

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MINUTES 4/4/2022

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 6:00 p.m.

Those in attendance were:

Present: Mayor Debra Davison
City Council Member Place 1 Larry Akery City
Council Member Place 2 Lorraine Hehn City
Council Member Place 3 Niccole Tyson City
Council Member Place 4 Dan Davis
City Council Member Place 5 Jason Albert
City Council Member Place 6 Jerome Hudson

Absent: None

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Development Services

Discussion on any subject listed on the Agenda dated April 4, 2022. General

Discussion on agenda items as followed:

Mayor Davison asked if Agenda item #1, #2, and #3 could be grouped together.

Council Member Albert - Why does agenda item #4 have to continue to be on the agenda? Council

Member Davis - Agenda item #6 asked for an overview of the Subdivision Variance Request.

Mayor Davison adjourned the workshop at 6:30 p.m.

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:00 p.m.

Those in attendance were:

Present: City Council Member Place 1 Larry Akery
City Council Member Place 2 Lorraine Hehn
City Council Member Place 3 Niccole Tyson
City Council Member Place 4 Dan Davis City
Council Member Place 5 Jason Albert
City Council Member Place 6 Jerome Hudson
Mayor Debra Davison

Absent: None

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Development Services

Inspirational Reading - Council Member Davis

Pledge

Citizen Comments: "Comment Card" Required

Mary Ann Atkinson - In favor of SUP for Her Heart Pregnancy Help Center

Donald Atkinson - Lighting on Meridiana Pkwy, In favor of Her Heart Pregnancy Help Center

Rene Arriaga, Executive Director of Her Heart Pregnancy Help Center - Spoke in favor of Her Heart Pregnancy Help Center

Laura Morehead - Spoke in favor of Her Heart Pregnancy Help Center

Rodney Smith - 20210 Hwy 6 Owner of Blades Barber Studio - Spoke against Her Heart Pregnancy Help Center

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) WITH SPECIFIC USE PERMIT (SUP) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621410 "FAMILY PLANNING CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Davison opened the public hearing at 7:17 p.m.

First call for comments -

Steven Mann, Church on Masters Road - In support of this ministry, Her Heart Pregnancy Help Center.

Second call for comments -

Renee Arriaga, spoke again in favor of Her Heart Pregnancy Help C

Third call for comments -

None

Mayor Davison closed the public hearing at 7:21 p.m.

City Manager Update

Covid

from 21st to the current date

6,256 - up 25 from the last meeting

16 confirmed, up 11

2 probable, up 1

6,190 recovered, up 12

48 deaths, up 1

A new officer started today. Two employees starting in the next two weeks - Fire Marshal & City Planner. Two others that are going through the physical process - Code Enforcement Officer & Utility Tech.

Regular Agenda

Mayor Davison moved the Consent Agenda before the Regular Agenda.

Council Member Dan Davis made the motion to approve the Consent Agenda. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

1. Consideration and possible action to approve a Final Plat for Meridiana Detention Reserve Y; BEING A SUBDIVISION OF 9.975 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOL. 22, PGS. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/6)

Voted on in Regular Agenda item #3

2. Consideration and possible action to approve a Final Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 8 OF LULLING STONE SECTION ONE, A SUBDIVISION RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/6)

Voted on in Regular Agenda item #3

3. Consideration and possible action to approve a Final Plat for Meridiana Section 30B;
BEING A SUBDIVISION OF 11.25 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/6)

Council Member Jason Albert made the motion to approve Regular Agenda items 1, 2, and 3. Council Member Dan Davis seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: None

Abstained: None

4. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Council Member Dan Davis made the motion to approve. Mayor Davison seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

5. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-10; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) WITH SPECIFIC USE PERMIT (SUP) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621410 "FAMILY PLANNING CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A

PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

(Forwarded with favorable recommendation by PD&Z - Vote 4/2)

Council Member Davis recused himself from the conversation and voting.

Council Member Hehn made the motion to approve. Council Member Albert seconded the motion. The motion FAILED with a vote: ~~6/0/1~~ 0/6/1 abstain (Council Member Davis)

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: None

Abstained: City Council Member Place 4 Dan Davis

6. Consideration and possible action to approve a variance to the Subdivision Ordinance Chapter 62, Section 62-11, "*Additional Street Requirements*" for property located at 7401 Lewis Lane and authorize the Mayor to execute the Development Agreement.
Jessica Rodriguez, Director of Development Services, gave City Council an overview of the subdivision variance.

Council Member Albert made the motion to table. Mayor Davison seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

7. Consideration and possible action on appointing members to the Building and Standards Commission.

Council Member Albert made the motion to approve Mark McElroy, Aaron Bell, Martin Vela, Mark Pauley, David Headley. Council Member Hehn seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

8. Consideration and possible action to direct staff on a proposed amendment to the city sign ordinance regarding political signs. (Requested by Council Member Davis).

Council Member Davis suggests direction to staff to clean up the language to allow for political signs for a run-off election.

Council Member Albert made the motion to direct staff to clean up the language in the sign ordinance to allow for signs during a run-off election. Council Member Hudson seconded the

motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve Preliminary Plat for Meridiana Unit 14 Commercial Reserve;
BEING A SUBDIVISION OF 1.53 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
3. Approve Preliminary Plat for Meridiana Unit 23 Open Space;
BEING A SUBDIVISION OF 36.13 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
4. Approve Preliminary Plat for Meridiana Detention Reserve D-2;
BEING A SUBDIVISION OF 8.95 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
5. Approve Final Plat for Meridiana Section 54A;
BEING A SUBDIVISION OF 8.916 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
6. Acceptance of infrastructure improvements for the Redeemer Church to begin the 2-year maintenance period.
7. Acceptance of infrastructure improvements for Meridiana Detention Basin T Phase 1 to begin the 1-year maintenance period.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss Economic Development Agreement and PUD for MUD 83

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Purchase of the following property;

MANVEL BLK 6 LOT 7-8, MANVEL TX 77578

MANVEL LOT OL 92C ACRES 1.0, MANVEL TX 77578

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Deliberate the purchase, exchange, lease, or value of real property.

ROW abandonment - Portion of unimproved Oleander Street

Mayor Davison convened the meeting at 7:39 p.m. for executive session.

Mayor Davison reconvened the meeting out of executive session at 8:41 p.m.

There was no action taken in executive session.

Regular Agenda

9. Consideration and possible action to approve Ordinance 2022-O-11;

AN ORDINANCE AMENDING ORDINANCE NO. 2021-O-29 AMENDING THE CITY FISCAL YEAR 2022 BUDGET ENDING SEPTEMBER 30, 2022, BY AMENDING VARIOUS BUDGETS TO ACCOUNT FOR MID-YEAR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Jason Albert - Asks for clarification on recycling center expenditure.

Council Member Lorraine Hehn made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 6/1

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: City Council Member Place 4 Dan Davis

Absent: None

Abstained: None

10. Consideration and possible action approving the purchase of real property located at; MANVEL BLK 6 LOT 7-8, MANVEL TX 77578, and MANVEL LOT OL92C, MANVEL TX 77578 and authorize the City Manager to execute all documentation needed for the purchase.

Council Member Jason Albert made the motion to approve. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote: 5/2

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis

Absent: None

Abstained: None

11. Consideration and possible action to approve the second and final reading of Ordinance 2022-O-09;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF

OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

(Forwarded with favorable recommendation by PD&Z 5/0)

Council Member Jason Albert made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Mayor and Council Comments

Chamber Candidate Forum at the Nolan Ryan Center in Alvin
Taste of the Town Volunteers - Thursday, April 21st from 2-7

Adjourn

Council Member Dan Davis made the motion to adjourn. Council Member Hehn seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

The meeting adjourned at 8:51 p.m.

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

