

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE 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

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 678 274 429#

MINUTES 4/19/2021

Workshop Session

Mayor Pro-Tem Hehn called the workshop of the Manvel City Council to order at 6:00 p.m. Those in attendance were:

Present:

Council Member Place 1 Larry Akery
Council Member Place 2 Lorraine Hehn
Council Member Place 3 Nicole Tyson
Council Member Place 4 Dan Davis
Council Member Place 5 Jason Albert
Council Member Place 6 Jerome Hudson

Absent:

Mayor Debra Davison

Also Present:

Kyle Jung, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Dan Johnson, Assistant City Manager/City Engineer
Jessica Rodriguez, Director of Development Services

Discussion/update by Joe Morrow on financing options for city infrastructure.

Joe Morrow provided an update on financing options for city infrastructure and answered questions from the City Council.

Discussion on Capital Projects Fund.

City Council discussed the information provided by staff and requested this item be added to the next workshop agenda for further review and discussion.

Discussion on any subject addressed on the Agenda for April 19, 2021.

General discussion on agenda item # 1

General discussion on agenda item #2

General discussion on agenda item #3

Mayor Pro-Tem Hehn adjourned the workshop at 7:00 p.m.

Regular Session

Call To Order

Mayor Pro-Tem Hehn called the meeting of the Manvel City Council to order at 7:01 p.m. Those in attendance were:

Present:

Council Member Place 1 Larry Akery
Council Member Place 2 Lorraine Hehn
Council Member Place 3 Niccole Tyson
Council Member Place 4 Dan Davis
Council Member Place 5 Jason Albert
Council Member Place 6 Jerome Hudson

Absent:

Mayor Debra Davison

Also Present:

Kyle Jung, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Dan Johnson, Assistant City Manager/City Engineer
Jessica Rodriguez, Director of Development Services

Inspirational Reading - Council Member Hudson

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Comments from the following were submitted via email and read aloud by the City Secretary;

*Brian Booth – 50 Palmero Way, Manvel

In favor of the Manvel PD enforcing traffic laws within the gated community of Rodeo Palms.

*Ellen Eastham – Palm Lakes Estates, Manvel

In favor of the Manvel PD patrolling the streets in the gated section of Rodeo Palms.

*Tom Danowski – 31 Palmero Way, Manvel

In support of having the police patrol the gated section of Rodeo Palms

*Veronica and Stephen Mosby

Against the Manvel PD patrolling inside the gated section of Rodeo Palms

City Manager Update

Update on current events and city issues.

Covid: 2253 total cases, 67 confirmed, 29 probable, 2138 recovered, 19 deaths

Regular Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-12;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 "SCHOOL ZONES" OF THE CODE OF ORDINANCES TO REVISE THE PROVISIONS PERTAINING TO TIMES AND PLACES FOR SCHOOL ZONES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Council Member Jason Albert made the motion approve. Council Member Dan Davis seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

2. Consideration and possible action to approve Ordinance 2021-O-14;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, 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.

Council Member Dan Davis made the motion approve. Council Member Jason Albert seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0
Yes: All
No: None
Absent: Mayor Debra Davison
Abstained: None

3. Consideration and possible action to direct staff on drafting a Grant Writing Policy as requested by Council Member Davis.

Discussed during the workshop. No action taken.

4. Consideration and possible action to direct staff on possible improvements to Carpenter Road as requested by Council Member Hehn.

No action taken. Mayor Pro-Tem Hehn asked the city council members if they would be in favor of staff moving forward with a solution for Carpenter Road and bringing it back to the council for action;

*Who owns the land

*Is the owner willing to dedicate it to the city

*Cost estimates for Surveying, Engineering, and Testing

*Budget

Those in favor were:

Yes: Larry Akery, Lorraine Hehn, Niccole Tyson, Dan Davis, Jason Albert and Jerome Hudson
No: None
Absent: Mayor Debra Davison
Abstained: None

5. Discussion on traffic enforcement in the gated section of Rodeo Palms as requested by Council Member Hehn.

No action taken. Chief Traylor provided an update on the process to accomplish this.

Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

A) Approve second and final reading of Ordinance 2021-O-11;

AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW ARTICLE XI "HOTEL LICENSING" TO REGULATE HOTELS; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

B) Approve second and final reading of Ordinance 2021-O-13;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF A 60' BY 3,000' STRIP OF IOWA LANE, OUT OF TRACTS 2A, 2B, AND 2C OF A0459 ACH&B, BOUNDED BY COUNTY ROAD 58 TO THE NORTH AND BRAZORIA DRAINAGE DISTRICT 4 DITCH E100-01-02 TO THE SOUTH, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

C) Approve a 30-day plat extension to City Council, Final Plat for Meridiana Retail Detention Reserve No. 1;

BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1 PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021)

D) Approve a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve U;

BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(Recommended by PD&Z on 4/12/2021).

E) Approve A 30-Day Plat Extension To City Council, Final Plat For Meridiana Northeast Village Center;

BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(Recommended by PD&Z on 4/12/2021).

F) Approve a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve T Phase 1;

BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT

B.C.C. F. NO. 2011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021)

- G) Approve Preliminary Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.53 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL. (Recommended by PD&Z on 4/12/2021).
- H) Approve Preliminary Plat for Meridiana Section 50;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021)
- I) Approve Preliminary Plat for Meridiana Detention Reserve 'V';
BEING A SUBDIVISION OF 4.06 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, ALSO BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE RECORDED AT B.C.C.F. NO. 2011032948, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Recommended by PD&Z on 4/12/2021).
- J) Approve with conditions as recommended by PD&Z on 4/12/2021, a Final Plat for Meridiana Pursley Boulevard Phase 3;
BEING A SUBDIVISION OF 3.728 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.
- K) Approve with conditions as recommended by PD&Z on 4/12/2021, a Final Plat for Meridiana Section 48;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- L) Approve with conditions as recommended by PD&Z on 4/12/2021, a Final Plat for Meridiana Section 49,
BEING A SUBDIVISION OF 19.82 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- M) Approve City Council Minutes to date.

Council Member Jason Albert made the motion approve the consent agenda. Council Member Niccole Tyson seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

Executive Session

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

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager

Council Member Jason Albert made the motion to table the Executive Session. Council Member Jerome Hudson seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0

Yes: All

No: None

Absent: Mayor Debra Davison

Abstained: None

Regular Session

6. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-15;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FORMALLY ESTABLISHING AND RATIFYING THE ADMINISTRATIVE DEPARTMENTS OF THE CITY; APPROVING THE CITY OF MANVEL ORGANIZATIONAL CHART; PROVIDING AN EFFECTIVE DATE.

Council Member Dan Davis made the motion approve. Council Member Jerome Hudson seconded the motion.

Council Member Jason Albert expressed his concerns over Human Resources being under Director of Administrative Services/Finance Director and requested that be reconsidered in the future as staff grows to move the HR department under the City Manager, Assistant City Manager or the City Secretary.

The motion carried with a roll call vote:

Vote: 6-0
Yes: All
No: None
Absent: Mayor Debra Davison
Abstained: None

Adjourn

Council Member Jason Albert made the motion to adjourn. Council Member Dan Davis seconded the motion.

The motion carried with a roll call vote:

Vote: 6-0
Yes: All
No: None
Absent: Mayor Debra Davison
Abstained: None

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



PETITION

City of Manvel
Mayor Debra Marz Davison
Larry Akery - City Council Member Place #1
Lorraine Hehn - Council Member Place #2
Niccole Tyson - Council Member Place #3
Dan Davis - City Council Member Place #4
Jason Albert - Council Member Place #5
Jerome Hudson - City Council Member Place #6
20025 Highway 6
Manvel, TX 77578

Ref: Negotiations for Carpenter Rd. to be maintained by the City of Manvel

To Mayor and Council:

The property owners listed below own property that borders Carpenter Rd., Manvel, TX. Carpenter Rd. has been maintained by the residents for years and has recently been resurfaced and is in good shape. This petition is to notify the City of Manvel, Mayor and Council that the property owners on or bordering Carpenter Rd., are in agreement to begin negotiating with the City of Manvel to maintain Carpenter Rd.

This petition in no way obligates the undersigned, it is simply a petition to inform the City of Manvel, Mayor and Council we are all in agreement to begin negotiations for the City of Manvel to maintain Carpenter Rd.

Regards,

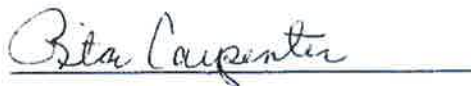
James and Cynthia Cortinas
7204 Carpenter Rd.
Manvel, TX 77578
Property Address:
7204 Carpenter Rd.
Manvel, TX 77578



Cynthia Cortinas

Date 4/1/2021

Rita Carpenter
4055 Village Dr. Apt. 3005
Pearland, TX 77581
Property Address:
5334 Carpenter Rd.
Manvel, TX 77578



Rita Carpenter

Date 4/1/21

Mary Wisnoski
PO Box 831
Manvel, TX 77578

Property Address:
7105 1/2 Carpenter Rd.
Manvel, TX 77578

Mary Wisnoski

4/5/21
Date

John L. McLelland
5338 N Masters St. FM 1128
Manvel, TX 77578

Property Address:
5338 N Masters St. FM 1128
Manvel, TX 77578

John L. McLelland

John L. McLelland

4-1-21
Date

Kenneth and Dorothy Wanek
5406 N Masters Sr. FM 1128
Manvel, TX 77578

Property Address:
5406 N Masters Sr. FM 1128
Manvel, TX 77578

Kenneth and Dorothy Wanek

Kenneth and Dorothy Wanek

3-31-21
Date

3-31-21
Date

Juan and Vagsady Gonzalez
12026 Nectar Grove Ct.
Houston, TX 77089

Property Address:
A0319 H N LITTLE, BLOCK E,
TRACT 54B, ACRES 0.660

Juan and Vagsady Gonzalez

4/4/2021

4-4-21
Date