

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 4/5/2021

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 Larry Akery
Council Member 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: 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

1. Presentation by Hillwood Communities on the Sowell Property

Russ Bynum provided the presentation.

Provided update to proposed conceptual plan after City Council expressed desiring fewer smaller lots at the previous meeting.

Proposed difference from last concept plan:

SFD SFSP 35% to 30%
SFD 50x120 28% to 30%
SFD 60x120 26% to 30%
SFD 70x130 11% to 10%

2. Discussion on any subject addressed on the Agenda for April 5, 2021

Discussion on Agenda Item #3 and Item #6

Discussion on Agenda Item #5

Discussion on Agenda Item #9 (a)

- Dan Davis expressed his desire to resume in person meetings and asked if the other council members would provide their opinions on the matter.
- Councilmember Jason Albert expressed his opposition.
- City Attorney, Bobby Gervais explained to council that if they chose to do in person meetings, they would have to stick with it as there are not options for hybrid meetings.
- Mayor Debra Davis felt that in fairness for all council members, meetings should remain via teleconference until emergency declaration is rescinded.
- Councilmember Dan Davis feels there is value to meeting in person and expressed the continued need for livestreamed meetings.
- Councilmember Jason Albert was adamant that he is not willing to risk someone getting Covid because of coming to a meeting on his conscious.

Mayor Davison adjourned the workshop at 6:58 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: Mayor Debra Davison
Council Member Larry Akery
Council Member 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: 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 Albert

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 x4 for staff assistance.*

John Nessenthaler - Old Chocolate Bayou Rd
Dwayne Barnett - Old Chocolate Bayou Rd

Both gentlemen requested that City Council spend monies to rectify drainage issues on Old Chocolate Bayou Rd.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON A PROPOSED 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

Mayor Davison opened the Public Hearing at 7:12 p.m.

First call for comments "For" or "Against"

None

Second call for comments "For" or "Against"

None

Third call for comments "For" or "Against"

None

Mayor Davison closed the public hearing at 7:14 p.m.

Presentation

Proclamation - April 2021 Child Abuse Awareness Month

Speakers;

Michael Herbert - CASA, Gulf Coast Area

Kristi Belluomini - Brazoria County Alliance for Children

City Manager Update

Update on current events and city issues.

Large avenue construction project is ongoing. Large phase 3 project. Also working on the extension of Rogers from Palmetto down to the Meridiana Parkway. DelBello Lakes extension of DelBello Blvd the developer is moving along quickly with this.

Covid: 2192 total cases, 66 confirmed, 24 probable, 2083 recovered, 19 deaths

Up 74 from 3/15/2021

Regular Agenda

1. Consideration and possible action to accept the FY 20-21 Audit. (Tabled on 3/15/2021)

Council Member Dan Davis made the motion to accept the FY 20-21 Audit. Council Member 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 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.

Council Member Jason Albert made the motion to approve with conditions as listed in the development agreement. Council Member Niccole Tyson seconded the motion.

The motion carried with a vote:

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

3. Consideration and possible action to approve the first of two readings 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.

Mayor Debra Davison made the motion to approve agenda item #3 with proposed changes and item #6 as presented. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

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

4. Consideration and possible action to approve the first of two readings 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 Lorraine Hehn made the motion to approve. Council Member Dan Davis 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 the first of two readings 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.

Mayor Debra Davison made the motion to approve. Council Member 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 Resolution 2021-R-07; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING AND OTHER RELATED MATTERS; AND ADOPTING A SCHEDULE OF FEES FOR FIRE PREVENTION PERMITS ISSUED BY THE CITY; REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Action on this item was taken in combination with agenda item #3.

7. Consideration and possible action to direct staff on minimum design requirements for future city facilities. (Requested by Council Member Albert) (Tabled 3/15/2021)

No action was taken. Staff to research what other cities have in place. Consider touchless options for doors and restrooms. Have a professional provide direction.

8. Discussion on the Capital Projects Fund Budget.

Discussion on the additional money added to the capital projects fund from the Cares Act; item to be added to the next meeting as a workshop.

9. Discussion and possible action on the following as requested by Council Member Davis;
 - a. In Person Meetings
 - b. Budget Workshops
 - c. Animal Control/Possible Interlocal with the City of Pearland

Council Member Jerome Hudson made the motion to resume in person meetings. Council Member Dan Davis seconded the motion.

The motion FAILED with a vote:

Vote: 1-6

Yes: Council Member Davis

No: Mayor Davison, Council Member Albert, Council Member Hudson, Council Member Hehn, Council Member Tyson, Council Member Akery

Absent: None

Abstained: None

b) Budget Workshops

Council Member Davis would like to have a standing agenda item to start discussion on the budget.

City Manager, Kyle Jung - Per the charter, the draft budget has to be presented to the City Council by no later than August 1st of each year. If there are items the City Council wants added or removed from the budget, they need to let staff know so they can coordinate it in the budget preparations.

c) Animal control - The city currently has an interlocal agreement with the City of Alvin.

10. Consideration and possible action to direct staff on the receivables from the City Council Vision/Planning Meeting.

Council's directives to staff from the Planning Workshop:

Financing Workshop with Hilltop Securities

City Center 160 Acre Complex

Regional drainage project

Water & Wastewater rate study

Communication Plan - hiring a Public Information Officer

5 years

- Regional drainage

- Trails plan

- Land Use - Comprehensive Plan

- Master water & wastewater plan updates

Mayor Debra Davis made the motion to accept. Council Member Dan Davis seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: None

No: None

Absent: None

Abstained: None

11. Discussion/Update on Boards and Commissions trainings as requested by Mayor Davison.

Board Trainings;

Staff would propose two sets of training;

General city processes - Staff would present

Board specific training - Staff will find training specific to the boards

b. Concurrence with the City Managers appointment of Keith Traylor as department head of the Fire and Safety Department.

Council Member Jason Albert requested that this item be removed from the consent agenda to be discussed and acted on in open session.

Mayor Debra Davison made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion FAILED with a vote:

Vote: 3-4

Yes: Council Member Hudson, Council Member Akery, Mayor Davison

No: Council Member Hehn, Council Member Tyson, Council Member Davis, Council Member Albert

Absent: None

Abstained: None

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. Acceptance of the infrastructure improvements for Pomona Parkway Phase 3 and release of the associated maintenance bonds.

c. Approve a 180 extension for CenterPoint Energy to construct, operate and maintain its gas and electric facilities in City ROW's to expire October 8, 2021.

d. Acceptance of the Meeting Minutes to date.

Council Member Dan Davis made the motion to approve consent items a, c, and d. Council Member Jason Albert seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: None

No: None

Absent: None

Abstained: None

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, to discuss the following:
Frost Construction Contract

Mayor Davison recessed the meeting at 9:03 P.M. for Executive Session

Mayor Davison reconvened the meeting at 9:18 p.m. There was no action taken during Executive Session.

Mayor and Council Comments

None

Adjourn

Council Member Jason Albert made the motion to adjourn at 9:22 p.m. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

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

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

