

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



LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
BRIAN WILMER, 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 3/15/2021

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
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: None

Also Present: PD&Z Board Members - Dorothy Wynn and Christine Diaz

Presentation by Hillwood Communities on the Sowell Property

Hillwood Communities General Manager, Russ Bynum provided the presentation.

Proposed role of the City;

- *Further discuss 22 acres north of the city center
- *Waive impact fees and provide water / wastewater capacity
- *Amend the 380 Agreement
- *Project to receive detention capacity in the City's offsite land
- *Consent to create MUD

Proposed role of Hillwood

- *Construct and fund City's obligation of DelBello Blvd to Pollard
- *Oversize utilities to serve the City Center
- *Provide necessary detention and conveyance for City Center

- *Realign Dogwood
- *Construct excess trails to provide pedestrian-friendly mobility and connectivity
- *Phase the construction of Pollard Blvd. North and Southbound lanes
- *Construct the necessary lift station
- *Attract top builders to provide a high-end design

Council Member Akery - Likes the proposed plan. I would like to see fewer smaller lots.
Council Member Hehn- Likes the proposed presentation. I would like to see fewer smaller lots.
Council Member Tyson- I would like to know more about the Flex Tract.
Mayor - would like to see the specialty product percentage tweaked.
Council Member Davis- I would like to see what the financial impact on the City will be.
Council Member Albert - In favor of the proposed project, stating this project will be a partnership development of the city property and the Sowell Tract.

Discussion on any subject addressed on the Agenda for March 15, 2021

There was no further discussion on agenda items.

Workshop adjourned at 7:00 p.m.

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:05 p.m.
Those in attendance were:

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

Absent: None

Also Present: PD&Z Board Members - Dorothy Wynn and Christine Diaz

Inspirational Reading - Council Member Davis

Pledge

Citizen Comments: "Comment Card" Required

Dorothy Wynne - addressed the city council in favor of going back to in-person meetings.

Presentation

Proclamation - March 2021 - Women's History Month

Proclamation - April 2021 - Fair Housing Month

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" and Texas Government Code, Section 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss Purchasing Real Property

Discuss Economic Development Incentives on the Sowell Tract

Mayor Davison recessed the meeting at 7:15 p.m. for Executive Session.

Mayor Davison reconvened the meeting at 8:19 p.m. There was no action taken during Executive Session.

City Manager Update

Update on current events and city issues.

Update on the following;

*Emergency Declaration/COVID 19

Regular Agenda

1. Consideration and possible action to approve Resolution MEDC 2021-R-01; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2020-02 "CITY 160 ACRE MUNICIPAL COMPLEX" ("PROJECT"); APPROVING FUTURE EXPENDITURES OF NINETY PERCENT (90%) OF FUTURE MEDC SALES TAX REVENUE TO FUND THE "CITY 160 ACRE MUNICIPAL COMPLEX" PROJECT; APPROVING AN ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE MEDC AND THE CITY; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Council Member Place 2, Lorraine Hehn, made the motion to approve. Council Member Place 6, Jerome Hudson, seconded the motion.

The motion carried with a vote:

Vote:	7-0
Yes:	All
No:	None
Absent:	None
Abstained:	None

2. Consideration and possible action to approve;
ROAD CONSTRUCTION AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, TEXAS, GULF COAST WATER AUTHORITY, VDB PARTNERS LTD., AND ASHTON HOUSTON RESIDENTIAL LLC.
3. Consideration and possible action to approve the Ninth Amendment to Amended and Restated Development Agreement between the City of Manvel, Texas, Sedona Lakes Municipal Utility District No. 1 of Brazoria County, and Ashton Houston Residential LLC.

Mayor Davison made the motion to approve agenda items #2 and #3. Council Member Place 1, Larry Akery, seconded the motion.

The motion carried with a vote:

Vote:	7-0
Yes:	All
No:	None
Absent:	None
Abstained:	None

4. Consideration and possible action to accept the FY 20-21 Audit.

Council Member Place 4, Dan Davis, made the motion to table. Council Member Place 2, Lorraine Hehn, seconded the motion.

The motion carried with a vote:

Vote:	7-0
Yes:	All
No:	None
Absent:	None
Abstained:	None

5. Consideration and possible action to approve Resolution 2021-R-06;
A RESOLUTION BY THE CITY OF MANVEL SUSPENDING THE MAY 3, 2021
EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES
CORP., D/B/A/ CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS
GAS - TEXAS COAST DIVISION TO IMPLEMENT INTERIM GRIP RATE
ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2020 AND REQUIRING
DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

Council Member Place 6, Jerome Hudson, made the motion to approve. Council Member Place 4, Dan Davis, seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: All
No: None
Absent: None
Abstained: None

6. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-06;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE
DISANNEXATION OF A 9.998-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R.
CO. SURVEY, BEING LOT 48, SECTION 78 OF THE ALLISON RICHEY GULF COAST
HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY
SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY,
TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE
CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND
PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

Council Member place 5, Jason Albert, made the motion to approve agenda items 6, 7, 8, and 9. Council Member Place 6, Jerome Hudson, seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: All
No: None
Absent: None
Abstained: None

7. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-07;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE
DISANNEXATION OF A 14.237-ACRE TRACT OF LAND LOCATED IN THE H.T. &
B.R.R. CO. SURVEY, BEING THE RESIDUE OF LOT 50, SECTION 78 OF THE ALLISON
RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE
H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT

563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

8. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 10.009-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 49, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.
9. Consideration and possible action to approve the Seventh Amendment to Development Agreement between the City of Manvel, Pomona Investment, LLC, Brazoria County Municipal Utility District 39, and Brazoria County Municipal District 40.
10. Consideration and possible action to approve Ordinance 2021-O-10;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-09, 2020-O-11, 2020-O-13, 2020-O-18, 2020-O-19, 2020-O-20, 2020-O-24, 2020-O-35 AND ORDINANCE 2021-O-01 WHICH ADOPTED EMERGENCY MEASURES IN RESPONSE TO A LOCAL STATE OF DISASTER DECLARED DUE TO COVID-19 PANDEMIC; PROVIDING FOR THE CONTINUATION OF TEMPORARY SUSPENSION OR MODIFICATION OF CERTAIN ORDINANCES AND REGULATIONS DURING THE DECLARED LOCAL STATE OF DISASTER; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Council Member Place 4, Dan Davis, made the motion to approve. Council Member Place 6 Jerome Hudson, seconded the motion.

The motion carried with a vote:

Vote:	7-0
Yes:	All
No:	None
Absent:	None
Abstained:	None

11. Consideration and possible action to approve a variance to the Subdivision Ordinance Chapter 62-111 (a) and (c) Additional Street Requirements for property located at 7900 Bissell Road and authorize the Mayor to execute the Development Agreement.

Mayor Davison made the motion to table. Council Member Place 3, Niccole Tyson, seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: All
No: None
Absent: None
Abstained: None

12. Discussion on the CARES Act Funding Program Budget.

General Discussion on the following;

IT upgrades

Rise program - drone program

Council Member Hehn requested to use the funds for emergencies to free up some of these funds for safety purposes

13. Consideration and possible action to direct staff on minimum design requirements for future city facilities. (Requested by Council Member Albert) (Tabled 3/1/2021)

Council Member Place 5, Jason Albert made the motion to table. Mayor Davison seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: All
No: None
Absent: None
Abstained: None

14. Discussion on the following as requested by Council Member Davis;

- a. Documentation for Social Media Plan
- b. Grant Writing Policy
- c. Take Home Vehicle Policy
- d. Revisions to Food Truck Ordinance
- e. Suggested Standing Agenda Items
- f. Chocolate Bayou Road
- g. In Person Meetings
- h. Budget Workshops
- i. Financial Update

Council Member Davis requested to table items A, B, H, and I until the next scheduled meeting.

General discussion on item C. Take-home vehicle policy;

As the City grows, Council Member Davis stated that he would like to see this as an additional benefit to offer those working and living inside the city limits.

Council Member Albert also spoke in favor of the Police Officers being allowed to have take-home

vehicles inside the city limits. Council Member Albert also stated that the Fire Marshal and Police Chief should have take-home vehicles.

General discussion on item d - Revisions to Food Truck Ordinances

Council Member Davis stated that it is time to adjust and expand on this Ordinance and requested that staff revise the current policy and make recommendations to the council.

Council Member Hehn, Albert, Tyson, and Hudson are also in favor of revisions being made to the food truck ordinance.

e) Suggested standing agenda items

f) Chocolate Bayou Road - Drainage issues - requesting tangible plans for city council to consider to resolve the issues in this area. These residents have been persistent in this. Staff will come up with a drainage plan for these two properties if that is city councils wish.

g) In person meetings – It has been over a year since the last in-person meeting. Council Member Davis would like to have in-person meetings starting in April.

Consent Agenda

A. Approve the second and final reading of Ordinance 2021-O-04; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 8. ANIMALS, BY ADOPTING NEW PROVISIONS GOVERNING CHAINING AND TETHERING OF DOGS, ANIMALS RUNNING AT LARGE, AND ANIMAL WASTE REMOVAL; PROVIDING A PENALTY FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (Tabled on 2/16/2021)

B. Approve Master Plan of Rodeo Palms, an amendment to add "The Lakes Section 5" dated March 15, 2021. (Forwarded with recommendation by PD&Z)

Council Member Place 5, Jason Albert, made the motion to approve. Mayor Davison seconded the motion.

The motion carried with a vote:

Vote:	7-0
Yes:	All
No:	None
Absent:	None
Abstained:	None

Adjourn

Council Member Place 6, Jerome Hudson, made the motion to adjourn at 10:52 p.m. Mayor Davison seconded the motion.

The motion carried with a vote:

The motion carried with a vote:

Vote:	7-0
Yes:	All
No:	None
Absent:	None
Abstained:	None

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

