

**MINUTES
CITY OF ALVIN, TEXAS
216 W. SEALY STREET
CITY COUNCIL REGULAR MEETING
AND EXECUTIVE SESSION
THURSDAY, MARCH 5, 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, 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; Shana Church, Assistant City Engineer; Brandon Moody, Director of Public Services; Paul Chavez, Economic Development Director; Keith Villaloboz, Animal Shelter Manager and Robert E. Lee, Police Chief.

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Adame 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

Engineering Departmental Update.

Michelle Segovia, City Engineer, delivered the annual Engineering Department update to Council.

PUBLIC COMMENT

Ashley Russell presented comments regarding her desire for the City of Alvin to institute a TNR (Trap, Neuter, Release) Program for stray cats.

CONSENT AGENDA

Consider approval of the February 5, 2026, City Council workshop minutes.

Consider approval of the February 19, 2026, City Council workshop minutes.

Consider approval of the February 19, 2026, City Council meeting minutes.

Consider Addendum No. 1 for a one (1) year renewal agreement with Univar Solutions to provide Sodium Bisulfite for an amount not to exceed \$30,000; and authorize the City Manager to sign the Addendum upon legal review.

Sodium Bisulfite is used at the Wastewater Treatment Plant following chlorine disinfection prior to discharging the effluent to the receiving water to process and treat the wastewater. This product removes the chlorine from the treated wastewater before it is discharged into the receiving stream. The Council awarded the bid (B-25-01) to Univar Solutions to provide sodium bisulfite at \$2.69 per gallon on March 6, 2025. Univar Solutions has been reliable, dependable, and has delivered the product timely to date. The current contract has an option to extend for one (1) additional one (1) year term at the same terms and conditions, as long as both parties are in agreement, Univar has agreed to extend the contract for providing sodium bisulfite for an additional one (1) year at the same terms and conditions. Staff recommends extending the contract with Univar Solutions for providing sodium bisulfite.

Consider Addendum No. 1 for a one (1) year renewal agreement with Brenntag Southwest, Inc., to provide Sodium Hypochlorite for an amount not to exceed \$110,000; and authorize the City Manager to sign the Addendum upon legal review.

Sodium hypochlorite (liquid bleach) is used at the City's wastewater treatment plant to disinfect treated effluent before it is discharged. The chemical works by destroying harmful microorganisms such as bacteria and viruses, helping the City meet state and federal water quality standards and protect public health and the environment. The Council awarded the bid (B-25-02) to Brenntag Southwest, Inc., to provide sodium hypochlorite at \$1.69 per gallon on March 6, 2025. Brenntag Southwest, Inc., has been reliable, dependable, and has delivered the product timely to date. The current contract has an option to extend for one (1) additional one (1) year term at the same terms and conditions, as long as both parties are in agreement, Brenntag Southwest, Inc., has agreed to extend the contract for providing sodium hypochlorite for an additional one (1) year at the same terms and conditions. Staff recommends extending the contract with Brenntag Southwest, Inc., for providing sodium hypochlorite.

Consider an extension to the agreement with Wells Fargo Bank for bank depository services for the City of Alvin through December 31, 2026, and authorize the City Manager to sign the agreement upon legal review.

Wells Fargo has provided an extension to the City's existing Depository Services Agreement; extending the term through December 31, 2026. The current agreement was last renewed in 2023 for 2024 through 2025. This extension will allow the City to maintain continuity of banking and depository services while staff prepares to issue a formal Request for Proposals (RFP) for depository services later this fall. Conducting the RFP process will ensure the City evaluates competitive options and secures services aligned with current operational and financial needs. Staff recommends approval of the one-year extension.

Consider authorizing the City Manager to send a letter to the Brazoria County Mosquito Control District for the continuation of aerial spraying services for the 2026 season.

This is an annual request for authorization from the Brazoria County Mosquito Control District for the continuance of aerial spraying over the City of Alvin. The spraying is performed during massive outbreaks of mosquitoes (typically in summer and fall months) by the contracted aerial sprayer. The County will put out notifications through their respective social media accounts and other means available. The flying schedule depends heavily upon the landing-rate counts, weather and wind conditions. As a result of the variables listed, the County is unable to give notice of the specific flying time in advance.

Aerial spraying has proven to be an effective measure for mosquito control in Brazoria County. More information can be obtained by calling the Brazoria County Mosquito Control Office at 979-864-1532 or by visiting: www.brazoriacountytx.gov. Residents can also submit spray requests by calling their office, or by visiting the website listed above. Staff recommends approval.

Consider Resolution 26-R-12, declaring unopposed candidates elected to office, canceling the May 2, 2026, General Election, and providing for other matters related thereto.

This item considers a Resolution declaring unopposed candidates elected and cancelling the May 2, 2026, General Election. The City Council previously ordered a General Election to be held on May 2, 2026, by Resolution No. 26-R-03 adopted on February 5, 2026, for the purpose of electing the Mayor and City Council Member, District E. The candidate filing period and the deadline for declaration of write-in candidacy have now passed. Pursuant to Texas Election Code § 2.052, the City Secretary has certified in writing that the following candidates are unopposed: Mayor, Gabe Adame, and City Council Member, District E, Meagan DeKeyser. Texas Election Code § 2.053 authorizes the governing body to declare unopposed candidates elected and cancel the election when no opposition exists.

Adoption of the proposed Resolution will formally:

- *Declare the unopposed candidates elected to office*
- *Cancel the May 2, 2026 General Election*
- *Authorize required posting and administrative actions*

Cancellation of the election will eliminate costs associated with conducting the May 2, 2026 election. Although the candidates are declared elected upon adoption of the Resolution, the elected officials will be administered the Oath of Office following the May 2, 2026, uniform election date, consistent with statutory term commencement requirements and City practice. Staff recommends approval of Resolution No. 26-R-12.

Consider Resolution 26-R-13, suspending the April 18, 2026, effective date of the proposal by CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas Geographic Rate Areas, to implement interim GRIP rate adjustments for gas utility investment in 2025; and requiring delivery of this Resolution to the Company and to legal counsel.

*The City is a **gas utility** customer of CenterPoint and a regulatory authority with an interest in the rates and charges of CenterPoint. The City is authorized to protect the interests of the City and CenterPoint customers residing in the City. For cities in the Houston, Texas Coast, South Texas, and Beaumont/East Texas Geographic Rate Areas, the group in which Alvin is, the Company is seeking recovery of \$571,202,171 in invested capital. The current filing will increase rates to residential customers by \$2.47 per month. This will increase the current residential customer charge from \$22.36 to \$24.83 per month. Increases are currently scheduled to go into effect on April 18, 2026.*

Under the gas reliability infrastructure program ("GRIP") statute, cities may not challenge the Company's request. The only action a city may take is to suspend the effective date of the rate increase by 45 days. The annual gas reliability infrastructure program ("GRIP") is designed for the utility to recover its incremental costs related to the capital investments it made during the previous year. The courts have ruled that the only action cities can do in a GRIP case is to administratively determine whether the filing complies with the statutory explanation of how a GRIP filing is to be prepared. A city cannot challenge the reasonableness of any investment, or consider whether increasing revenues and declining expenses would offset the rate implication from increased capital investment. Cities also cannot recover any rate case expenses from the utility. The legislature and the courts have reasoned that GRIP rate increases are temporary rates and subject to refund when the Company files a traditional rate case after five years of rate increases.

Staff recommends approval of the Resolution suspending the April 18, 2026 effective date of the interim rate adjustments.

Consider a master preliminary plat of Verona, a Planned Unit Development being +/- 128.53 acres of land out of the M.Odonnell Survey, A-420 A.C.H. & B. Survey, A-412 City of Alvin city limits, Brazoria County, Texas.

On January 20, 2026, the Engineering Department received a master preliminary plat of Verona, a Planned Unit Development, for review. The property is located northwest of Forest Heights, Section 7 in the City of Alvin ETJ. This master preliminary plat consists of 346 lots, 19 reserves, and 20 blocks, and complies with the Planned Unit Development Agreement which was approved by City Council on December 18, 2025. The City Planning Commission approved the plat unanimously at their meeting on February 17, 2026. Staff recommends approval of the plat.

Consider Resolution 26-R-14, approving the Utility Conveyance and Security Agreement accepting the water distribution and wastewater collection and storm water facilities that serve Imperial Forest, Section Three (3), and authorize the Mayor to sign the Agreement upon legal review.

This conveyance of utility facilities conforms with the initial Utility Services Contract dated September 21, 2007, with the developer, Rooted Development Group, LLC. Rooted Development Group contracted with the City to obtain water supply and wastewater treatment services for MUD #73 serving the Imperial Forest Subdivision. The Developer provided for the construction and financing of the water and wastewater facilities to serve the MUD district. These services (water supply and wastewater treatment services) are to be transferred to the City for ownership, operation, and maintenance after completion. Staff recommends approval of the Utility Conveyance and Security Agreement for MUD No. 73, Imperial Forest, Section Three (3).

Council member Garivey 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 a variance request from the homeowner at 2485 Ryan Drive to encroach one-foot three inches into the ten-foot rear building setback for the construction of a metal building.

On February 5, 2026, the Engineering Department received a variance request from the homeowners at 2485 Ryan Drive, to be permitted to encroach one-foot five inches into the ten-foot rear building setback for the construction of a metal building. The homeowner provided an existing survey for plan review. The permit was issued and the piers were drilled. A new survey was required at the form stage, and it was discovered that the survey provided for plan review was incorrect. The metal building, as proposed on the attached property survey, will encroach 1 foot 5 inches into the 10' rear building setback; however, it will still be 8 feet 7 inches from the rear property line. The City Planning Commission approved the variance request unanimously at their meeting on February 17, 2026. Staff recommends approval.

Shana Church, Assistant City Engineer, presented this item before City Council with explanation.

Council member DeKeyzer moved to approve the variance request from the homeowner at 2485 Ryan Drive to encroach one-foot five inches into the ten-foot rear building setback for the construction of a metal building. Seconded by Council member Garivey; 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 City Ordinance be drafted prohibiting excavation of city property.

Council member Davis requested a workshop to discuss the Trap, Neuter, Release program and other possible solutions to the stray cat issue.

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 Garivey offered congratulations to his friend for placing in the Houston Livestock Show and Rodeo cook-off.

Council member Salter applauded the Alvin Volunteer Fire Department for their response to the recent fire at the plastics recycling facility. He also commended Assistant City Manager/City Secretary Dixie Roberts and Communications Manager Athlyn Roberts for their quick action in getting information out to the public.

EXECUTIVE SESSION

Mayor Adame called for executive session at 7:24 p.m. in accordance with the following:

Section 551.087, Texas Government Code - Economic Development Negotiations: Deliberation regarding potential Chapter 380 economic development incentive agreements with local businesses.

Section 551.074, Texas Government Code - Personnel Matters: Deliberation regarding the appointment of a City Prosecutor and Finance Director and the transition and reassignment of the duties of the City Attorney.

RECONVENE TO OPEN SESSION

Mayor Adame reconvened the meeting to open session at 8:14 p.m.

Consider and take action on the City Manager's recommendation for the appointment of a Director of Finance.

Council member Salter moved to approve the City Manager's recommendation of Michael Gibbs for the appointment of Director of Finance. Seconded by Council member Moore; motion carried with all members present voting Aye.

Consider a Professional Services Agreement for prosecutorial services for the Alvin Municipal Court for a one-year term, with three (3) one (1) year renewal options, and authorize the City Manager to sign the Agreement.

Council member Salter moved to approve a Professional Services Agreement for prosecutorial services for the Alvin Municipal Court with Eddie Calderon for a one-year term, with three (3) one (1) year renewal options, and authorize the City Manager to sign the Agreement. Seconded by Council member Garivey; motion carried with all members present voting Aye.

ADJOURNMENT

Mayor Adame adjourned the meeting at 8:14 p.m.

PASSED and APPROVED the 19th of March 2026.

ATTEST:

Gabe Adame, Mayor

Dixie Roberts, City Secretary