

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
THURSDAY, MARCH 19, 2026
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 Session at 7:00 PM in the Council Chambers at City Hall, with the following members present: Mayor Gabe Adame; Mayor Pro-Tem Meagan DeKeyzer; Council members: Ashley Davis, Richard Garivey, Keko Moore, Scott Salter, and Chris Vaughn.

Staff members present: Junru Roland, City Manager; Dixie Roberts, Assistant City Manager/City Secretary; Dan Kelinske, Parks and Recreation Director; Michelle Segovia, City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Alvin Police Chaplain David Bowman gave the invocation. Council member DeKeyzer led the Pledge of Allegiance to the American Flag. Council member Garivey led the Pledge to the Texas Flag.

PRESENTATION

Proclamation - Child Abuse Awareness Month - BACA Gulf Coast Chapter.

Mayor Adame proclaimed April 2026 as Child Abuse Awareness Month in the City of Alvin, and formally issued the proclamation to members of Bikers Against Child Abuse®, Gulf Coast Chapter in attendance.

PUBLIC COMMENT

Stacie Milller presented comments regarding maintaining her goat emotional support animal at her residence.

Fernando Hinojosa presented comments introducing himself as Alvin ISD Trustee Candidate.

CONSENT AGENDA

Consider approval of the March 5, 2026, City Council meeting minutes.

Proclaim the month of April 2026 as Fair Housing Month in the City of Alvin, Texas.

This proclamation is included under the Consent Agenda, as it will not be formally presented during the City Council meeting. It is a requirement of Brazoria County for eligibility under the Community Development Block Grant (CDBG) program. Staff recommends proclaiming April 2026 as Fair Housing Month in the City of Alvin, as requested.

Consider the cancellation of the April 2, 2026, City Council Meeting.

All City of Alvin offices will be closed in observance of the Good Friday holiday.

Consider Resolution 26-R-15, removing and adding certain authorized representatives of the City to complete the necessary transactions in connection with the TexPool Investment Accounts; and providing for other matters related thereto.

*This Resolution updates various City Officials on the City of Alvin Texpool Investment Account, effective, March 19, 2026. **Texpool Investment Pool:** add: Michael Gibbs, Finance Director (Authorized Rep); add: Sokheng Thou, Controller (Inquiry Only); Darrell Hunting, Accountant, shall remain (Inquiry Only)*

Consider Resolution 26-R-16, updating the designation of persons authorized to act on behalf of the City of Alvin in connection with TexSTAR.

This Resolution removes Sokheng Thou, Controller, and authorizes Michael Gibbs, Director of Finance, as an "Authorized Representative" and adds Sokheng Thou, Controller as "Inquiry Only" on all current TexSTAR accounts, effective March 19, 2026. TexSTAR is an investment service for local governments. Staff recommends approval of Resolution 26-R-16.

Consider Resolution 26-R-17, updating the designation of persons authorized to act on behalf of the City of Alvin in connection with Texas CLASS (Texas Cooperative Liquid Assets Security System) Trust; and providing for other matters related thereto.

This Resolution removes Sokheng Thou, Controller, as authorized representatives on all current Texas Class accounts, effective March 19, 2026. In addition, this Resolution adds Michael Gibbs, Director of Finance, as "Authorized Representatives" and Sokheng Thou as "Read Only Access" on all current Texas Class accounts. Texas Cooperative Liquid Assets Securities System Trust (Texas Class) is a local government investment pool. Staff recommends approval of Resolution 26-R-17.

Consider Resolution 26-R-18, authorizing changes to Authorized Representatives for Local Government Investment Cooperative ("LOGIC"); and providing for other matters related thereto.

The Local Government Investment Cooperative (LOGIC) is an investment pool that is currently used by the City of Alvin. This Resolution amends the Authorized Representatives for the account, effective March 19, 2026. The following changes will be made to this account: Sokheng Thou, Controller, removed as an "Authorized Representative."; Junru Roland, City Manager, and Dixie Roberts, Assistant City Manager, will remain "Authorized Representatives."; Michael Gibbs, Director of Finance, added as an "Authorized Representative"; Sokheng Thou, Controller, added as an "Inquiry Only Representative". Staff recommends approval of Resolution 26-R-18.

Consider Resolution 26-R-19, authorizing certain officers of the City of Alvin to sign and endorse checks and drafts on the City of Alvin bank accounts; and providing for other matters related thereto.

This Resolution updates various City Officials as authorized signers and limited signers to the City of Alvin bank accounts, effective March 19, 2026. Account # XXX0295 Operating Account Remove: Sokheng Thou, Controller and Add: Michael Gibbs, Director of Finance; Account # XXXXXX7428 Utility Billing - Remove: Sokheng Thou, Controller and Add: Michael Gibbs, Director of Finance; Account # XXXXXX4433 TIRZ-Kendall Lakes - Remove: Sokheng Thou, Controller and Add: Michael Gibbs, Director of Finance; Account # XXXXX9224 EMS/Medicare - Remove: Sokheng Thou, Controller and Add: Michael Gibbs, Director of Finance. Staff recommends approval of Resolution 26-R-19.

Council member DeKeyzer moved to approve the consent agenda as presented. Seconded by Council member Garivey; motion to approve carried with all members present voting Aye.

OTHER BUSINESS

Consider a Chapter 380 Economic Development Agreement providing a business incentive grant in the amount of \$61,000.00 to Foul Play Restaurant, located at 1468 Highway 35, Alvin, Texas, for build-out and finishes to the restaurant site, and authorize the Mayor to sign the agreement.

Mr. Karim Pacheco of La Costa Seafood Grill contacted the City's Economic Development Office on December 18 to discuss a proposal for the build-out of his new restaurant, Foul Play Restaurant, to be located at 1468 Highway 35. During that discussion, the incentive process and the potential costs related to the renovations and build-out of the site were reviewed. Project quotes and photos related to the project were sent to staff throughout December and January. Of these costs, \$308,299.96 qualified as per the current incentive policy. These items include metal framing, sheet rock, alarm wiring, draught equipment, external patio construction and covering, electrical, and interior plumbing. Note that the actual project cost is significantly higher than \$309,299.96 due to labor costs and other items not included in these quotes. Of this total, 40% would be \$123,319.98. As per the current policy, this is the maximum amount to be considered by the the Economic Development Advisory Committee (EDAC).

While no two businesses are identical in their performance measures, staff used based estimations on sales tax performance of Foul Play on the performance of La Costa Seafood Grill - the other restaurant owned and operated by Mr. Pacheco. Based on sales tax performance alone, an expected return on an investment of \$123,319.98 should be realized within four to five years. Adding employment figures to this analysis will decrease the ROI to three to four years. Funding for business incentives was appropriated in the FY-26 adopted budget. The EDAC unanimously approved the \$61,000 incentive grant at their meeting held on February 10th.

Paul Chavez, Economic Development Director, presented this item before City Council with explanation. Mr. Karim Pacheco, owner of Foul Play Restaurant, was also in attendance. Council Member Salter expressed his hope that the Economic Development Advisory Committee will, in the future, consider revising the criteria for business incentives related to new construction. He noted his concern that current incentives may be favoring development along major thoroughfares, resulting in investment occurring outside the Downtown District, where the program is intended to encourage growth. He encouraged the

Committee to take this into consideration in future deliberations.

Council member Garivey moved to approve a Chapter 380 Economic Development Agreement providing a business incentive grant in the amount of \$61,000.00 to Foul Play Restaurant, located at 1468 Highway 35, Alvin, Texas, for build-out and finishes to the restaurant site, and authorize the Mayor to sign the agreement. Seconded by Council member Moore; motion carried with all members present voting Aye, and Council member Vaughn voting No.

Consider a Chapter 380 Economic Development Agreement providing a business incentive grant in the amount of \$6,493.60 to Alvin Shopping Center, located at 1591 East Highway 6, Alvin, Texas, for façade improvements to the center, and authorize the Mayor to sign the agreement.

Mr. Davy Chin of Alvin Shopping Center contacted the City's Economic Development Office on November 20th to discuss a proposal for upgrading the façade of his retail strip center located at 1591 East Highway 6, Alvin. The incentive process and potential costs related to the upgrades were reviewed. Mr. Chin also contacted Alvin's Engineering Dept to clear any questions regarding the upgrades to the site. A pre development meeting was not required since only the exterior was to be painted. Documentation related to the project was sent to staff throughout December, with the final walk-around completed in early January. The estimate provided by Mr. Chin was received and reviewed. Of the costs outlined, only the following items qualified as per our current incentive policy:

Drywall	\$4,800.00
Flooring	\$854.00
Paint	\$10,230.00
Plumbing	\$350.00
TOTAL	\$16,234.00

Of this total, 40% is \$6,493.60. As per our current policy, this is the maximum amount to be considered by EDAC.

Based on the amount of sales tax received annually from the businesses located at the shopping center and current property tax value for the entire shopping center, the Economic Development Advisory Committee (EDAC) voted unanimously at their meeting on February 10th in favor of the full amount of \$6,493.60, which is allowed under policy. Funds for business incentives were appropriated in the FY26 adopted budget.

Paul Chavez, Economic Development Director, presented this item before City Council with explanation. Mr. Davy Chin, owner of Alvin Shopping Center, was also in attendance.

Council member Garivey moved to approve a Chapter 380 Economic Development Agreement providing a business incentive grant in the amount of \$6,493.60 to Alvin Shopping Center, located at 1591 East Highway 6, Alvin, Texas, for façade improvements to the center, and authorize the Mayor to sign the agreement. Seconded by Council member Davis; motion carried with all members present voting Aye.

Consider Ordinance 26-A; releasing approximately 25 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

On or about February 26, 2026, the City received a Petition for Release from the Extraterritorial Jurisdiction (ETJ) of the City of Alvin from Rahul Gupta, the owner of approximately 25 acres of land located at 13651 County Road 184, Alvin, Texas, in unincorporated Brazoria County. The petition was submitted pursuant to Texas Local Government Code Chapter 42, Subchapter D (§42.102–§42.105), which authorizes a resident or landowner of property located within a municipality's extraterritorial jurisdiction to petition the municipality for release of the property from the ETJ. The petition includes documentation demonstrating ownership of the property, a boundary description of the property, and a map identifying the area requested to be released. The property is currently located within the City of Alvin's extraterritorial jurisdiction and is not located within the corporate limits or extraterritorial jurisdiction of another municipality.

Under Section 42.105 of the Texas Local Government Code, if a petition satisfies the statutory requirements, the municipality shall release the property from its extraterritorial jurisdiction. The governing body must take action on the petition by the later of: • the 45th day after the date the municipality receives the petition; or • the next meeting of the governing body occurring after the 30th day following receipt of the petition, whichever is later. If the City does not take action to release the property within the statutory timeframe, the property is released from the City's ETJ by operation of state law. Based on the date the petition was received, the

statutory release date in this case is April 16, 2026.

Staff contacted Mr. Gupta to ask about his plans for the property and whether there was anything the City could assist with that might allow the property to remain within the City's ETJ. Mr. Gupta stated that he does not have specific development plans for the property at this time and that the request was made to provide flexibility for potential future use of the land. He did not identify any action the City could take to keep the property within the ETJ. A staff attorney with Olson and Olson reviewed this item for legal compliance.

Junru Roland, City Manager, presented this item before City Council with explanation. Council member Moore expressed ongoing concerns regarding the release of land within the extraterritorial jurisdiction (ETJ), as well as the potential implications of pending state-level litigation related to municipal ETJ authority.

Council member DeKeyzer moved to approve Ordinance 26-A; releasing approximately 25 acres of land from the Extraterritorial Jurisdiction of the City of Alvin, Texas; providing findings of fact; containing a severability clause; and providing for other matters related thereto. Seconded by Council member Moore; **motion failed** with all members present voting **No**.

Consider Ordinance 26-B; releasing approximately 4 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto.

On or about February 26, 2026, the City received a Petition for Release from the Extraterritorial Jurisdiction (ETJ) of the City of Alvin from Travis William Leigh and Kimberly Husky Leigh, the owners of approximately 4 acres of land located at 15505 Vacek Street, Santa Fe, Texas, in unincorporated Brazoria County. The petition was submitted pursuant to Texas Local Government Code Chapter 42, Subchapter D (§42.102–§42.105), which authorizes a resident or landowner of property located within a municipality's extraterritorial jurisdiction to petition the municipality for release of the property from the ETJ.

The property is identified by the Brazoria County Appraisal District as Property ID No. 714251 and is generally described as A0047 ASA BRIGHAM BLOCK 13 TRACT 7A, consisting of approximately 4 acres. The property is currently located within the City of Alvin's extraterritorial jurisdiction and is not located within the corporate limits or extraterritorial jurisdiction of another municipality. The petition includes documentation demonstrating ownership of the property, a boundary description of the property, and a map identifying the area requested to be released. The property owners closed on the property in September 2025 and have indicated their desire to move forward with improvements to the property. Release from the City's ETJ would allow the owners to pursue permitting and development through Brazoria County.

Under Section 42.105 of the Texas Local Government Code, if a petition satisfies the statutory requirements, the municipality must release the property from its extraterritorial jurisdiction. The governing body must take action on the petition by the later of: • the 45th day after the date the municipality receives the petition; or • the next meeting of the governing body occurring after the 30th day following receipt of the petition. If the city doesn't release the property within the statutory timeframe, the area is released by operation of state law. Based on the date the petition was received, the statutory deadline for release, in this case is April 16, 2026. A staff attorney with Olson and Olson has reviewed this item for legal compliance. The Leighs plan to build a home on the property.

Junru Roland, City Manager, presented this item before City Council with explanation. Council Member Moore clarified for the public that the Council is not necessarily opposed to the release of properties from the ETJ. However, because state law requires Council to take action on such requests while also providing for their automatic release by statute, he indicated that Council will vote against these items to formally document its objection to the process.

Council member DeKeyzer moved to approve Ordinance 26-B, releasing approximately 4 acres of land from the Extraterritorial Jurisdiction of the City; providing findings of fact; containing a severability clause; and providing for other matters related thereto. Seconded by Council member Davis; **motion failed** with all members present voting **No**.

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.

Council Member Garivey requested an update on the proposed ordinance prohibiting excavation on City property, and specified that the item be brought directly before the City Council without prior review by the Parks Board.

Council Member Vaughn requested additional information regarding Ms. Miller’s public comment concerning the allowance of her emotional support animal (goat) on her property.

Council Member DeKeyzer requested a future agenda item to discuss the Manufactured Home Ordinance and to revisit the fencing requirements applicable to mobile home parks within the city limits.

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 Vaughn invited the community to the annual Easter Egg Hunt in the Watermark Subdivision. He encouraged everyone to come out and enjoy food trucks, eggs, candy and an appearance by the Easter Bunny, on Saturday, March 21st.

Council member Salter announced the Fire Department's Annual Smoke Eater 5K will be June 27, 2026. He also expressed his appreciation to Brandon Moody of Public Services, as well as other staff, for their prompt attention in addressing a City ordinance violation adjacent to the Alamo Collision business.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:36 p.m.

PASSED and APPROVED the 16th of April 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary