

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, JANUARY 15, 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 and Executive Sessions 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, Chris Vaughn 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; Shana Church, Asst. City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Kurt Wise with Alvin Bible Church 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 — National Mentoring Month — Honoring YET Mentoring Program.

Mayor Adame proclaimed January as National Mentoring Month and formally issued the proclamation to members of Alvin ISD and YET Mentoring staff in attendance.

PUBLIC COMMENT

Mrs. Kristina Cox and Darrell Bailey presented comments regarding the first Martin Luther King Jr. event and parade in the community, commencing at the Morgan Falls Event Center, 2300 Koster Road, Monday, January 19, 2026, with the parade beginning in the Stanton's downtown parking lot.

CONSENT AGENDA

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

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

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.

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.

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

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%*

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

OTHER BUSINESS

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.

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.

Suzanne Hanneman, City Attorney, presented this item before City Council with explanation. Council Member Vela expressed concerns regarding the proposed interlocal agreement with the City of Iowa Colony stating that, contrary to prior assertions, the agreement would result in the City of Alvin relinquishing annexed city limits rather than only extraterritorial jurisdiction, with potential impacts on existing or planned residential development. Council Member Vela noted that the information provided was vague and did not clearly illustrate how the proposed boundary adjustment would affect development areas or resolve existing boundary issues. He further questioned what benefit the City of Alvin would receive in exchange for the proposed boundary changes and expressed concern that the agreement would not fully address existing boundary complications. Council Member Vela emphasized the need for greater Council involvement in negotiations and additional time to review comprehensive information before taking action, noting the limited time Council had to review the agenda materials. Ms. Hanneman explained this has been an ongoing discussion since 2018, and has been addressed in many workshops and council meetings and the agreement was emailed to City Council in December. Attorney from Allen Boone Humphries Robinson echoed Ms. Hanneman's summary and timeline of this unique issue and how it potentially affects homeowners in that residential development.

The consensus of Council was to take no action until such time that more information can be provided to Council members for consideration. No action was taken on this 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.

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.

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

Council member Moore moved 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. Seconded by Council member Salter; motion carried with all members present voting Aye.

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.

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 feet 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 feet 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.

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

Council member Vela moved 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. Seconded by Council member Moore; 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.

Council member Garivey requested a workshop to discuss future redistricting.

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 reminded everyone of the upcoming Alvin ISD Education Foundation Turtle Race on February 21, 2026.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:46 p.m. in accordance with the following:

Section 551.074 of the Local Government Code: Deliberation on the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the (1) Municipal Court Judge and (2) Associate Municipal Court Judge(s).

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 7:54 p.m.

Consider Resolution 26-R-01 of 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.

Council member Garivey moved to approve Resolution 26-R-01 of 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. Seconded by Council member Vela; motion carried with all members present voting Aye.

Consider employment agreements for the Associate Municipal Court Judges.

Council member Vela moved to approve employment agreements for the Associate Municipal Court Judges. Seconded by Council member Moore; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 7:55 p.m.

PASSED and APPROVED the 5th of February 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary