approximately 0.6131 miles in the Meridiana Master Planned Community, and authorize the Mayor to sign the Agreement upon legal review.

B. Consider authorizing Randall Scott Architects to incorporate the closing and abandonment of North Hood Street (from Sealy Street to Willis Street) and North Hardie Street (from Sealy Street to Willis Street) into the design of the new City Hall / Municipal Court Building located at 216 West Sealy Street, Alvin, Texas.



Proclamation

- WHEREAS,** January is National Mentoring Month, a time to recognize the positive impact of mentoring relationships and encourage community involvement in supporting youth; and
- WHEREAS,** mentoring programs, such as Alvin ISD's YET Mentoring (Youth Empowerment Team), provide meaningful and consistent relationships that help youth build confidence, develop healthy habits, and navigate academic and personal challenges; and
- WHEREAS,** mentors play a valuable role in helping young people set goals, explore career pathways, and develop skills essential for future success; and
- WHEREAS,** the City of Alvin acknowledges the vital contributions of volunteer mentors who strengthen our community by connecting young people to social and academic support.

NOW, THEREFORE, I, Gabe Adame, as Mayor of the City of Alvin, Texas and on behalf of the City Council, do hereby proclaim **January 2026**, as:

National Mentoring Month

in the City of Alvin and encourage all residents to recognize the importance of mentoring and support programs like the YET Mentoring initiative that empowers our youth and strengthens our community.

WITNESS my hand and seal this
15th day of January 2026.

Gabe Adame, Mayor

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL WORKSHOP MEETING
THURSDAY, DECEMBER 18, 2025
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 Pro-Tem Meagan DeKeyzer; Council members: Ashley Davis, Richard Garivey, Keko Moore, and Martin Vela.

Staff members present: Junru Roland, City Manager; Suzanne Hanneman, City Attorney; Dixie Roberts, Assistant City Manager/City Secretary; Chris Thomas, Director of Finance; Brandon Moody, Director of Public Services; Nick Newell, Chief Information Technology Officer and Robert E. Lee, Police Chief.

WORKSHOP BUSINESS

Discussion and Update on the New City Hall Project – Randall Scott, Architect.

City Manager Junru Roland introduced Randall Scott of Randall Scott Architects, who provided City Council with an update on the progress of the New City Hall project.

Mr. Scott explained that the project is currently in the Needs Assessment phase, which is based on existing building occupancy and projected future growth. He stated that the assessment is used to develop the program of requirements, including square footage needs and departmental adjacencies. Considerations include connectivity to the community, flexibility, and future expansion as the population grows and community needs evolve.

Mr. Scott indicated that the proposed facility is anticipated to be a two-story building of approximately 31,190 square feet. He reviewed estimated cost ranges, including per-square-foot construction costs, engineering fees, and overall project costs. He also discussed the vision of integrating the new City Hall with existing downtown buildings.

Mr. Scott advised that the floor plan remains in the design phase and described current trends in Council Chamber and Municipal Court spaces. He provided an overview of potential features and amenities under consideration and invited feedback and suggested revisions from Council.

Mr. Scott outlined the next steps in the project, including finalizing the floor plan, site plan, and detailed construction documents.

Council discussion followed regarding parking options and related concerns. Additional discussion focused on design concepts reflecting the City's long-term vision and historical identity, including the role of architecture in supporting workforce recruitment and economic development, especially in the downtown area.

ADJOURNMENT

Mayor Pro-tem DeKeyzer adjourned the meeting at 6:38 p.m.

PASSED and APPROVED the 15th of January 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, DECEMBER 18, 2025
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 and Executive Sessions at 7:00 PM in the Council Chambers at City Hall, with the following members present: Mayor Pro-Tem Meagan DeKeyzer; Council members: Ashley Davis, Richard Garivey, Keko Moore, Scott Salter, and Martin Vela.

Staff members present: Junru Roland, City Manager; 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 and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Greg Goering with Trinity Apostolic Faith Church gave the invocation. Council member Moore led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATION

Finance & Utility Billing Departmental Presentation.

Chris Thomas, Director of Finance, presented the annual Finance & Utility Billing Departmental update to Council.

PUBLIC COMMENT

Elias Carranza presented comments regarding the proposal of a detention pond near the Hilderberg Cement Plant.

PUBLIC HEARING

Public Hearing to receive comment on the proposed voluntary annexation of a 128.5284-acre tract of land being a portion of land conveyed by Special Warranty Deed dated July 30, 1992, to Tommaso [sic] Achille and Mary C. Achille as recorded under Clerk's File No. 92-24540 of the Official Public Records of Real Property, Brazoria County, Texas, and being a portion of Lot 48 of Wellman Subdivision as recorded under Volume 8, Page 622 of the Deed Records of Brazoria County, Texas, all of Lots 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 and 52 of the C.M. Harrison Subdivision as recorded under Volume 2, Page 21 of the Plat Records of Brazoria County, Texas, and a portion of Lot 4 of Pierce's Addition as recorded under Volume 46, Page 7 of the Brazoria County Plat Records and all being situated in the ACH&B Survey, Abstract No. 412 and the Hooper & Wade Survey, Abstract No. 485, Brazoria County, Texas.

On or about November 14, 2025, Tommaso Achille and Mary C. Achille, the owners of approximately 128.5284 acres of certain property located within Brazoria County, Texas, petitioned the City for voluntary annexation of said property into City limits. The property is located west of SH 35 and north of the current in-city MUD 51/Beazer homes project. This property will eventually be annexed into MUD 51. Resolution 25-R-30, adopted by City Council on December 4, 2025, set a public hearing for December 18, 2025. A Notice of Public Hearing advertisement ran in the Alvin Sun on December 7th, and was also placed on the City's website. The Ordinance approving the annexation is scheduled for the regular meeting on December 18, 2025.

Mayor Pro-tem DeKeyzer opened the public hearing at 7:19 p.m. There were no comments made. Mayor Pro-tem DeKeyzer closed the public hearing at 7:19 p.m.

CONSENT AGENDA

Consider approval of the November 20, 2025, City Council meeting minutes.

Consider approval of the December 4, 2025, City Council meeting minutes.

Consider a Mutual Aid Agreement between the City of Alvin Police, Fire, and EMS Departments, the Brazoria County Sheriff's Office, and the Texas Department of Public Safety for coordinated response to emergency incidents at school facilities in Brazoria County; and authorize the Mayor to sign the Agreement upon legal review.

This item asks the City Council to approve a state-required Mutual Aid Agreement that explains how Alvin's Police, Fire, and EMS will work together with the Texas Department of Public Safety (DPS) and the Brazoria County Sheriff's Office during an active attack emergency at any primary or secondary school in Brazoria County. The purpose of the Agreement is to ensure all agencies understand in advance how they will communicate, share resources, and support each other during a major school safety incident. Texas House Bill 33 requires this cooperative agreement so that local and state responders can take quick, coordinated action if a serious incident occurs. Alvin's first responder departments are included because they are among the agencies most likely to arrive on scene and provide immediate aid. The new State law requires this Agreement be adopted before January 1, 2026. Staff recommends approval to ensure the City of Alvin remains in compliance with state requirements.

Consider lease agreements with Enterprise Fleet Management for fifteen (15) lease vehicles for an amount not to exceed \$182,650.20 as included in the Fiscal Year 25-26 budget; and authorize the City Manager to sign the Lease Agreements upon legal review.

In the FY26 budget, City Council approved the leasing of the following fifteen (15) new vehicles for the Police, Parks, Fire, Code, Engineering, and Street departments. Nine (9) of the new lease vehicles will be replacing City-owned vehicles which will be sold at auction, three (3) will be replacing outgoing lease vehicles which will be returned to Enterprise Lease for sale, and three (3) new leases will be additions to the fleet for new staffing approved in the FY26 budget. The proceeds from the auctioned vehicles will go into the vehicle replacement fund, and the proceeds from the returned leases will be used to reduce the cost of new leases.

	Quote #	New Lease Vehicle	Dept.	Monthly/Annual cost	Replacing
1	9346676	2026 Chevrolet Silverado 2500	Parks	\$925.58 / \$11,106.96	2013 Ford Van*
2	9346685	2026 Chevrolet Silverado 1500	Fire	\$1,108.48 / \$13,301.76	2014 Ford Explorer*
3	9346684	2026 Chevrolet Silverado 1500	Fire	\$1,108.48 / \$13,301.76	2014 Ford Explorer*
4	9346750	2026 Chevrolet Silverado 2500	Fire	\$1,455.16 / \$17,461.92	2014 Ford F250*
5	9346782	2026 Nissan Frontier	Code	\$621.35 / \$7,456.20	2013 Ford F150*
6	9346790	2026 Chevrolet Tahoe	Police	\$1,574.26 / \$18,891.12	2020 Chevrolet Tahoe**
7	9347077	2026 Chevrolet Silverado 1500	Police	\$2,040.08 / \$24,480.96	2019 Dodge Charger**
8	9346711	2026 Chevrolet Silverado 1500	Utilities	\$700.91 / \$8,410.92	2014 Ford F150*
9	9346736	2026 Chevrolet Silverado 1500	Utilities	\$700.91 / \$8,410.92	2014 Ford F150*
10	9346909	2026 Chevrolet Silverado 3500	Streets	\$1,132.80 / \$13,593.60	2014 Ford F350*
11	9346980	2026 Chevrolet Silverado 1500	Streets	\$752.53 / \$9,030.36	New addition
12	9347018	2026 Chevrolet Silverado 1500	Utilities	\$752.53 / \$9,030.36	New addition
13	9347036	2026 Chevrolet Silverado 1500	Engineering	\$752.53 / \$9,030.36	2006 Ford F150*
14	9347059	2026 Chevrolet Silverado 1500	EMS	\$951.09 / \$11,413.08	2017 Ford Explorer**
15	9571603	2026 Nissan Frontier	Utility Billing	\$644.16 / \$7,729.92	New addition
				\$15,220.85 / \$182,650.20	*City owned vehicles
					**Outgoing lease vehicles

Staff recommends approval of the expenditure of FY26 funds not to exceed \$182,650.20 for the lease of fifteen (15) vehicles from Enterprise Fleet for various City departments.

Consider Ordinance 25-FF, amending Ordinance 24-Z, passed and approved September 5, 2024, the same being an ordinance approving and adopting the City of Alvin's budget for fiscal year 2024-2025 by approving a budget amendment to the original 2024-2025 fiscal year budget for the purpose of amending the year-end budget and providing for supplemental appropriation and/or transfer of certain funds as set forth in the attached Exhibit A; providing for severability; and providing for other matters related thereto.

Each fiscal year-end, the City amends the budget to appropriate expenditures and revenues which occur during the year, as the City has more definite revenue and cost information at year-end. For accounting purposes, the proposed budget adjustments are a way to put the final FY 2024-2025 budget in line with actual (approved and/or authorized) expenditures and revenues. These adjustments include increases and decreases in budgeted revenue and appropriations in comparison to actual expenditures and revenues. Per

the City auditor's recommendation, we should create a batch or closing budget amendments at fiscal year-end to capture expenditures and/or revenues from the year that require such.

Consider Resolution 25-R-32, of the City Council of the City of Alvin, Texas, authorizing appointments to the Board of Directors of Reinvestment Zone Number One for a two-year term; appointing members to fill vacancies in position numbers Two, Four, Six and Eight through December 31, 2027; and setting forth other provisions related thereto.

TIRZ (Tax Increment Reinvestment Zone) One supports the Preservation Creek development. In 2024, City Council appointed members to this Board. Although the board has not yet convened, it is important for the membership to be formally in place in preparation for the next steps in the TIRZ process. At the December 4th meeting, City Council appointed members to boards and commissions. This item provides for the formal appointment of those positions to the TIRZ No. 1 Board, each for a two-year term through December 31, 2027, through Resolution.

Through the adoption of Resolution 25-R-32, City Council is appointing the following members to the Board of Directors for this Zone: Jason Jones, Position #2 — through 12/2027; Kurt Overby, Position #4 — through 12/2027; Dinah Langston, Position #6 — through 12/2027; Jamie Van Horne, Position #8 — through 12/2027. Staff recommends approval of Resolution 25-R-32.

Consider Resolution 25-R-33, authorizing appointments to the Board of Directors of Reinvestment Zone Number Two, City of Alvin, Texas, and the Kendall Lakes TIRZ Redevelopment Authority Board for a two-year term; re-appointing member to Position Number Nine; reappointing the Chair; and appointing members to fill vacancies to Position Numbers One and Three through December 31, 2027; and setting forth other provisions related thereto.

The Kendall Lakes Tax Increment Reinvestment Zone (TIRZ) was created in 2003 to assist in the development of Kendall Lakes, a residential, commercial, and industrial area on the north side of the City of Alvin. There is a tax increment that is used for providing the needed infrastructure for the site through the ability to use bond proceeds. TIRZ Board members serve staggered terms based on even- and odd-numbered positions. At the December 4th City Council meeting, Council appointed members to various boards and commissions, including appointments to Positions No. 9, No. 1, and No. 3 of the Kendall Lakes TIRZ No. 2 Board. This item provides for the formal appointment of these positions to the Kendall Lakes TIRZ No. 2 Board through Resolution, each for a two-year term ending December 31, 2027. Resolution 25-R-33 reappoints Ricky Kubezka to Position No. 9, and chair of the Board; and appoints Donna Wickes to fill the vacancy in Position No. 1 and Jose Flores to fill the vacancy in Position No. 3.

Consider the cancellation of the January 1, 2026, Regular City Council Meeting due to the New Year's Day holiday.

All City Offices will be closed in observance of New Year's Day holiday.

Item D, Consider lease agreements with Enterprise Fleet Management, was removed from the Consent agenda by Council member Garivey.

Council member Vela 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 lease agreements with Enterprise Fleet Management for fifteen (15) lease vehicles for an amount not to exceed \$182,650.20 as included in the Fiscal Year 25-26 budget; and authorize the City Manager to sign the Lease Agreements upon legal review.

Item D was removed from Consent agenda by Council member Garivey. He inquired about the higher cost associated with the vehicles for the Fire Department and the Police Department. Brandon Moody, Director of Public Services, addressed the questions and explained that the pricing for the Fire and Police Department vehicles includes the installation of emergency vehicle service equipment and police-specific packages as part of the lease agreement. He further explained the cost advantages of leasing the fleet vehicles as compared to outright purchase and clarified that there are no additional charges for mileage overages.

Council member Garivey moved to approve lease agreements with Enterprise Fleet Management for fifteen (15) lease vehicles for an amount not to exceed \$182,650.20 as included in the Fiscal Year 25-26 budget; and authorize the City Manager to sign the Lease Agreements upon legal review. Seconded by Council member Vela; motion to approve carried with all members present voting Aye.

Consider Ordinance 25-GG of the City Council of the City of Alvin, Texas, annexing approximately 128.5284 acres of land into the corporate limits of the City; 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 November 14, 2025, Tommaso Achille and Mary C. Achille, the owners of approximately 128.5284 acres of certain property located within Brazoria County, Texas, petitioned the City for voluntary annexation of said property into City limits. During the Council Workshop on July 17, 2025, Romero Fernandez from KB Homes was present, along with Mr. Tommaso Achille, to discuss the 128-acre development north of the Berry Creek Subdivision (the Beazer homes project) and MUD 51. During the workshop, it was discussed that they would be petitioning the City for annexation of this tract, and that ultimately, this tract would be annexed into MUD 51. This is the other tract that is the subject of the Lift Station/Force Main Oversize Cost Participation Agreement with Brazoria County Municipal Utility District 51 and Beazer Homes Texas, L.P. that Council approved at the November 20, 2025 regular Council Meeting.

Council passed Resolution 25-R-30 on December 4, 2025, setting a public hearing for December 18, 2025. The public hearing was published and notices were sent, all in accordance with the Texas Local Government Code. This Ordinance officially annexes the land into the corporate boundaries of the City. Staff recommends approval.

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

Council member Moore moved to approve Ordinance 25-GG of the City Council of the City of Alvin, Texas, annexing approximately 128.5284 acres of land into the corporate limits of the City; 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 Salter; motion carried with all members present voting Aye.

Consider Ordinance 25-HH, approving the Plan of Development for a Planned Unit Development, on certain property consisting of a 128.5284-acre tract located in the limits of the City of Alvin, Texas, North of Highway 6, East of Harriman Road, North of Cardinal Drive; amending all ordinances or parts of ordinances in conflict herewith; providing for severability; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; and providing for other matters related thereto.

*The Planned Unit Development (PUD) establishes comprehensive guidance and regulations for the Verona Tract Development. The intent of the PUD is to provide a means by which development may occur in an orderly and responsible manner, by establishing guidelines that ensure quality development and specifically address the goals of both the City and the Developer. The proposed PUD helps to develop and improve the property as a single-family residential development and other uses permitted in the PUD. Sections of the PUD document: * The Development Plan: consisting of general provisions and development standards; * The Development Regulations: consisting of design guidelines and development standards for residential and park areas; * The Development Administration & Amendments: consisting of proposed amendments to the City Code of Ordinances, project specific regulations, and administrative approval*

Ordinance Reference	Requested Variance	Developer's Reason for Variance Request
Section 21-110 – Planned unit developments	The developer intends to provide a trail system within the pipeline easement	The tract is bisected by a large pipeline easement and to help promote pedestrian circulation, the developer proposes to provide a trail system within the pipeline easement.
Section 21-110 – Planned unit developments	The average lot width for single family lots shall be 58.79 feet	Needed to achieve a variety of housing products
Section 21-110 – Planned unit developments	The designated parkland areas will contain 1 of the 2 required amenities.	Drainage ways, detention areas and easements will be utilized as greenbelts that connect the entire community and therefore should be considered as an amenity.
Section 21-36 – Blocks	Allow a 2,600-foot block length (exceeding the 1,200' block-length max)	Due to the railroad and existing property surrounding the tract, there is only a small portion where a stub street is possible.
Section 16.77 a(1)	Allow 20-foot setback from the pipeline and 0-foot from the pipeline easement	Allows for higher flexibility and more buildable acreage

Junru Roland, City Manager, presented this item before City Council with explanation. Also in attendance

were Romel Fernandez with KB Homes and Jacob Guerrero, Assistant Planner with META Planning & Design. Council Member Vela inquired of City Engineer Michelle Segovia whether the Traffic Impact Analysis had been completed, to which she responded that the analysis had been finalized and the results communicated to the appropriate agencies. Council Member Garivey requested that language be added to the agreement requiring brick on three sides of all homes and on the front elevations of both stories for two-story homes.

Council member Garivey moved to approve Ordinance 25-HH, approving the Plan of Development for a Planned Unit Development, on certain property consisting of a 128.5284-acre tract located in the limits of the City of Alvin, Texas, North of Highway 6, East of Harriman Road, North of Cardinal Drive; amending all ordinances or parts of ordinances in conflict herewith; providing for severability; finding and determining that the meeting at which this ordinance is passed is open to the public as required by law; and providing for other matters related thereto. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider award of the Construction Manager at Risk (CMAR) contract for the Alvin City Hall Project to SpawGlass Construction Corp, pursuant to Request for Proposals (RFP No. 25-04), and authorize the City Manager to execute the contract upon legal review.

On October 12 and October 19, 2025, the City published a formal Request for Proposals (RFP 25-04) seeking Construction Manager at Risk (CMAR) services for the Alvin City Hall Project. The RFP documents can be viewed [here](#). Twelve firms submitted proposals: Crain Group, Durotech, Flintco, Hoar Construction, Joeris General Contractors, Millennium Project Solutions, Pogue Construction, Sedalco, SpawGlass Construction, Teal Construction, Tellespen, and White Construction Group. The high level of proposer interest indicates strong market competitiveness and provided a robust basis for best-value evaluation.

All proposals were reviewed and scored by a selection committee consisting of City staff and AGCM, the City's construction management firm. The procurement and evaluation process was conducted in accordance with Texas Government Code Chapter 2269 and the competitive requirements of Texas Local Government Code Chapter 252. Based on initial scoring, the top three firms—SpawGlass Construction, Durotech, and Tellespen—were invited to participate in in-person interviews on December 2, 2025.

The selection committee for the finalists consisted of City Staff, AGCM, and Randall Scott (Randall Scott Architect). During the interview phase, firms were asked to outline their overall CMAR methodology, including pre-construction management strategies, GMP development processes, subcontractor engagement, and construction-phase project delivery. Discussions addressed tools for cost estimating and value engineering, approaches for identifying and communicating risks, market engagement practices, coordination with the design team, and strategies for maintaining schedule and quality. These factors are critical components of CMAR delivery, which the City selected to ensure early contractor involvement, improved cost modeling, enhanced schedule development, and proactive constructability review, resulting in greater cost certainty for a civic facility of this scale.

Following the interviews, the selection committee unanimously recommended SpawGlass Construction, citing the firm's strong alignment with project needs, demonstrated experience on similar municipal facilities, comprehensive pre-construction strategy, and effective market engagement methods. The agreements before you include the documents AIA A133-2019 Standard form of Agreement Between Owner and Construction Manager as Constructor, AIA A201-2017 General Conditions of the Contract for Construction. These agreements in total set the processes for preconstruction phase services, construction phase services, cost of the work plus fee for construction, and establish a guaranteed maximum price (GMP) amendment.

Approval of this agenda item does not authorize construction expenditures. The GMP will be presented to City Council for approval before proceeding with construction. Upon council's approval of the CMAR, the CMAR will begin pre-construction coordination with the design team, including detailed cost modeling, constructability reviews, and development of a project schedule to support timely GMP preparation. Staff recommends awarding the CMAR contract for RFP 24-05 to SpawGlass Construction and authorizing the City Manager to execute the contract upon completion of legal review.

Junru Roland, City Manager, presented this item before City Council with explanation. The proposed agreement provides for a guaranteed maximum price to be approved prior to the commencement of construction, includes pre-construction services at no additional cost, and establishes fees of 6.88 percent of the guaranteed maximum price for general conditions and 3.25 percent of the guaranteed maximum price for construction management services. Upon approval of the agreement, the City will issue a Notice to Proceed authorizing the commencement of applicable services. Justin Nowak, Project Executive with SpaGlass, was also in attendance and addressed Council, providing a brief overview of the firm's background, current operations, and qualifications.

Council member Vela moved to award Construction Manager at Risk contract for the Alvin City Hall Project to SpawGlass Construction Corporation, pursuant to Request for Proposals (RFP No. 25-04), AIA A133-2019 Standard Form of Agreement, and AIA A201-2017 General Conditions of the Contract for Construction and authorize the City Manager to execute the contracts and agreements upon legal review. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Discuss and consider Ordinance 25-II, amending Ordinance 25-W, passed and approved September 4, 2025, same being an ordinance approving and adopting the City of Alvin's Budget for Fiscal Year 2025-26, by approving a budget amendment to the original 2025-26 Budget, for the appropriation of expenditures for the State of Texas Opioid Abatement Trust Fund Disbursement; and providing for other matters related thereto.

The Texas Comptroller of Public Accounts (CPA) and the Opioid Abatement Fund Council (O AFC) work with Texas Treasury Safekeeping Trust Company (TTSTC) to distribute opioid settlement proceeds from the Opioid Abatement Trust Fund to counties, municipalities and hospital districts. These proceeds may be used only for the remediation of opioid-related harms. Texas Government Code Section 403.506(c)(1) requires the allocation of 15 percent of the total amount of money received from statewide opioid settlement agreements to counties and municipalities. The City of Alvin has received \$76,687.63 in allocated funds, with \$33,953.15 received in 2025, \$6,959.72 in 2024, and \$35,774.76 in 2023. All of these items were recognized in revenue line items during the bank reconciliation process and fell into the fund balance at year-end as no expenditures were made using opioid funds during those years. Ordinance 25-II amends the FY26 budget to retrieve said funds to be used for the expenditures in the related agenda item, which are restricted to the uses identified in the Texas Opioid Abatement program.

Chris Thomas, Director of Finance, presented this item before City Council with explanation.

Council member Davis moved to approve Ordinance 25-II, amending Ordinance 25-W, passed and approved September 4, 2025, same being an ordinance approving and adopting the City of Alvin's Budget for Fiscal Year 2025-26, by approving a budget amendment to the original 2025-26 Budget for the appropriation of expenditures for the State of Texas Opioid Abatement Trust Fund Disbursement; and providing for other matters related thereto. Seconded by Council member Garivey; motion carried with all members present voting Aye.

Consider the purchase of thirty-two (32) Automated External Defibrillators (AEDs) and sixty-five (65) Stop the Bleed Kits, to be funded through the Opioid Abatement Trust Fund disbursement from the Texas Comptroller, in an amount not to exceed \$76,452.63.

In 2023, the State of Texas, through the Texas Comptroller's Office, began the disbursal of funds received as a result of the State entering into settlement agreements with different companies to resolve legal claims for their roles in the opioid crisis. Fifteen percent (15%) of these funds are then disbursed throughout the State to counties and municipalities to be used in addressing the opioid crisis. The City of Alvin has received the following disbursements: 2023 – \$35,774.76; 2024 – \$6,959.72; 2025 – \$33,953.15; For a Total of: \$76,687.63.

Opioid settlement funds are restricted to specific uses, and the acquisition of AEDs and Stop the Bleed Kits qualifies as an appropriate expenditure under those guidelines. The 32 AED units will be distributed across all police vehicles, replacing outdated equipment and ensuring that every patrol unit is properly equipped. The 65 Stop the Bleed Kits, used in trauma situations, will be issued to each police officer to be carried on-duty and available for use as needed. The quote is from AED Brands, which is a contract company (#698-23) through the BuyBoard. Staff recommends the purchase of 32 AEDs and 65 Stop the Bleed Kits using funds disbursed from the Opioid Abatement Trust Fund.

Police Chief Robert Lee presented this item before City Council with explanation.

Council member Davis moved to approve the purchase of thirty-two (32) Automated External Defibrillators (AEDs) and sixty-five (65) Stop the Bleed Kits, to be funded through the Opioid Abatement Trust Fund disbursement from the Texas Comptroller, in an amount not to exceed \$76,452.63. Seconded by Council member Salter; 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.

Mr. Junru Roland 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 Salter thanked everyone involved with the Fire Department Open House and Shop with a Cop. He praised Athlyn Roberts for her great job producing and posting video of said events.

Mayor Pro-tem DeKeyzer wished everyone a Merry Christmas.

EXECUTIVE SESSION

Mayor Pro-tem DeKeyzer called for executive session at 7:52 p.m. in accordance with the following:

Section 551.072 of the Local Government Code provides as follows: Deliberation regarding the purchase, exchange, lease, or value of real properties.

RECONVENE TO OPEN SESSION

Mayor Pro-tem DeKeyzer reconvened the meeting to open session at 8:22 p.m.

ADJOURNMENT

Mayor Pro-tem DeKeyzer adjourned the meeting at 8:22 p.m.

PASSED and APPROVED the 15th of January 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary



AGENDA COMMENTARY

Meeting Date: 1/15/2026

Department: Engineering

Contact: Shana Church, Assistant City Engineer

Agenda Item: Consider a final plat of Magnolia Trails Section 1, a subdivision of 51.4068 acres (2,239,282.05 square feet) of land, being out of and a part of a 140.702 acre tract of land located in the William Harris 2/3 League, Abstract Number 72, Brazoria County, Texas; said 140.702 acre tract being all those particular tracts as conveyed by deeds recorded under Brazoria County Clerk’s File Numbers 2022040995, 2022040900 and 2022040749 all of the official public records of Brazoria County, Texas.

Type of Item: Plat

Summary: On November 6, 2025, the Engineering Department received a final plat of Magnolia Trails, Section 1 for review. The property is located off FM 2403, in the City of Alvin. This final plat consists of 113 lots, 6 reserves and 6 blocks, and complies with the master preliminary plat previously approved by Council.

The City Planning Commission approved the plat unanimously at their meeting on December 16, 2025.

Staff recommends approval of the plat.

Funding Expected: Revenue <input type="checkbox"/> Expenditure <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Budgeted Item: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Funding Account: _____	Amount: _____
Legal Review Required: N/A <input checked="" type="checkbox"/> Required	1295 Form Required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Finance Review Required: N/A <input checked="" type="checkbox"/> Required <input type="checkbox"/>	Date Completed: <u>1/11/2026 SLH</u>
	Date Completed: _____

Supporting documents attached:

- Magnolia Trails Section 1; Final Plat

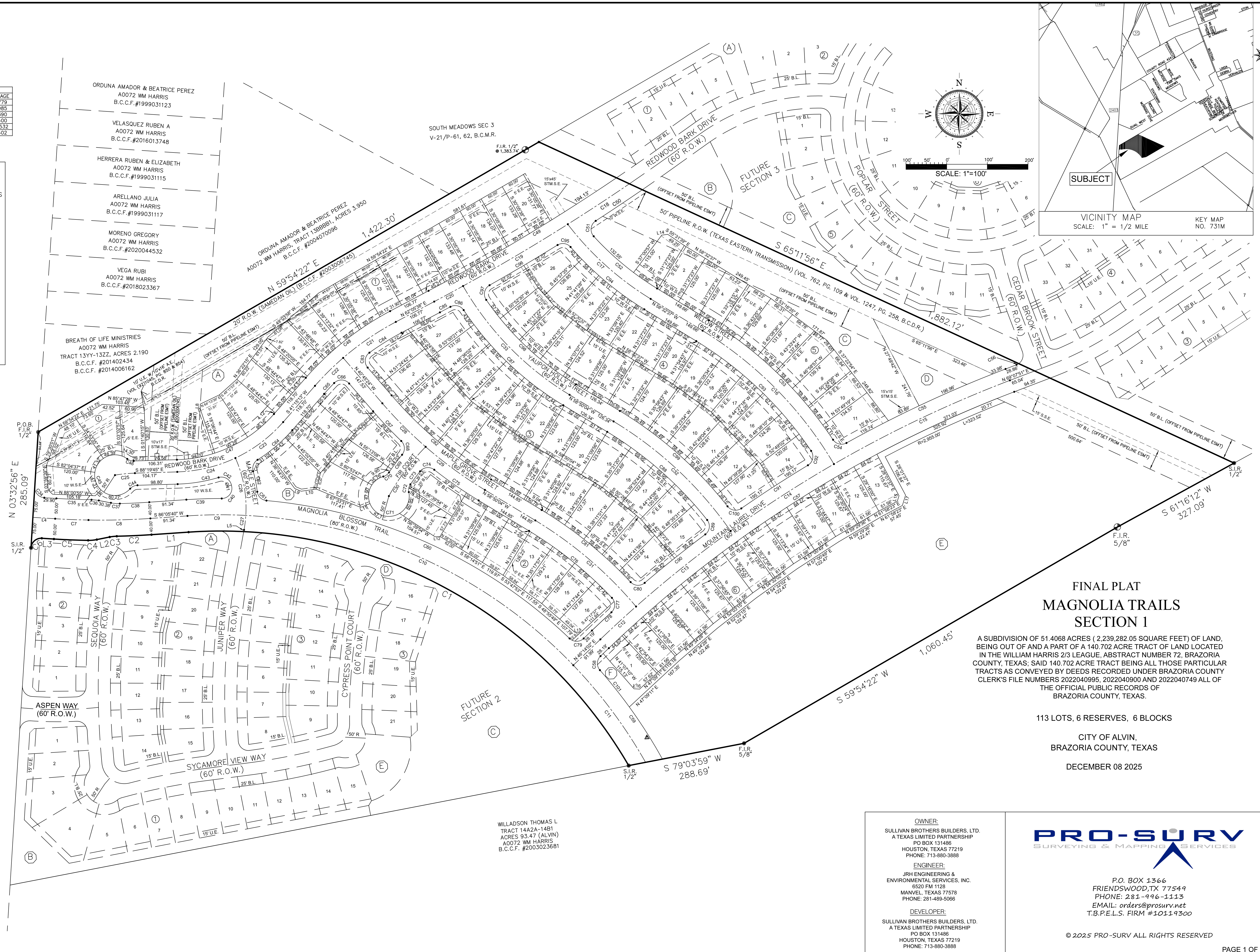
Recommendation: Move to approve a final plat of Magnolia Trails Section 1, a subdivision of 51.4068 acres (2,239,282.05 square feet) of land, being out of and a part of a 140.702 acre tract of land located in the William Harris 2/3 League, Abstract Number 72, Brazoria County, Texas; said 140.702 acre tract being all those particular tracts as conveyed by deeds recorded under Brazoria County Clerk’s File Numbers 2022040995, 2022040900 and 2022040749 all of the official public records of Brazoria County, Texas.

Reviewed by Department Head, if applicable: X
Reviewed by City Attorney, if applicable: X

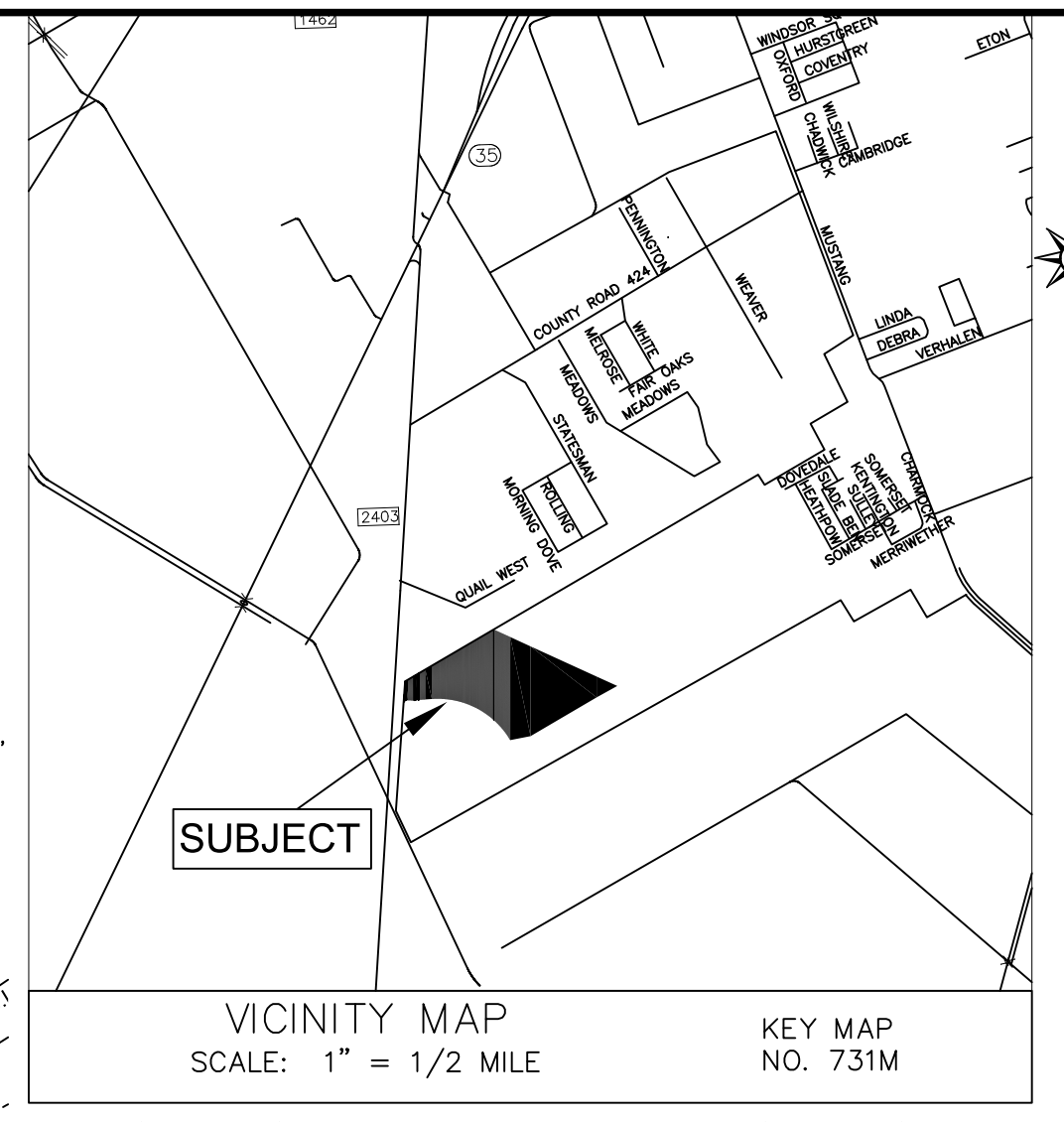
Reviewed by Chief Financial Officer, if applicable:
Reviewed by City Manager, if applicable: X

RESERVE	PURPOSE	SQ. FT.	ACREAGE
A	LANDSCAPE & OPEN SPACE	151,499.53	3.4779
B	LANDSCAPE	30,428.19	0.6985
C	LANDSCAPE & OPEN SPACE	123,667.22	2.8390
D	OPEN SPACE	23,522.30	0.5400
E	DRAINAGE & DETENTION	481,476.85	11.0532
F	LANDSCAPE & OPEN SPACE	23,529.66	0.5402

LEGEND	
B.C.C.F.	= BRAZORIA COUNTY CLERK'S FILE
B.C.M.R.	= BRAZORIA COUNTY MAP RECORDS
B.C.D.R.	= BRAZORIA COUNTY DEED RECORDS
B.L.	= BUILDING LINE
U.E.	= UTILITY EASEMENT
W.S.E.	= WATER & SANITARY EASEMENT
STM.S.E.	= STORM SEWER EASEMENT
A.E.	= AERIAL EASEMENT
C	= CURVE
L	= LINE
R	= RADIUS
E.E.	= ELECTRICAL EASEMENT
ESMT.	= EASEMENT
F.I.R.	= FOUND IRON ROD
P.C.	= POINT OF CURVATURE
R.O.W.	= RIGHT OF WAY
VOL.	= VOLUME
P.G.	= PAGE
P.O.B.	= POINT OF BEGINNING
S.I.R.	= SET IRON ROD
F.I.R.	= FOUND IRON ROD
P.C.	= POINT OF CURVATURE
F.M.	= FARM TO MARKET
⊕	= CONTROL MONUMENT
⊙	= MONUMENT
⊠	= TEMPORARY BENCHMARK



F.M. 2403
120' R.O.W. (STATE OF TEXAS)
(V-274/P-42, B.C.D.R.)
(V-1052/P-979, B.C.D.R.)



FINAL PLAT MAGNOLIA TRAILS SECTION 1

A SUBDIVISION OF 51.4068 ACRES (2,239,282.05 SQUARE FEET) OF LAND, BEING OUT OF AND A PART OF A 140.702 ACRE TRACT OF LAND LOCATED IN THE WILLIAM HARRIS 2/3 LEAGUE, ABSTRACT NUMBER 72, BRAZORIA COUNTY, TEXAS; SAID 140.702 ACRE TRACT BEING ALL THOSE PARTICULAR TRACTS AS CONVEYED BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS 2022040995, 2022040900 AND 2022040749 ALL OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

113 LOTS, 6 RESERVES, 6 BLOCKS

CITY OF ALVIN,
BRAZORIA COUNTY, TEXAS

DECEMBER 08 2025

WILLADSON THOMAS L
TRACT 14A2A-14B1
ACRES 93.47 (ALVIN)
A0072 WM HARRIS
B.C.C.F. #2003023681

OWNER:
SULLIVAN BROTHERS BUILDERS, LTD.
A TEXAS LIMITED PARTNERSHIP
PO BOX 131486
HOUSTON, TEXAS 77219
PHONE: 713-880-3888

ENGINEER:
JRH ENGINEERING &
ENVIRONMENTAL SERVICES, INC.
6520 FM 1128
MANVEL, TEXAS 77578
PHONE: 281-489-5066

DEVELOPER:
SULLIVAN BROTHERS BUILDERS, LTD.
A TEXAS LIMITED PARTNERSHIP
PO BOX 131486
HOUSTON, TEXAS 77219
PHONE: 713-880-3888



P.O. BOX 1366
FRIENDSWOOD, TX 77549
PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

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STATE OF TEXAS
COUNTY OF BRAZORIA

WE, SULLIVAN BROTHERS BUILDERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH JOHN R. SULLIVAN, VICE PRESIDENT, OWNERS OF THE LAND SHOWN ON THIS PLAT OF MAGNOLIA TRAILS SECTION ONE AND WHOSE NAME IS SUBSCRIBED THERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATED TO THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED. THE OWNER DOES HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED OR OCCASIONED BY US THE ALTERATION ON THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS, TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY WHEREOF, SULLIVAN BROTHERS BUILDERS, LTD., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN R. SULLIVAN, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED THIS _____ DAY OF _____, 2025.

SULLIVAN BROTHERS BUILDERS, LTD.
A TEXAS LIMITED PARTNERSHIP

BY: _____
JOHN R. SULLIVAN, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN R. SULLIVAN, VICE PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SUBDIVISION APPROVED

MAYOR GABE ADAME

CITY ENGINEER MICHELLE H. SEGOVIA, P.E., CFM

CITY CLERK DIXIE ROBERTS, TRMC

SURVEYOR:

THIS IS TO CERTIFY THAT I, TOBY PAUL COUCHMAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5565, OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY ON THE GROUND, AND THAT ALL BLOCK CORNERS, LOT CORNERS, AND PERMANENT REFERENCED MONUMENTS HAVE BEEN SET, THAT PERMANENT CONTROL POINTS WILL BE SET AT THE COMPLETION OF CONSTRUCTION AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 12/08/2025

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT

THENCE NORTH 03°32'56" EAST, ALONG AND WITH SAID F.M. 2403, A DISTANCE OF 285.09 FEET, RETURNING TO THE POINT OF BEGINNING AND CONTAINING WITHIN THESE CALLS 51.4068 ACRES (2,239,282.05 SQUARE FEET) OF LAND.

Table with 3 columns: LINE, BEARING, DISTANCE. Contains 17 rows of survey data.

LEGEND table listing symbols and abbreviations for various survey features like B.C.C.F., B.C.M.R., B.C.D.R., B.L., U.E., W.S.E., STM.S.E., A.E., C, L, R, E.E., ESMT, F.I.R., P.C., R.O.W., VOL., P.G., P.O.B., S.I.R., F.L.R., P.C., M, B.M., and T.B.M.

LEGAL DESCRIPTION:

A TRACT CONTAINING 51.4068 ACRES (2,239,282.05 SQUARE FEET) OF LAND, BEING OUT OF AND A PART OF A 140.702 ACRE TRACT OF LAND LOCATED IN THE WILLIAM HARRIS 2/3 LEAGUE, ABSTRACT NUMBER 72, BRAZORIA COUNTY, TEXAS; SAID 140.702 ACRE TRACT BEING ALL THOSE PARTICULAR TRACTS AS CONVEYED BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS 2022040995, 2022040900 AND 2022040749 ALL OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY; SAID 51.4068 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2 INCH IRON ROD, MARKING THE NORTHWEST CORNER OF SAID 140.702 ACRE TRACT, SAID POINT BEING LOCATED IN THE EASTERLY RIGHT-OF-WAY LINE OF F.M. 2403, BASED ON A WIDTH OF 120.00 FEET AND RECORDED IN VOLUME 274, PAGE 42 AND VOLUME 1052, PAGE 979 BOTH IN THE DEED RECORDS OF BRAZORIA COUNTY.

THENCE NORTH 59°54'22" EAST ALONG THE NORTHERLY LINE OF SAID 140.702 ACRE TRACT, A DISTANCE OF 1,422.30 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED IN THE NORTHERLY LINE OF A 50.00 FOOT WIDE PIPELINE RIGHT-OF-WAY, AS DESCRIBED BY DEEDS, AS RECORDED IN VOLUME 762, PAGE 109 AND VOLUME 1247, PAGE 258, IN THE DEED RECORDS OF BRAZORIA COUNTY.

THENCE SOUTH 65°11'56" EAST, ALONG AND WITH SAID NORTHERLY LINE, A DISTANCE OF 1,882.12 FEET TO A SET 1/2 INCH IRON ROD, FOR THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING SITUATED ON THE SOUTHERLY PROPERTY LINE OF SAID 140.702 ACRE TRACT AND THE NORTHERLY PROPERTY LINE OF A CALLED 93.47 ACRE TRACT, AS CONVEYED TO THOMAS L WILLADSON BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2003023681;

THENCE IN A GENERALLY SOUTHWEST DIRECTION ALONG AND WITH THE COMMON LINE WITH SAID WILLADSON TRACT THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 61°16'12" WEST, A DISTANCE OF 327.09 FEET, TO A FOUND 1/2 INCH IRON ROD;
2. SOUTH 59°54'22" WEST, A DISTANCE OF 1,060.45 FEET TO A FOUND 1/2 INCH IRON ROD;
3. SOUTH 79°03'59" WEST, A DISTANCE OF 288.69 FEET, TO A SET 1/2 INCH IRON ROD, FOR THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE TRAVERSING SAID 140.702 ACRE TRACT IN A GENERALLY NORTHWEST DIRECTION THE FOLLOWING NINE (9) COURSES:

- 1. ALONG AND WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,160.00 FEET, AN ARC DISTANCE OF 1,289.98 FEET, TO A POINT OF TANGENCY, SAID ARC HAVING A CENTRAL ANGLE OF 63°42'58" AND A CHORD BEARING AND DISTANCE OF NORTH 82°02'51" WEST - 1,224.53 FEET;
2. SOUTH 86°05'40" WEST, A DISTANCE OF 91.34 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,840.00 FEET;
3. WITH SAID CURVE, AN ARC DISTANCE OF 85.43 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 02°39'37" AND A CHORD BEARING AND DISTANCE OF SOUTH 87°25'29" WEST - 85.42 FEET, TO THE BEGINNING OF A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET;
4. WITH SAID CURVE, AN ARC DISTANCE OF 17.60 FEET, TO A POINT OF TANGENCY, SAID ARC HAVING A CENTRAL ANGLE OF 10°05'05" AND A CHORD BEARING AND DISTANCE OF SOUTH 83°42'45" WEST - 17.58 FEET;
5. SOUTH 78°40'12" WEST, A DISTANCE OF 32.20 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET;
6. WITH SAID CURVE, AN ARC DISTANCE OF 21.41 FEET, SAID ARC HAVING A CENTRAL ANGLE OF 12°18'11" AND A CHORD BEARING AND DISTANCE OF SOUTH 84°48'18" WEST - 21.37 FEET, TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,850.00 FEET;
7. WITH SAID CURVE, AN ARC DISTANCE OF 84.24 FEET, TO A POINT OF TANGENCY, SAID ARC HAVING A CENTRAL ANGLE OF 02°36'33" AND A CHORD BEARING AND DISTANCE OF NORTH 87°45'21" WEST - 84.23 FEET;
8. NORTH 86°27'04" WEST, A DISTANCE OF 29.90 FEET, TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET;
9. WITH SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, TO A POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 48°32'56" WEST - 35.36 FEET, AND SAID POINT BEING SITUATED IN THE EAST RIGHT-OF-WAY LINE OF F.M. 2403;

Large table with 6 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains 101 rows of detailed curve data.

Table for BLOCK 1 with columns: LOT, Sq. Feet, LOT WIDTH AT B.L. Contains 20 rows of lot data.

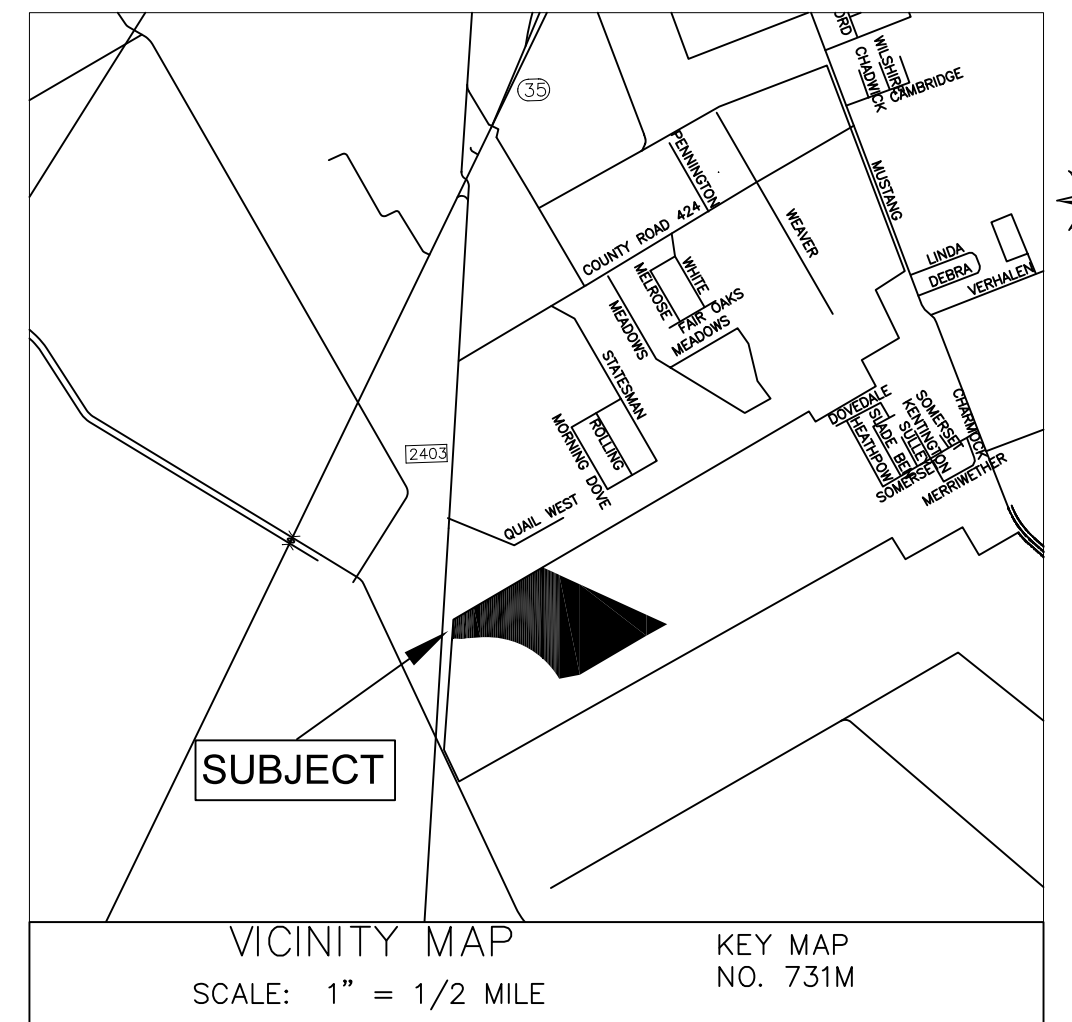
Table for BLOCK 2 with columns: LOT, Sq. Feet, LOT WIDTH AT B.L. Contains 16 rows of lot data.

Table for BLOCK 3 with columns: LOT, Sq. Feet, LOT WIDTH AT B.L. Contains 27 rows of lot data.

Table for BLOCK 4 with columns: LOT, Sq. Feet, LOT WIDTH AT B.L. Contains 26 rows of lot data.

Table for BLOCK 5 with columns: LOT, Sq. Feet, LOT WIDTH AT B.L. Contains 13 rows of lot data.

Table for BLOCK 6 with columns: LOT, Sq. Feet, LOT WIDTH AT B.L. Contains 13 rows of lot data.



GENERAL NOTES

- 1. BEARING BASIS: TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204
2. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT, IF REQUIRED.
3. STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION, SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT, IF APPLICABLE.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO(s) 48039C 0285K, 48039C 0165K & 48039C 0305K, WITH THE EFFECTIVE DATE OF DECEMBER 30, 2020, THE PROPERTY IS LOCATED IN ZONE "AO" (3' DEPTH).
5. NGS PROJECT BENCHMARK NO. HGCS0 58 IS A DEEP ROD WITH A PUNCH HOLE IN SLEEVE, NO LID. SET ON THE PROPERTY OF 29975 HIGHWAY 6, SANTA FE, TX 77511. LOCATED ABOUT 1.9 MILES WEST OF ALGOA, 11.5 MILES SOUTH-SOUTHEAST OF PEARLAND, 10.2 MILES SOUTHEAST OF MANVEL. BENCHMARK ELEVATION: 34.4'. NAVD 88, 2001 ADJ.
6. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY AND THE CITY OF ALVIN. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE, GF NUMBER 2791023-07859, ISSUED OCTOBER 28, 2025, WITH AN EFFECTIVE DATE OF OCTOBER 23, 2025.
7. SUBJECT TO BLANKET PIPELINE EASEMENT AS SET FORTH AND DEFINED BY INSTRUMENTS FILED FOR RECORD IN VOLUME 777, PAGE 640, AMENDED UNDER VOLUME 1243, PAGE 445 BOTH OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
8. ALL PIPELINE EASEMENTS SHOWN OR REFERENCED HEREON ARE SUBJECT TO ENCROACHMENT AGREEMENT FILED FOR RECORD UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2025045398
9. SUBJECT TO UNLOCATED ACCESS EASEMENTS AFFECTING THE SUBJECT PROPERTY AS SET FORTH AND DEFINED BY INSTRUMENTS FILED FOR RECORD IN VOLUME 1753, PAGE 968, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

**FINAL PLAT OF
MAGNOLIA TRAILS
SECTION ONE**

A SUBDIVISION OF 51.4068 ACRES (2,239,282.05 SQUARE FEET) OF LAND, BEING OUT OF AND A PART OF A 140.702 ACRE TRACT OF LAND LOCATED IN THE WILLIAM HARRIS 2/3 LEAGUE, ABSTRACT NUMBER 72, BRAZORIA COUNTY, TEXAS; SAID 140.702 ACRE TRACT BEING ALL THOSE PARTICULAR TRACTS AS CONVEYED BY DEEDS RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBERS 2022040995, 2022040900 AND 2022040749 ALL OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

113 LOTS, 6 RESERVES, 6 BLOCKS

CITY OF ALVIN,
BRAZORIA COUNTY TEXAS
DECEMBER 08 2025

OWNER:
SULLIVAN BROTHERS BUILDERS, LTD.
A TEXAS LIMITED PARTNERSHIP
PO BOX 131486
HOUSTON, TEXAS 77219
PHONE: 713-880-3888
ENGINEER:
JRH ENGINEERING & ENVIRONMENTAL SERVICES, INC.
6520 FM 1128
MANVEL, TEXAS 77578
PHONE: 281-489-5066
DEVELOPER:
SULLIVAN BROTHERS BUILDERS, LTD.
A TEXAS LIMITED PARTNERSHIP
PO BOX 131486
HOUSTON, TEXAS 77219
PHONE: 713-880-3888



P.O. BOX 1366
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PHONE: 281-996-1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300



AGENDA COMMENTARY

Meeting Date: 1/15/2026

Department: Finance

Contact: Chris Thomas, Director of Finance

Agenda Item: Acknowledge receipt of the Quarterly Investment Report as of December 31, 2025.

Type of Item: Action Item

Summary: The City Charter, along with Texas Government Code 2256.023, requires that the investment officer present to the governing body not less than a quarterly written report on the investment transactions of the City. Chapter 2256 is also referred to as the Public Funds Investment Act and guides investment officers on how to create and modify policies relating to investments, implement internal controls, incorporate ethics, find suitable investment options, complete training and create or present reports including pertinent financial investment data. Attached is the quarterly investment report for the period ending December 31, 2025.

The City's investment portfolio as of December 31, 2025, totaled \$140,145,724.33. In summary:

- \$109,834,641.92 in the investment pool options
- \$30,311,082.41 in the bank depository accounts
- \$1,204,577.66 in interest earned during the quarter
- The City's average yield for the quarter was 3.3722%, while the City's benchmark rate (i.e. 90-day T-Bill) would be between 3.7290% and 3.8160%

Funding Expected: Revenue Expenditure N/A **Budgeted Item:** Yes No N/A

Funding Account: _____ **Amount:** _____ **1295 Form Required?** Yes No

Legal Review Required: N/A Required **Date Completed:** 1/11/2026 SLH

Finance Review Required: N/A Required **Date Completed:** CT 01/09/2026

Supporting documents attached:

1. Investment Report 2026-Q1

Recommendation: Move to acknowledge receipt of the Quarterly Investment Report ending December 31, 2025.

Reviewed by Department Head, if applicable:
Reviewed by City Attorney, if applicable:

Reviewed by Chief Financial Officer, if applicable:
Reviewed by City Manager, if applicable:

Quarterly Investment Report – City of Alvin Ended December 31, 2025

The City of Alvin has 21 accounts based across five different investment institutions (Wells Fargo, TexSTAR, LOGIC, TEXPOOL, and Texas CLASS). During the quarter, one of the TexCLASS accounts was closed as it was depleted. Any previous accounts closed had remaining funds transferred to the City's consolidated account. The cash investments for the City as of December 31, 2025, totaled \$140,145,724.33. This represents a decrease of \$11,415,517.82 compared to the previous quarter's total. The decrease can be attributed to water/sewer project expenses which are now in the constructions phases and are significant in cost. Property tax revenues increase but usually do not see a significant jump until January. The majority of the City's funds (79 percent) are allocated to various investment pools which offer better interest yields when compared to other alternatives.

The City uses a benchmark of a 91-day T-Bill to measure the investments of each account. There is a low interest rate and high interest rate used to create a target range based on the actual coupon value and discounted coupon value. For the quarter, many of the investment accounts exceeded the higher benchmark value (3.7290% - 3.8160%). Many of the depository accounts do not approach the benchmark range. However, the City must use standard banking depositories to pay vendors and transact daily business that investment pools are not designed for, so the lower interest rates cannot be avoided. The investment officer must balance the amounts needed for daily operations with amounts that can be transferred to other higher-yield accounts to earn more interest. The benchmark interest rates decreased from the previous quarter to the current. The Federal Reserve continues to lower interest rates nationally, lowering the benchmark percentages. As the investment pools returned yields above the benchmark before the cuts, the overall quarterly rates for the pools were better than the benchmark rate. This ensures quality interest yields for little risk while the investment pools slowly lower closer to the benchmark high level.

The Weighted Average Maturity (WAM) for the entire portfolio was one (1) day at the end of the quarter. This value signifies higher liquidity as the City has moved away from longer developing maturities of CDs and investment securities. These investments offer little-to-no liquidity and do not offer a substantially higher interest rate to compensate for the committed time of investment.

The investment staff is monitoring the market and always looking for potential investments that are safe, have a favorable yield, and allow the City to diversify the investment funds. Any investment method the City uses must maintain at least a AAA rating from one rating agency, so the investment staff monitors the current institutions while looking to add other sources. Should any of the institutions fall below that rating level, funds will be reallocated to ensure the safety of the principal.

ACCOUNT NAME	INSTITUTION	FY 26 - Q1	FY 26 - Q2	FY 26 - Q3	FY 26 - Q4	Prev Qtr	Investment
		As of 12-31-25	As of 3-31-26	As of 6-30-26	As of 9-30-26	Change	Avg Rate
Consolidated	Wells Fargo	\$14,489,914.29				\$2,335,741.43	0.3736%
Utility Billing	Wells Fargo	\$13,722,568.31				(\$5,191,674.54)	0.3936%
TIRZ	Wells Fargo	\$1,311,160.21				(\$360,040.73)	0.3808%
EMS Medicare	Wells Fargo	\$787,439.60				(\$332,182.39)	0.3513%
Consolidated	TexSTAR	\$9,675,325.73				\$96,264.69	3.9738%
2015 CO Bonds	TexSTAR	\$730,271.32				\$7,265.85	3.9738%
2019 CO Bonds	TexSTAR	\$1,012,312.02				\$10,072.04	3.9738%
2021 Water/Sewer Revenue	TexSTAR	\$5,070,282.90				\$50,446.77	3.9738%
Operating	LOGIC	\$221,650.27				\$2,271.73	4.0942%
2022 WS Rev Bonds	LOGIC	\$13,650,697.26				(\$854,382.93)	4.0944%
Series 2023 WSSR Rev Bonds	LOGIC	\$16,752,262.69				(\$7,188,518.08)	4.0954%
General Fund	TEXPOOL	\$1,327,887.85				\$13,251.54	3.9851%
TIRZ - Kendall Lakes	TEXPOOL	\$1,586,679.87				\$15,834.11	3.9851%
General Account	TEXAS CLASS	\$19,089,414.21				\$197,055.25	4.1161%
2020 CO - Fund 319	TEXAS CLASS	\$4,104,327.82				\$42,367.90	4.1161%
2020 W&S - Fund 238	TEXAS CLASS	\$4,977,679.10				\$51,383.34	4.1161%
CRF 2020	TEXAS CLASS	\$0.00				(\$3,848.14)	4.2997%
ARP 2021	TEXAS CLASS	\$145,418.03				(\$631,893.52)	4.1706%
2022 W/S Revenue Bonds	TEXAS CLASS	\$5,884,257.36				\$60,741.73	4.1161%
2023 CO	TEXAS CLASS	\$233,928.40				\$2,414.76	4.1161%
2025 CO	TEXAS CLASS	\$25,372,247.09				\$261,911.37	4.1161%

Total Cash Investments **\$140,145,724.33** **(\$11,415,517.82)**

91 Day T-Bill Rate (low) **3.7290%**

91 Day T-Bill Rate (High) **3.8160%**

The investment portfolio of the City of Alvin is in compliance with the investment strategies expressed in the City's investment policy and relevant provisions of Chapter 2256 of the Local Government Code.

ACCOUNT NAME	INSTITUTION	FY 25 - Q1	FY 25 - Q2	FY 25 - Q3	FY 25 - Q4	Prev Qtr	Investment
		As of 12-31-24	As of 3-31-25	As of 6-30-25	As of 9-30-25	Change	Avg Rate
Consolidated	Wells Fargo				\$12,154,172.86		
Utility Billing	Wells Fargo				\$18,914,242.85		
TIRZ	Wells Fargo				\$1,671,200.94		
EMS Medicare	Wells Fargo				\$1,119,621.99		
Consolidated	TexSTAR				\$9,579,061.04		
2015 CO Bonds	TexSTAR				\$723,005.47		
2019 CO Bonds	TexSTAR				\$1,002,239.98		
2021 Water/Sewer Revenue	TexSTAR				\$5,019,836.13		
Operating	LOGIC				\$219,378.54		
2022 WS Rev Bonds	LOGIC				\$14,505,080.19		
Series 2023 WSSR Rev Bonds	LOGIC				\$23,940,780.77		
General Fund	TEXPOOL				\$1,314,636.31		
TIRZ - Kendall Lakes	TEXPOOL				\$1,570,845.76		
General Account	TEXAS CLASS				\$18,892,358.96		
2020 CO - Fund 319	TEXAS CLASS				\$4,061,959.92		
2020 W&S - Fund 238	TEXAS CLASS				\$4,926,295.76		
CRF 2020	TEXAS CLASS				\$3,848.14		
ARP 2021	TEXAS CLASS				\$777,311.55		
2022 W/S Revenue Bonds	TEXAS CLASS				\$5,823,515.63		
2023 CO	TEXAS CLASS				\$231,513.64		
2025 CO	TEXAS CLASS				\$25,110,335.72		

Total Cash Investments

\$151,561,242.15

91 Day T-Bill Rate (low)

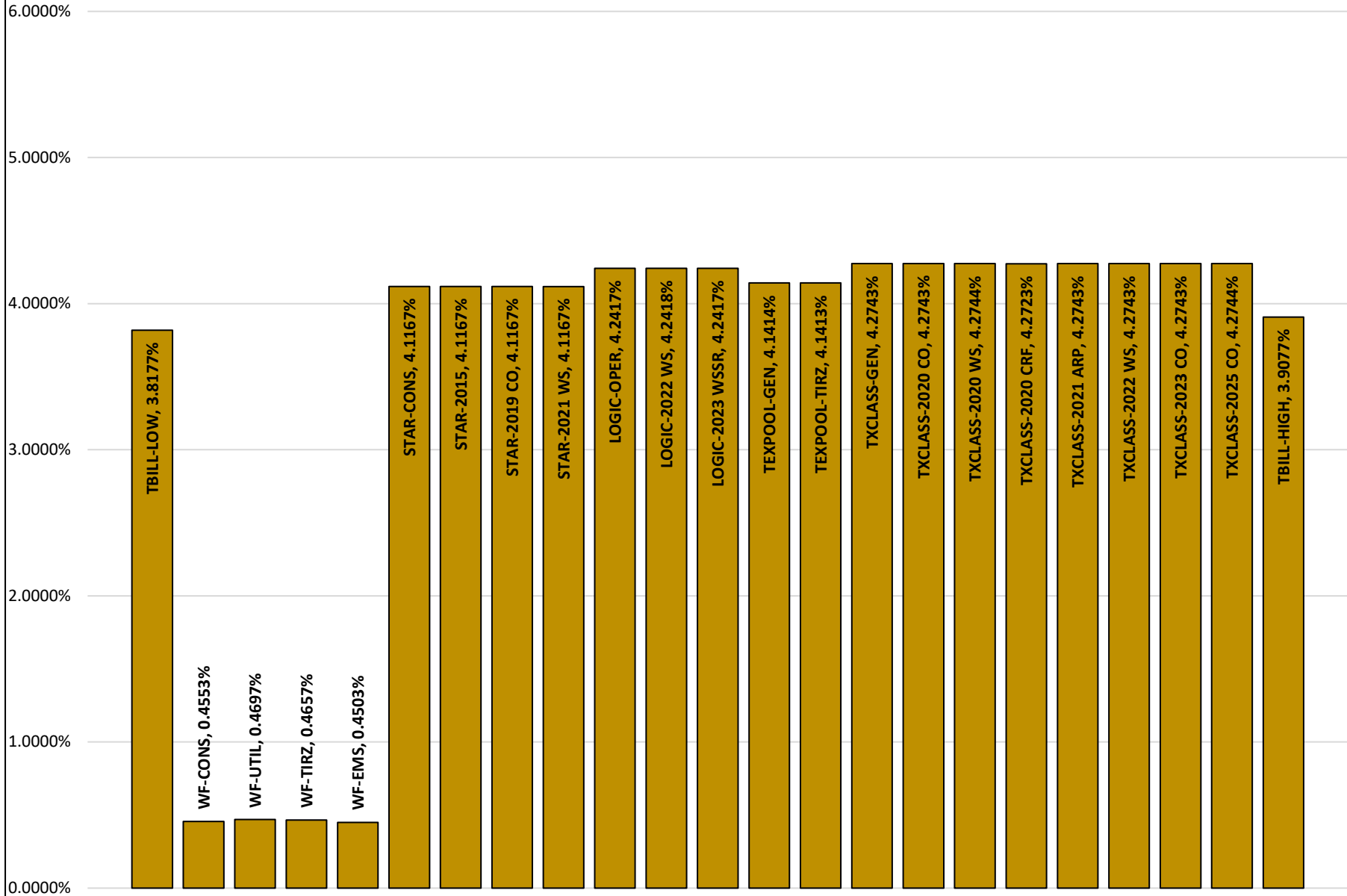
4.0964%

91 Day T-Bill Rate (High)

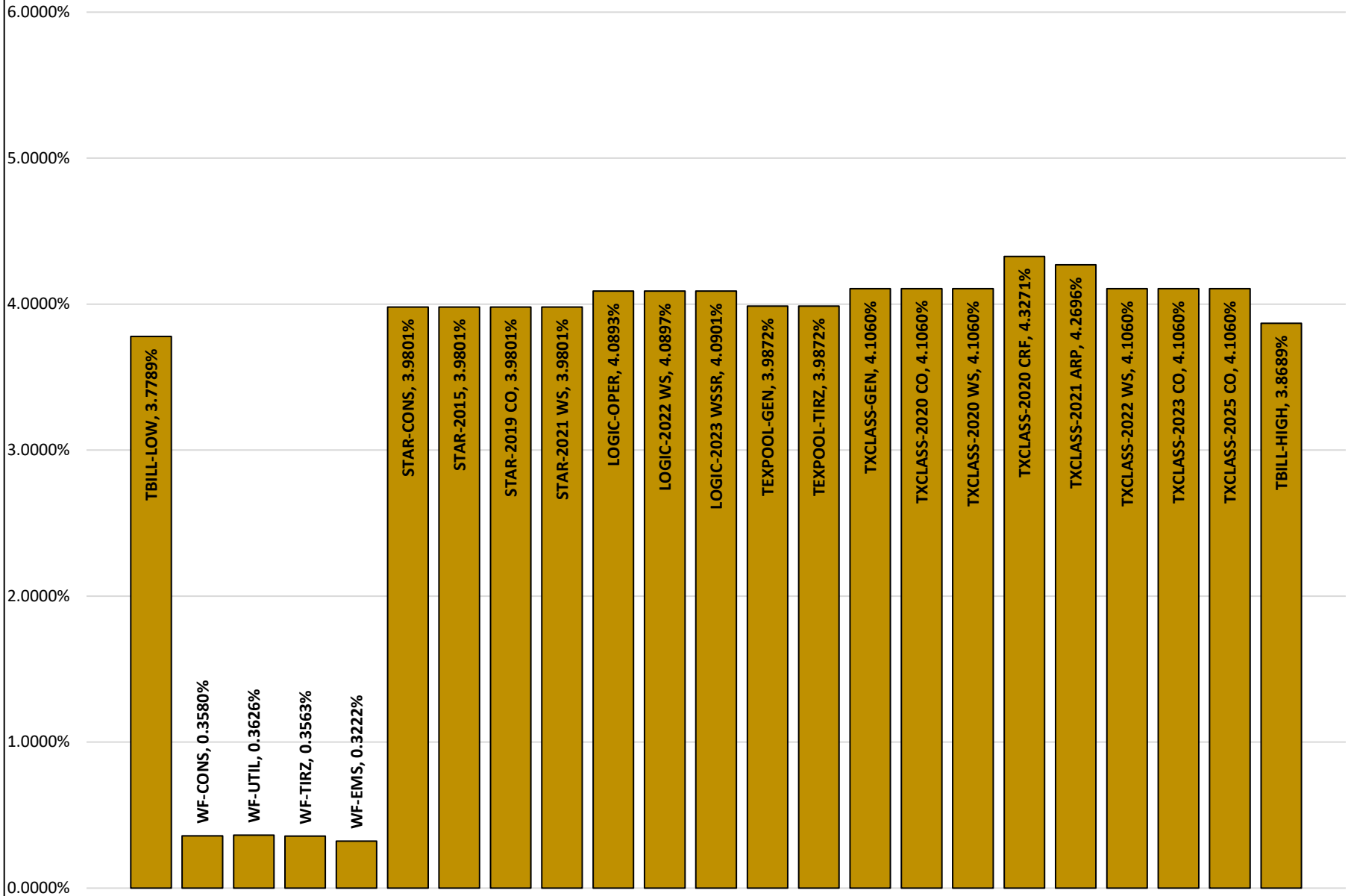
4.1963%

The investment portfolio of the City of Alvin is in compliance with the investment strategies expressed in the City's investment policy and relevant provisions of Chapter 2256 of the Local Government Code.

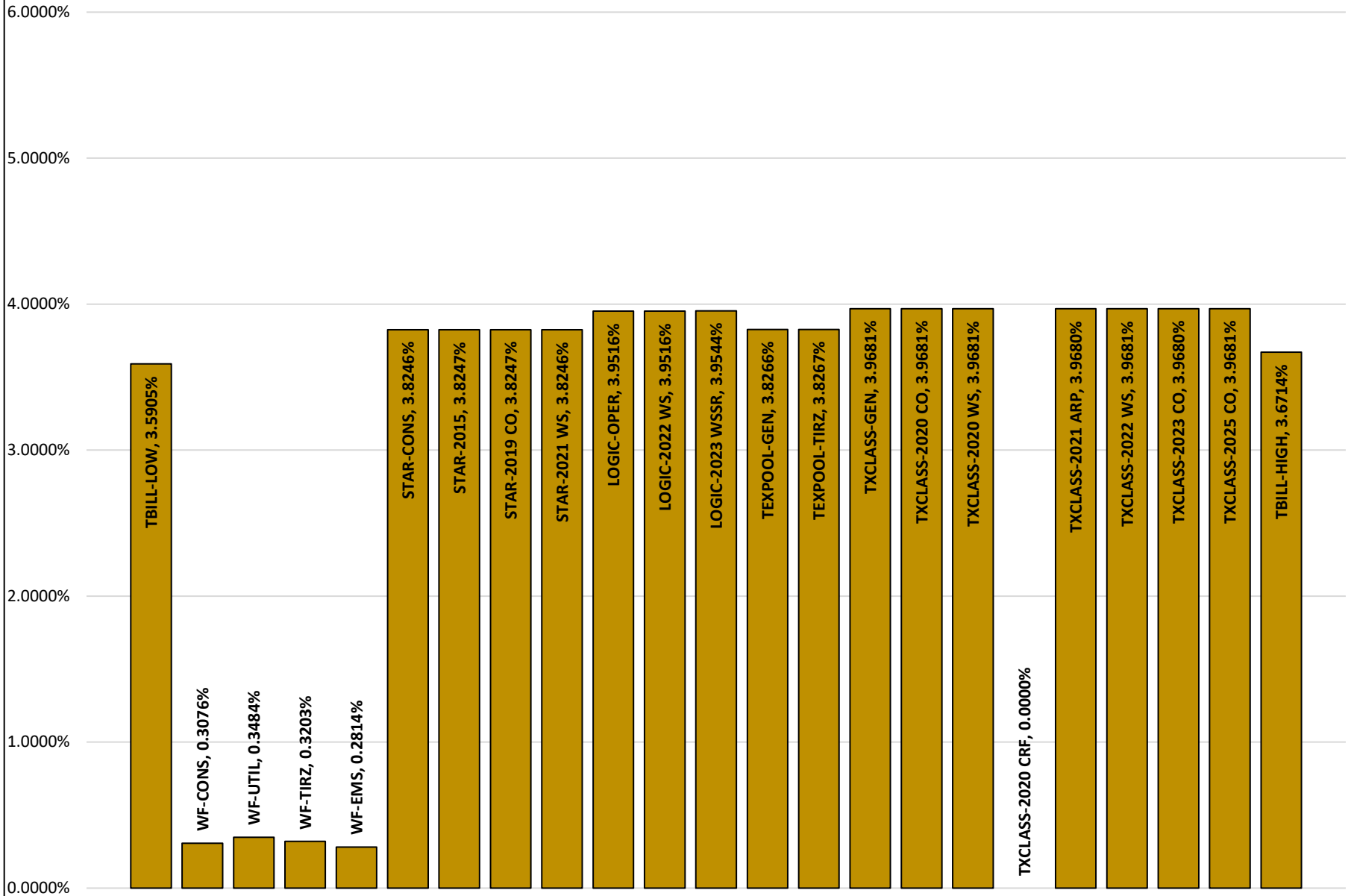
Interest Rate Comparison - October



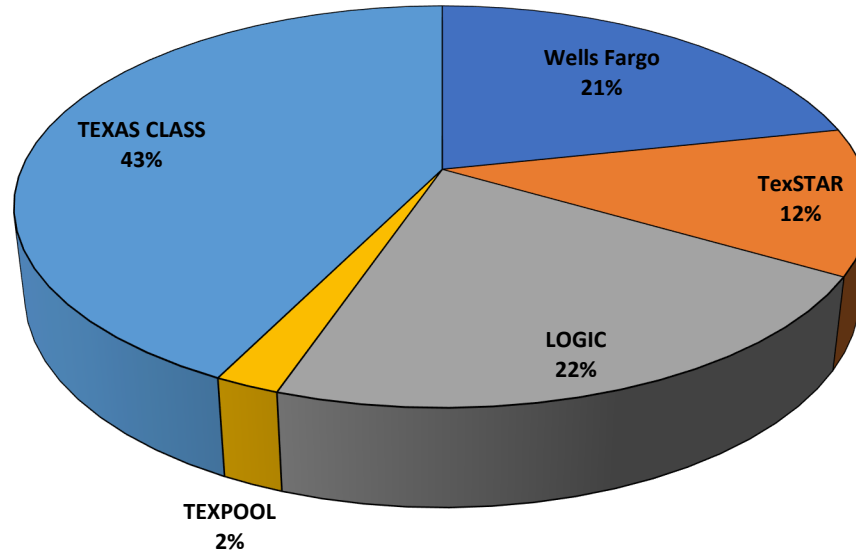
Interest Rate Comparison - November



Interest Rate Comparison - December



Funds Distribution



Christopher Thomas

Christopher Thomas, Investment Officer



AGENDA COMMENTARY

Meeting Date: 1/15/2026

Department: Legal Department

Contact: Suzanne Hanneman, City Attorney

Agenda Item: Consider an Interlocal Agreement with the City of Iowa Colony, adjusting the boundaries between Iowa Colony and the City of Alvin so that the current Alvin City limit strip will be reduced from 100 feet to 1 foot for approximately 0.6131 miles in the Meridiana Master Planned Community, and authorize the Mayor to sign the Agreement upon legal review.

Type of Item: Action Item

Summary: Vision Element 4.1 of the *Strategic Master Plan* states: "Determine reducing [the] size of the 100' strip due to code enforcement issues with City Council direction." Over the last several years, we have been working with the City of Iowa Colony on the portion of our City limits strip that runs through the Meridiana master planned community.

Section 43.003 of the Texas Local Government Code, cities are permitted to:

- (1) fix the boundaries of the municipality;
- (2) extend the boundaries of the municipality and annex area adjacent to the municipality; and
- (3) exchange area with other municipalities.

Cities are also permitted, pursuant to Section 43.015 of the Texas Local Government Code, to make mutually agreeable changes in their boundaries of areas that are less than 1,000 feet in width.

Attached is the Meridiana General Development plan. Sections 34B, 34C, and 35B and the Southwest Village Center encroach into the City of Alvin's 100-foot City limits strip.

With assistance from the MUD District and Developer's attorneys, we are proposing to reduce the width of the strip that runs through that portion of Meridiana from 100 feet to 1 foot, keeping our City limit strip intact.

Although the Iowa Colony City Council approved the Agreement at their Council meeting on Monday, December 15, 2025, the reduction of the strip will not be effective until Alvin's City Council approves the Agreement and the reduction of the strip.

During City Council workshops on January 17, 2023, and October 17, 2024, Council discussed the City's 100-foot City limits strip in Iowa Colony and throughout the County.

Staff recommends approval.

Funding Expected: Revenue Expenditure N/A

Funding Account: **Amount:**

Budgeted Item: Yes No N/A

1295 Form Required? Yes No

Legal Review Required: N/A Required

Date Completed: 1/11/2026 SLH

Finance Review Required: N/A Required

Date Completed: _____

Supporting documents attached:

1. Resolution 26-R-02; 100 ft Strip Iowa Colony
 2. Interlocal Agreement (Alvin and Iowa Colony) re Alvin Strip
 3. Exhibit C; City of Iowa Colony Resolution 2025-35
 4. Email RE: Iowa Colony Interlocal Agreement
 5. Meridiana Development
 6. 100 ft Strip Strategic Plan Goal
-

Recommendation: Move to approve Resolution 26-R-02, approving an Interlocal Agreement with the City of Iowa Colony, adjusting the boundaries between Iowa Colony and the City of Alvin so that the current Alvin City limit strip will be reduced from 100 feet to 1 foot for approximately 0.6131 miles in the Meridiana Master Planned Community, and authorize the Mayor to sign the Agreement upon legal review.

Reviewed by Department Head, if applicable:

Reviewed by Chief Financial Officer, if applicable:

Reviewed by City Attorney, if applicable:

Reviewed by City Manager, if applicable:

RESOLUTION 26-R-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, APPROVING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF ALVIN AND THE CITY OF IOWA COLONY ADJUSTING MUNICIPAL BOUNDARIES BY REDUCING THE EXISTING ALVIN CITY LIMIT STRIP FROM ONE HUNDRED (100) FEET TO ONE (1) FOOT FOR APPROXIMATELY 0.6131 MILES WITHIN THE MERIDIANA MASTER PLANNED COMMUNITY; AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the City of Alvin, Texas (“Alvin”), and the City of Iowa Colony, Texas (“Iowa Colony”), are home-rule municipalities located in Brazoria County, Texas; and

WHEREAS, Chapter 791 of the Texas Government Code (the Interlocal Cooperation Act) authorizes local governmental entities to enter into interlocal agreements for the performance of governmental functions and services; and

WHEREAS, Sections 43.003 and 43.015 of the Texas Local Government Code authorize municipalities to fix and adjust municipal boundaries and to make mutually agreeable boundary changes for areas less than 1,000 feet in width; and

WHEREAS, Alvin and Iowa Colony desire to enter into an Interlocal Agreement to adjust the municipal boundary between the two cities within the Meridiana Master Planned Community, including reducing the width of the existing Alvin city limit strip from approximately one hundred (100) feet to one (1) foot for a distance of approximately 0.6131 miles, as more particularly described by metes and bounds and depicted in the exhibits attached to the Interlocal Agreement; and

WHEREAS, the City Council of the City of Alvin finds that approving the Interlocal Agreement and adjusting the municipal boundary as described therein serves a valid public purpose and is in the best interest of the City of Alvin.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, THAT:

Section 1. Approval. The Interlocal Agreement between the City of Alvin and the City of Iowa Colony providing for the adjustment of municipal boundaries within the Meridiana Master Planned Community, including the reduction of the existing Alvin city limit strip from approximately one hundred (100) feet to one (1) foot for approximately 0.6131 miles, is hereby approved.

Section 2. Authorization. The Mayor of the City of Alvin is hereby authorized to execute the Interlocal Agreement upon legal review and approval by the City Attorney.

Section 3. Administration. The City Secretary is authorized to take all necessary administrative actions to effectuate this Resolution, including recording the approved Interlocal Agreement and this resolution in the Official Public Records of Brazoria County, Texas, as required by law.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

Section 5. Effective Date. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED on this 15th day of January 2026.

THE CITY OF ALVIN, TEXAS

ATTEST

Gabe Adame, Mayor

Dixie Roberts, City Secretary

development that is occurring within the boundaries of BC MUD 55, with such corporate boundaries described by metes and bounds and depicted on **Exhibits A-1 and A-2** attached hereto (the "Current Alvin Strip"). The Current Alvin Strip is less than 1,000 feet in width.

Pursuant to Sections 43.003 and 43.015 of the Texas Local Government Code, the Parties wish to adjust their boundaries as set forth in Section 1.a. below, and as depicted on **Exhibits B-1 and B-2** attached hereto (the "Boundary Adjustment").

The City Council for Alvin and Iowa Colony approved entering into this Agreement by resolution, dated _____, and _____, respectively, which are attached hereto as **Exhibit C**.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing premises and mutual covenants and agreements expressed herein, Alvin and Iowa Colony hereby agree as follows:

1. Boundary Adjustment. The Parties agree to adjust their boundaries in the following order:
 - a. First, pursuant to Texas Local Government Code Sections 43.003 and 43.015, Alvin and Iowa Colony hereby agree that the boundaries between the cities are adjusted so that the Current Alvin Strip will be reduced in width to one (1) foot, as described by metes and bounds and depicted on **Exhibits B-1 and B-2** attached hereto (the "Revised Alvin Strip"). Alvin and Iowa Colony agree to protect, preserve, and defend the mutually agreeable changes in their boundaries as depicted above.
 - b. Within forty-five (45) days after submission of a Petition for Addition of Certain Land, Iowa Colony will adopt a resolution or ordinance consenting to the annexation of the property within the Current Alvin Strip (save and except the Revised Alvin Strip), into BC MUD 55.
 - c. Pursuant to Section 54.739, et. seq. of the Texas Water Code, BC MUD 55 will annex the land within the Current Alvin Strip, save and except the Revised Alvin Strip, into its boundaries.
2. Jurisdiction of Iowa Colony and Alvin. From and after the Effective Date, the Parties agree as follows:

- a. Iowa Colony will have complete jurisdiction over all zoning, platting, permitting, and land use matters within the Revised Alvin Strip.
 - b. Iowa Colony agrees to operate, maintain, repair, and replace any water, sewer, drainage facilities and provide water and sewer service within the Revised Alvin Strip after conveyance of such facilities by BC MUD 55 to Iowa Colony, and to accept roads to be constructed within the Revised Alvin Strip for operation, maintenance, repair, and replacement.
 - c. Iowa Colony and Alvin agree that Alvin will have no obligation to provide municipal services or otherwise exert jurisdiction over the Current Alvin Strip, and that Iowa Colony shall have no obligation to provide municipal services or otherwise exert jurisdiction over the Revised Alvin Strip except as set forth in subsections 2.a. and b. above.
3. Official Map. The respective governing bodies of Alvin and Iowa Colony shall take appropriate action to effectuate the terms of this Agreement through the adoption of the official map showing their respective boundaries as required by Texas Local Government Code Section 41.001, shown on **Exhibit D** attached hereto (the "Official Map"). Alvin and Iowa Colony agree that each Party will cause its GIS map to be updated to reflect the Official Map within forty-five (45) days of the Effective Date.
 4. Notice of Boundary Adjustment. Alvin and Iowa Colony will each record a certified copy of this Agreement with the ordinance or resolution adopting and authorizing the execution of this Agreement in the Official Public Records of Brazoria County within thirty (30) days of the Effective Date.
 5. Interpretation and Authority. The Parties acknowledge that this Agreement is entered into pursuant to the authority of Texas law, including, without limitation, the authority conferred in the Texas Government Code, Chapter 791, et. seq. In the event of any conflict between the provisions of this Agreement and the provisions of any other agreement entered into by and between the Parties, the provisions of this Agreement shall prevail with respect to the subject matter hereof. Except as set forth above, this Agreement shall not be construed so as to modify, supplement, or otherwise alter the provisions of any other agreement entered into by and between Alvin and Iowa Colony.
 6. Payment from Current Revenues. The Parties agree that any payments due hereunder be made from current revenues or other funds of said party lawfully available for this purpose.

7. Entirety. This Agreement contains the entire agreement of the Parties and supersedes all prior and contemporaneous understandings or representations, whether oral or written, respecting the subject matter hereof.
8. No Third-Party Beneficiaries. Except as expressly provided above, nothing herein shall be construed to confer upon any person other than the Parties hereto any rights, benefits or remedies under or by reason of this Agreement.
9. No Joint Venture, Partnership, Agency. This Agreement shall not be construed in any form or manner to establish a partnership, joint venture or agency, express or implied, or any employer-employee or borrowed servant relationship by and among the Parties hereto.
10. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.
11. Venue. Venue for any suit arising under this Agreement shall be Brazoria County, Texas.
12. Duplicate Originals. This Agreement may be executed in one or more duplicate originals, each of equal dignity.
13. Warranty. By execution of this Agreement, the Parties warrant that the duties accorded herein are within their respective powers and authority.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement effective as of the Effective Date.

The City of Alvin, Texas

By: _____

Gabe Adame, Mayor

ATTEST:

By: _____

Dixie Roberts, City Secretary

The City of Iowa Colony, Texas

By: _____

Wil Kennedy, Mayor

ATTEST:

By: _____

Kayleen Rosser, City Secretary

EXHIBIT A-1

**Current Alvin Strip
Metes and Bounds**

**METES AND BOUNDS DESCRIPTION
BEING 7.341 ACRES
SITUATED IN THE
W.H. DENNIS SURVEY, ABSTRACT 514,
BRAZORIA COUNTY, TEXAS**

A 7.341 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 514, BRAZORIA COUNTY, TEXAS, BEING A OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 7.341 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeasterly corner of said 120.58 acre tract and the southeasterly corner of Merdiana Section 34A, as per plat recorded under Brazoria County Plat Record Number (B.C.P.R. No.) 2024053575;

(1) **THENCE**, South 29°57'08" East, along the northeasterly line of said 120.58 acre tract for a distance of 1,342.93 feet to the southeasterly corner of called 120.58 acre tract being in the northerly line of Lulling Stone Section 2 as per plat recorded in Volume 23, Pages 77 through 82 of the Brazoria County Plat Records from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.4 feet;

(2) **THENCE**, South 36°36'16" West, along the common line between the called 120.58 acre tract and Lulling Stone Section 2 for a distance of 109.00 feet to a point for corner;

THENCE, over and across the called 120.58 acre tract the following two (2) courses and distances:

(3) North 29°57'08" West, parallel with and 100.00 feet at a right angle from the northeasterly line of said 120.58 acre tract for a distance of 1,325.34 feet to a point for corner being 100.00 feet at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A;

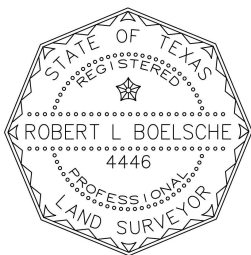
(4) South 87°19'17" West, parallel with and 100.00 feet at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,833.04 feet to a point for corner;

(5) North 02°40'43" West, for a distance of 100.00 feet to a point for corner in the northerly line of the said 120.58 acre tract marking the northwesterly corner of the herein described tract of land;

(6) **THENCE**, North 87°19'17" East, along the common line between the said 120.58 acre tract and said Meridiana Section 34A for a distance of 1,893.99 feet to **POINT OF BEGINNING** and containing 7.341 Acres of land. This description was prepared in conjunction with an exhibit map (08101100V-2025-EH-ALVIN-STRIP-100'.DWG) dated November 11, 2025.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc.

TBPELS NO. 10092300



Robert L. Boelsche

Robert L. Boelsche, R.P.L.S. _____
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500

Date: November 11, 2025

Job No: 081-011-00

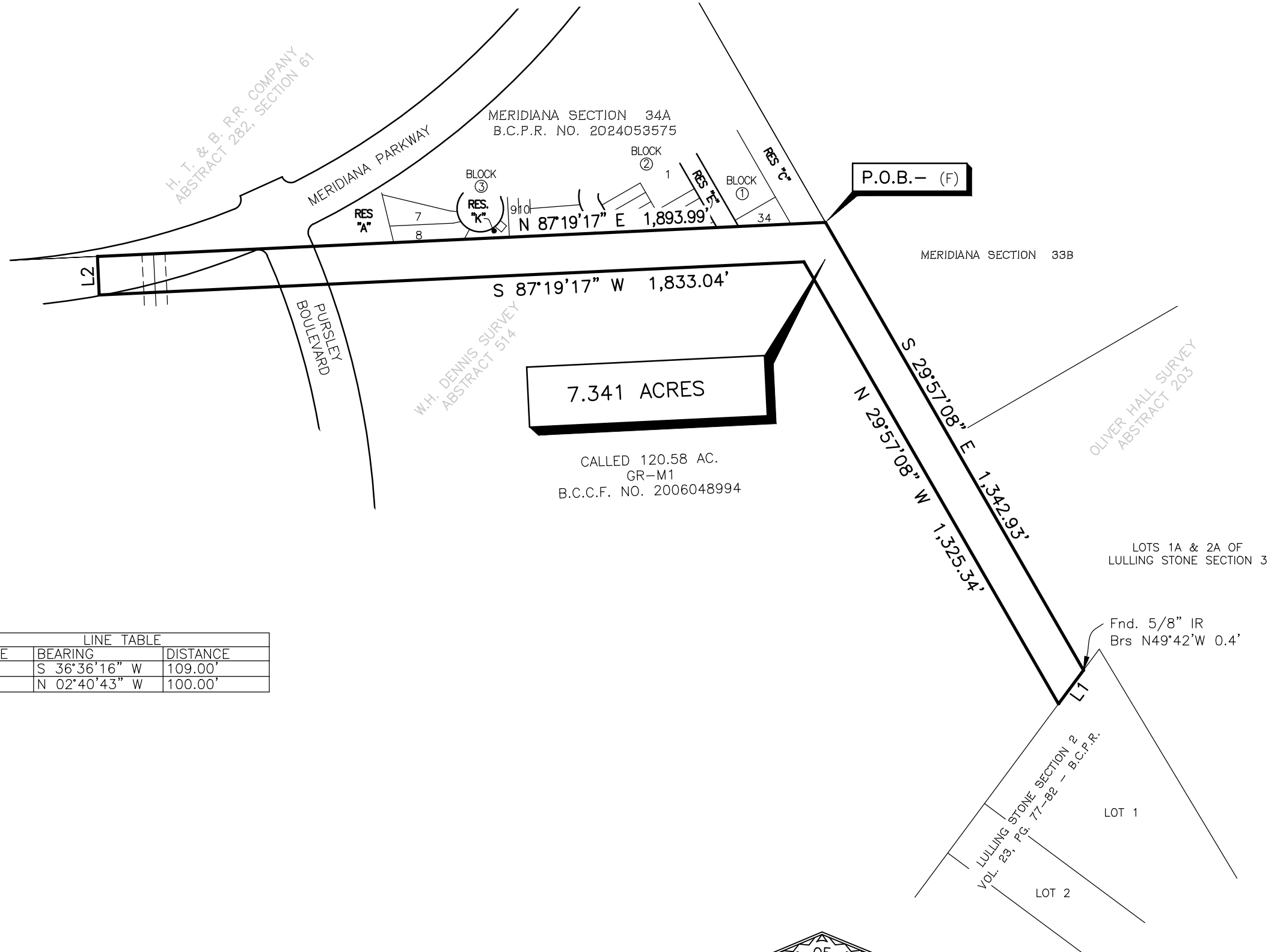
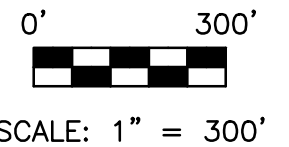
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EXHIBIT A-2

**Current Alvin Strip
Survey**

LEGEND

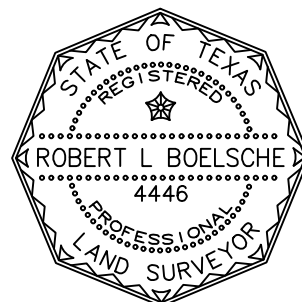
AC.	Acres
FND.	Found
B.C.C.F.	Brazoria County Clerk File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
I.R.	Iron Rod
P.O.B.	Point of Beginning
PG.	Page
SQ. FT.	Square Feet
VOL.	Volume
(F)	Found 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 36°36'16" W	109.00'
L2	N 02°40'43" W	100.00'

NOTES:

1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
3. For additional information about the subject tract, see the metes and bounds description prepared separately.
4. No Visible or apparent improvements or features are shown hereon.



Robert L. Boelsche

EHRA
 ENGINEERING THE FUTURE SINCE 1936
 10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRA.TEAM
 TBPE No. F-726
 TBPELS No. 10092300

**EXHIBIT MAP OF A
 7.341 ACRE TRACT
 OF LAND SITUATED IN
 THE W.H. DENNIS SURVEY, A-514,
 BRAZORIA COUNTY, TEXAS**

DATE: November 11, 2025	SCALE: 1" = 300'	JOB NO.: 081-011-00
DWG. NAME: 08101100V-2025-EH-ALVIN-STRIP-100'.dwg	DRAWING NO.: NONE	

EXHIBIT B-1

**Revised Alvin Strip
Metes and Bounds**

**METES AND BOUNDS DESCRIPTION
BEING 3,237 SQUARE FEET OR 0.0743 ACRES
SITUATED IN THE
W.H. DENNIS SURVEY, ABSTRACT 514,
BRAZORIA COUNTY, TEXAS**

A 3,237 SQUARE FOOT OR 0.0743 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, ABSTRACT NO. 514, BRAZORIA COUNTY, TEXAS, BEING A OUT OF A CALLED 120.58 ACRE TRACT OF LAND CONVEYED TO GR-M1 AND RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006048994; SAID 3,237 SQUARE FOOT OR 0.0743 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found marking the northeasterly corner of said 120.58 acre tract and the southeasterly corner of Merdiana Section 34A, as per plat recorded under Brazoria County Plat Record Number (B.C.P.R. No.) 2024053575;

(1) **THENCE**, South 29°57'08" East, along the northeasterly line of said 120.58 acre tract for a distance of 1,342.93 feet to the southeasterly corner of called 120.58 acre tract being in the northerly line of Lulling Stone Section 2 as per plat recorded in Volume 23, Pages 77 through 82 of the Brazoria County Plat Records from which a found 5/8-inch iron rod bears North 49°42' West, a distance of 0.4 feet;

(2) **THENCE**, South 36°36'16" West, along the common line between the called 120.58 acre tract and Lulling Stone Section 2 for a distance of 1.09 feet to a point for corner;

THENCE, over and across the called 120.58 acre tract the following two (2) courses and distances:

(3) North 29°57'08" West, parallel with and 1.00 foot at a right angle from the northeasterly line of said 120.58 acre tract for a distance of 1,342.75 feet to a point for corner being 1.00 foot at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A;

(4) South 87°19'17" West, parallel with and 1.00 foot at a right angle from the common line between the called 120.58 acre tract and said Merdiana Section 34A for a distance of 1,893.38 feet to a point for corner;

(5) North 02°40'43" West, for a distance of 1.00 foot to a point for corner in the northerly line of the said 120.58 acre tract marking the northwesterly corner of the herein described tract of land;

(6) **THENCE**, North 87°19'17" East, along the common line between the said 120.58 acre tract and said Meridiana Section 34A for a distance of 1,893.99 feet to **POINT OF BEGINNING** and containing 3,237 Square Feet or 0.0743 Acres of land. This description was prepared in conjunction with an exhibit map (08101100V-2025-EH-ALVIN-STRIP-REV_2.DWG) dated July 9, 2025 and revised October 21, 2025.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc.

TBPELS NO. 10092300

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: July 9, 2025; rev. October 21, 2025

Job No: 081-011-00

File No: R:\2008\081-011-00\documents\technical\Exhibits\2025\08101100V-2025-EH-ALVIN-STRIP-REV_2 MB.docx

EXHIBIT B-2

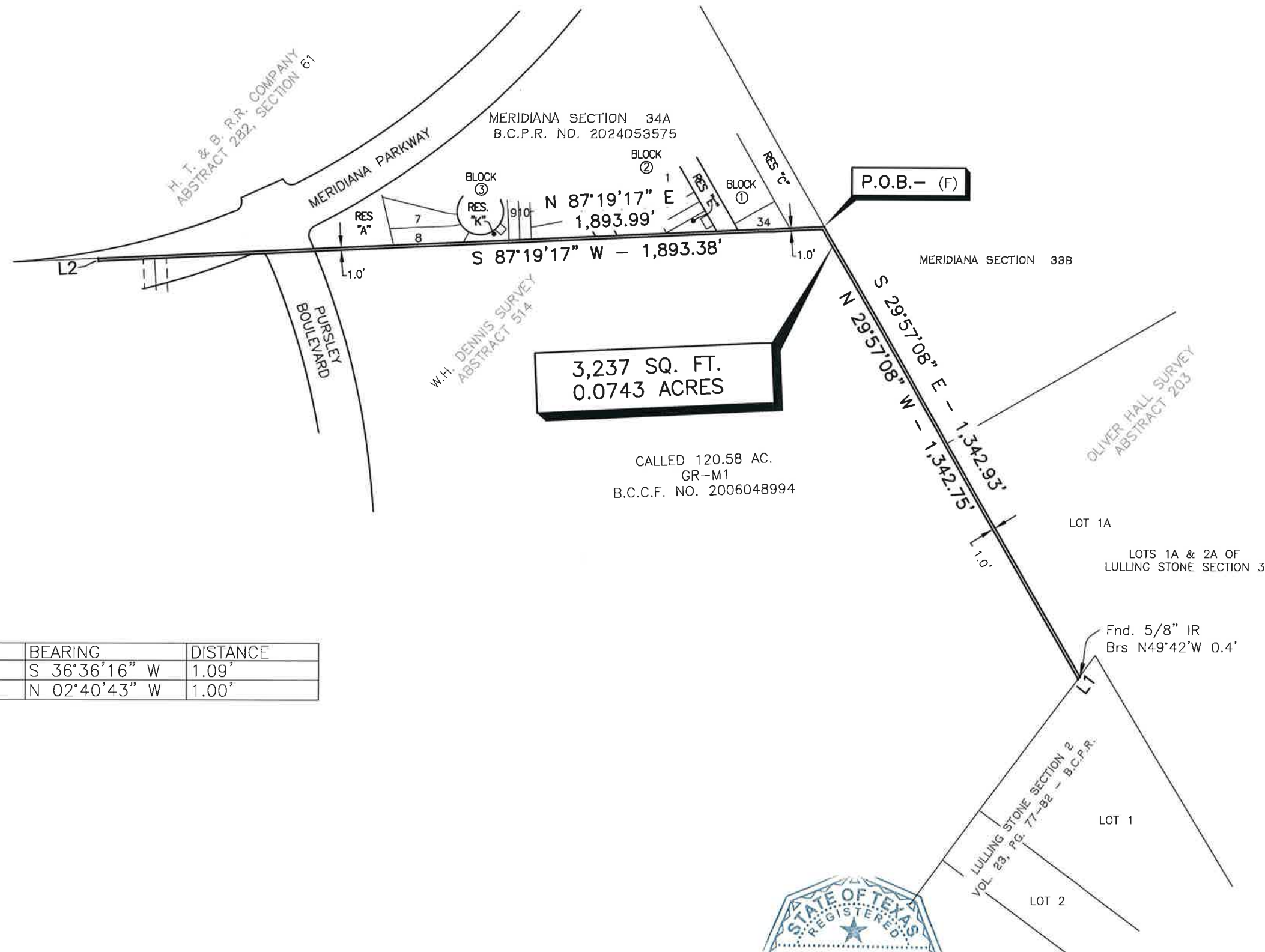
**Revised Alvin Strip
Survey**

LEGEND

AC.	Acres
FND.	Found
B.C.C.F.	Brazoria County Clerk File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
I.R.	Iron Rod
P.O.B.	Point of Beginning
PG.	Page
SQ. FT.	Square Feet
VOL.	Volume
(F)	Found 5/8" capped iron rod stamped "E.H.R.A. 713-784-4500"



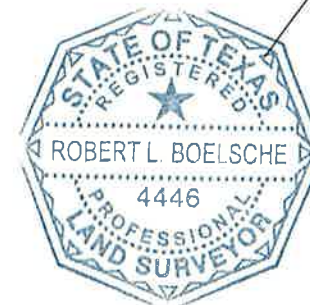
SCALE: 1" = 300'



LINE	BEARING	DISTANCE
L1	S 36°36'16" W	1.09'
L2	N 02°40'43" W	1.00'

NOTES:

- Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- This exhibit was prepared without the benefit of a current title report, therefore, all easements or other matters of record might not be shown hereon.
- For additional information about the subject tract, see the metes and bounds description prepared separately.
- No Visible or apparent improvements or features are shown hereon.



Robert L Boelsche

Revised: October 21, 2025

 EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM TBPE No. F-726 TBPELS No. 10092300	
	EXHIBIT MAP OF A 3,237 SQUARE FOOT OR 0.0743 ACRE TRACT OF LAND SITUATED IN THE W.H. DENNIS SURVEY, A-514, BRAZORIA COUNTY, TEXAS	
DATE: July 9, 2025	SCALE: 1" = 300'	JOB NO.: 081-011-00
DWG. NAME: 08101100V-2025-EH-ALVIN-STRIP-REV_2.dwg	DRAWING NO.: NONE	

R:\2008\081-011-00\EXHIBITS\2025\08101100V-2025-EH-ALVIN-STRIP-REV_2.dwg

EXHIBIT C

**Resolutions of City of Alvin
and City of Iowa Colony**

Exhibit D
Official Map

RESOLUTION NO. 2025-35

COPY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS, APPROVING AND AUTHORIZING THE CITY TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE CITY OF ALVIN, TEXAS, FOR THE PURPOSE OF ADJUSTING CITY BOUNDARIES AND RELATED MATTERS; AND AUTHORIZING THE NECESSARY ACTIONS FOR THE IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Iowa Colony, Texas (“Iowa Colony”) and the City of Alvin, Texas (“Alvin”) desire to enter into an Interlocal Agreement pursuant to Chapter 791 of the Texas Government Code for the mutual benefit of both municipalities; and

WHEREAS, the Interlocal Agreement provides for a mutually agreed boundary adjustment involving the reduction of the existing Alvin boundary strip and subsequent actions related to Brazoria County Municipal Utility District No. 55; and

WHEREAS, the City Council finds that entering into this Agreement is in the best interest of Iowa Colony and promotes orderly development, jurisdictional clarity, and efficient governmental services; and

WHEREAS, the City Council desires to approve the Interlocal Agreement and authorize the Mayor to execute the Agreement on behalf of the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF IOWA COLONY, TEXAS:


SECTION 1. The City Council hereby approves the Interlocal Agreement between the City of Iowa Colony and the City of Alvin, attached hereto as Exhibit “A” and incorporated herein by reference.

SECTION 2. The Mayor is authorized to execute the Interlocal Agreement and any necessary supporting documents on behalf of the City of Iowa Colony.

SECTION 3. City staff is directed to take all actions necessary to implement the Agreement, including but not limited to updating official maps, preparing required filings in the Official Public Records of Brazoria County, and coordinating with Brazoria County Municipal Utility District No. 55.

PASSED AND APPROVED ON THIS 15th DAY OF DECEMBER, 2025.

CITY OF IOWA COLONY

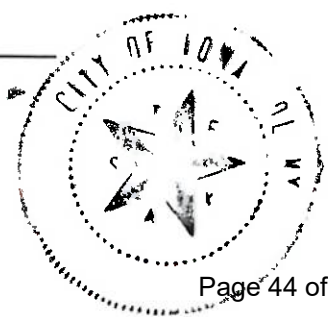


Wil Kennedy, Mayor

ATTEST:



Kayleen Rosser, City Secretary



From: Suzanne Hanneman

Sent: Thursday, December 18, 2025 1:19 PM

To: Gabe Adame ; Ashley Davis <ashley.davis@alvin.gov>; Meagan DeKeyzer <mdekeyzer@cityhall.cityofalvin.com>; Scott Salter <scott.salter@alvin.gov>; Keko C. Moore <kmoore@cityhall.cityofalvin.com>; Chris Vaughn <cvaughn@cityhall.cityofalvin.com>; Martin Vela <mvela@cityhall.cityofalvin.com>; Richard Garivey <rgarivey@cityhall.cityofalvin.com>

Cc: Junru Roland <junru.roland@alvin.gov>; Dixie Roberts <dixie.roberts@alvin.gov>

Subject: Iowa Colony Interlocal Agreement

Mayor and Council,

As you know, we have been working with Iowa Colony for years on the portion of our City limits strip that runs through Meridiana in Iowa Colony. After several discussions, Iowa Colony (and the Developer/MUD district) have agreed to reduce the size of the Strip running through Meridiana from 100 feet to 1 foot, keeping our strip intact.

The Iowa Colony City Council approved the Agreement at their Council meeting on Monday. The reduction of the strip will not be effective until Alvin's City Council consents to or approves the reduction of the strip. This Agreement will be on our January 15th agenda.

Let me know if you have any questions.

~Suzanne



Vision Element #4 Governance

Guiding Principle: The City of Alvin will govern in a way that provides leadership, meaningful communication, outlines expectations for themselves and staff and established a vision for the future.

Strategic Initiatives		Goals	Action Steps	Dept	FY 25	FY 26	FY 27
4.1	Review the ETJ issues.	Determine the continued feasibility of the ETJ in light of legislative constraints with council direction.		Legal CM Council		X	
		Determine reducing size of the 100' strip due to code enforcement issues with Council direction		Legal CM Council		X	



AGENDA COMMENTARY

Meeting Date: 1/15/2026

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Consider authorizing Randall Scott Architects to incorporate the closing and abandonment of North Hood Street (from Sealy Street to Willis Street) and North Hardie Street (from Sealy Street to Willis Street) into the design of the new City Hall / Municipal Court Building located at 216 West Sealy Street, Alvin, Texas.

Type of Item: Action Item

Summary: At the December 18, 2025, City Council workshop, Randall Scott (Randall Scott Architects) presented a preliminary site concept plan which incorporated the abandonment of Hardie Street (from Sealy to Willis) and Hood Street (from Sealy to Willis) into the site plan for the new City Hall.

This item requests authorization for staff and Randall Scott Architects to explore and proceed with the design and subsequent closure of a portion of Hood Street, from Sealy Street to Willis Street, and a portion of Hardie Street, from Sealy Street to Willis Street, in connection with the construction of the new City Hall/Municipal Court Building at 216 West Sealy Street, Alvin, Texas.

This authorization allows the project team to evaluate site design options, right-of-way impacts, and necessary coordination related to the proposed street closures as part of the overall City Hall/Municipal Court project.

The official abandonment or release of the public right-of-way is not authorized by this action. The official closure, abandonment, or disposition of the right-of-way would require separate City Council consideration and approval through formal action at a future meeting.

Funding Expected: Revenue <input type="checkbox"/> Expenditure <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Budgeted Item: Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Funding Account: _____	Amount: _____
Legal Review Required: N/A <input type="checkbox"/> Required <input checked="" type="checkbox"/>	1295 Form Required? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Finance Review Required: N/A <input checked="" type="checkbox"/> Required <input type="checkbox"/>	Date Completed: <u>1/12/2026 SLH</u>
	Date Completed: _____

Supporting documents attached:
None

Recommendation: Move to authorize Randall Scott Architects to incorporate the closing and abandonment of North Hood Street (from Sealy Street to Willis Street) and North Hardie Street (from Sealy Street to Willis Street) into the design of the new City Hall / Municipal Court Building located at 216 West Sealy Street, Alvin, Texas.

Reviewed by Department Head, if applicable: __
Reviewed by City Attorney, if applicable: X

Reviewed by Chief Financial Officer, if applicable: __
Reviewed by City Manager, if applicable: X



AGENDA COMMENTARY

Meeting Date: 1/15/2026

Department: City Manager

Contact: Junru Roland, City Manager

Agenda Item: Consider authorizing staff and Randall Scott Architects to proceed with the design of the new City Hall / Municipal Court Building based on an approximate building size of 31,190 gross square feet.

Type of Item: Action Item

Summary: In August 2024, AGCM provided the City with a preliminary cost estimate for the construction of a new City Hall based on the existing City Hall square footage of 26,750. In 2025, Randall Scott (Randall Scott Architects) met with City Hall staff and conducted "needs assessment interviews." The initial needs assessment interviews resulted in a 39,535 square foot facility. However, after more thorough review and collaboration with City administration, the square footage was reduced from 39,535 to 31,190. At the December 18, 2025, City Council workshop, Randall Scott presented a preliminary site plan that encompassed a 31,190 square foot new City Hall, and also provided an estimation of the associated costs.

This agenda item requests authorization for staff and Randall Scott Architects to proceed with the design of the new City Hall/Municipal Court Building based on an approximate building size of 31,190 gross square feet, with an estimated Construction Only Cost (COC) range of \$21,053,549 to \$22,613,071, and an estimated Total Project Cost (TPC) range of \$26,948,543 to \$28,944,731. TPC include: construction cost, fees, materials testing, commissioning, test and balance, surveying, geotechnical engineering, and contingencies.

This action does not constitute final approval of construction costs, project scope, or procurement of construction services. Any future action related to construction authorization, guaranteed maximum pricing, or funding approval will require separate City Council consideration and approval at a future meeting.

Funding Expected: Revenue Expenditure N/A

Budgeted Item: Yes No N/A

Funding Account: _____ **Amount:** _____

1295 Form Required? Yes No

Legal Review Required: N/A Required

Date Completed: 1/12/2026 SLH

Finance Review Required: N/A Required

Date Completed: _____

Supporting documents attached:

None

Recommendation: Move to authorize staff and Randall Scott Architects to proceed with the design of the new City Hall / Municipal Court Building based on an approximate building size of 31,190 gross square feet.

Reviewed by Department Head, if applicable: __
Reviewed by City Attorney, if applicable: X

Reviewed by Chief Financial Officer, if applicable: __
Reviewed by City Manager, if applicable: X

RESOLUTION 26-R-01

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF ALVIN, TEXAS, APPOINTING MOHAMAD (“MO”) GHUNEIM AS THE PRESIDING MUNICIPAL COURT JUDGE FOR THE ALVIN MUNICIPAL COURT FOR A TWO (2) YEAR TERM; APPROVING AN EMPLOYMENT AGREEMENT WITH MOHAMAD (“MO”) GHUNEIM AS THE PRESIDING MUNICIPAL COURT JUDGE OF THE CITY OF ALVIN MUNICIPAL COURT; AUTHORIZING THE MAYOR TO SIGN THE EMPLOYMENT AGREEMENT; AND SETTING FORTH OTHER PROVISIONS RELATED THERETO.

WHEREAS, Article VI Section 2 of the Charter of the City of Alvin provides for the Council’s authority to elect a Presiding Judge of the Municipal Court; and

WHEREAS, the City Council authorizes the City of Alvin to enter into the Employment Agreement with Mohamed (“Mo”) Ghuneim for the Appointment as the Presiding Judge of the City of Alvin Municipal Court; **NOW THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ALVIN:

Section 1. That the City Council of the City of Alvin hereby approves of the appointment of Mohamed (“Mo”) Ghuneim as the Presiding Judge of the City of Alvin Municipal Court for a two (2) year term.

Section 2. That the Employment Agreement for the Appointment of Mohamed (“Mo”) Ghuneim as the Presiding Judge of the Alvin Municipal Court, attached hereto as Exhibit 1 and made a part hereof, is hereby approved, and the Mayor is hereby authorized to execute said Agreement on behalf of the City of Alvin.

Section 3. This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED on this 15th day of January 2026.

CITY OF ALVIN, TEXAS

ATTEST

By: _____
Gabe Adame, Mayor

By: _____
Dixie Roberts, City Secretary