

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

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City of Manvel will convene a regular City Council meeting Via Teleconference for the purpose of discussing and if appropriate, take action with respect to the following items:

This meeting will be open to the public via teleconference City Hall will be CLOSED to the public.

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: 985 194 546#

MINUTES 5-3-2021

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

Discussion on Capital Projects Fund

Discussion on a Grant Writing Policy as requested at the April 19, 2021 City Council Meeting.

Discussion on any subject addressed on the Agenda for May 3, 2021.

Mayor Davison adjourned the workshop at 6:54 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: 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:

Also Present:

Inspirational Reading - Council Member Larry Akery 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.manvel.com or by emailing info@manvel.com by calling 281-489-0630 x4 for staff assistance.*

Nancy Friudenberg - spoke on agenda item # 2, and provided the following statement;

My name is Nancy Friudenberg. I am the Director of the Brazoria County Community Development Program, which oversees the County's H.U.D. (Housing and Urban Development) C.D.B.G. (Community Development Block Grant), HOME and E.S.G. (Emergency Solutions Grant), along with all H.U.D. funded Disaster Recovery and CARES Act funding for the County. These funds are allocated to the various Cities wishing to participate in the program - there are 20 Brazoria County cities participating at this time. The C.D.B.G. grant funds public service organizations, as well as infrastructure in low to moderate-income areas. The HOME grant funds home rehab and/or reconstruction to individual low to moderate residents (i.e., as of 4/1/21, the moderate-income for a family of 4 is \$77,300). The E.S.G. grant supports homeless prevention with rental and utility assistance, as well as rapid re-housing to help the homeless with deposits and rent. In addition to the regular allocated grant money, Brazoria County is awarded disaster relief for participating jurisdiction's residents. This year, these funds have assessed Manvel residents with \$47, 499.68 in rental and utility assistance, which they would not have been eligible to receive if not for the City's participation.

Even if the City does not choose to participate in the regular allocation, participating in the program will allow Manvel's residents to be included in any individual funding opportunities that they may be eligible for (rent and utility assistance, housing rehab, etc.). The individual resident need only show proof of residency and need and our department oversees all programs pertaining to this portion of the funding, as was done in the above-mentioned assistance. This is a significant benefit to your residents, with absolutely no liability or work on the behalf of Manvel.

Adrian Gaspar -

As a citizen and former councilman, expressed that there is no transparency. The citizens need accountability.

Presentation

Proclamation - May 2, 2021-May 8, 2021

Municipal Clerks Week

City Manager Update

Update on current events and city issues.

Update on Covid numbers:

2302 Total, 57 Confirmed, 29 Probable, 2196 Recovered, 20 Deaths

Regular Agenda

1. Consideration and possible action to approve scheduling a special called City Council Meeting on May 10, 2021 at 6:00 p.m. to Canvass the May 1, 2021 General Election.

Council Member Davis made the motion to approve. Council Member Tyson seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: 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 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve the Notice to Withdraw as a participating jurisdiction in the Brazoria County CDBG and Home Program for Federal FY 2022-2024 and authorize the City Manager to execute the withdraw form.

C.D.B.G. block grants are for low to moderate income individuals. In the past these funds have been used to extend a Waterline on Rogers, and a Waterline on Lewis. There are some requirements that deal with affirmative fair housing. Under the new A.F.F.H. program there was not enough affordable housing in their community. They were forced to approve areas of affordable housing. By accepting C.D.B.G. funds this could later be an issue. GLOW funds are also H.U.D. dollars. If accepted this could weaken the land use ordinance.

Dan - Why was the council only given one document in their packet. Home program helped families in Manvel during COVID with over \$47,000. If we opt out, those families would not be able to participate. Passionate about this because of personal issues his family endured when he was unemployed for 6 months last year.

Larry - Was unfamiliar with families being able to get assistance. Not in favor of affecting families in need. Confused about how this affects the City's land use.

Mayor - The City cannot have it both ways. If we participate it weakens the land use regulations "zoning" the City currently has.

Nancy Friudenberg - A.S.F.H. will not affect the city land use. Will not restrict City from being able to add subdivisions and will not force the City to have affordable housing.

Mayor - Since Manvel is not built out and has vast areas of land available, this could be a problem in the future.

Jason - Profoundly disappointed that the Council did not get all the documentation in their packets to make an educated vote.

Lorraine - Wants to see more date on what resources the citizens of Manvel have access to. Issues with "nothing is free"; H.U.D. money does not come without strings. Manvel has a large amount of land to develop and doesn't want to have issues in the future with the development.

City Manager - Wants to ensure that Council has the choice to make decisions and is not forced

Mayor Davison made the motion to not opt out of the C.D.B.G. program at this time. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: 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 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: None Abstained: None

3. Consideration and possible action to direct staff regarding available funding from the General Land Office (GLO) and Brazoria County. (Requested by Council Member Davis)

Dan Davis - Wants to know why the City opted out of these funds for a SCADA system that was previously approved. Concerned again with lack of documentation included with the agenda to City Council.

City Manager - Concerns over H.U.D. funding requirements with these G.L.O. funds.

Lorraine - Is not interested in any H.U.D. monies that will jeopardize the City's land use but would also have liked to have seen more information beforehand.

Jason - Council decides policy. Wanted to know beforehand what strings are attached to these monies, what policies the police department would have been forced to hold to, in order to have been able to make a more informed decision.

Mayor Davison made a motion to give direction to staff to reach out to the General Land Office (G.L.O.) to see if funds are still available and if so requested that staff bring a complete package back to city council to take action on and authorize a special meeting if needed. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 5-2

Yes: Council Member Larry Akery, 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: Mayor Debra Davison, Council Member Lorraine Hehn

Absent: None

Abstained: None

4. Consideration and possible action on a request by Meridiana to approve an appeal to the City's Designated Official's interpretation that the Meridiana General Development Plan Amendment #18 (as submitted to City Staff on March 24, 2021) does not adequately display "overall circulation" as required within the O-PUD agreement.

Discussion about emergency access easement.

Jessica Rodriguez, Director of Development Services - there has generally been issues with circulation between sections in Meridiana. Needs to be open to both pedestrian and vehicular traffic.

Mayor to direct staff to go back and talk with Meridiana and bring back to next meeting.

Mayor Davison made the motion to table. Council Member Albert seconded the motion. The motion carried with a vote:

Vote: 6-0

Yes: 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 5 Jason Albert

No: None

Absent: Jerome Hudson

Abstained: None

5. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62- 119 (d) (1) and (2) Additional Street Requirement and authorize the Mayor to execute the Development Agreement for 0.8264 acres of property located at 7523 Russell Street.

The staff recommends approval with a development agreement with two conditions. The conditions include:

1. Developer may satisfy the requirement to construct one half of perimeter roadway, Gilbough Avenue, by escrowing funds to the City in the amount of construction, based upon the cost of construction estimated by the city engineer at the time of tender of the escrow funds. If the escrow funds are not used within 10 years of the approval of this Agreement, the funds

shall be refunded to the current property owner at the time of refund. The escrow funds shall be due to the City at the earlier of: (a) before the certificate of occupancy is approved and issued for the existing building located at 7523 Russell Street; (b) upon further subdivision and/or platting of the Property by Developer or any successor in interest, (if no escrow has been tendered then one half of the road will be constructed to City standards as per subdivision ordinance); (c) within 90 days of the City giving notice that it will construct the roadway; and (d) upon the occurrence of the abutting property owners (along the 60-foot Gilbough Avenue right-of-way) developing or redeveloping the abutting property. Upon such occurrence, Developer or any successor in interest may either escrow funds or join in construction of the roadway with the abutting property owners; and 2. City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

Council Member Jason Albert made the motion to approve. Mayor Davis seconded the motion. The motion carried with a vote:

Vote: 7-0

Yes: 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 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

6. Staff update on the following Master Plans;
 - a) Master Water Plan
 - b) Master Wastewater Plan
 - c) Master Drainage Plan

No deliverables as of yet.

Master Water Plan - HDR is working on. 32% complete. Phase one almost complete. Next Phase is water strategies. By the end of May, we will have a list of 5- and 10-year capital projects listing.

Master Wastewater Plan - Freese and Nichols at 40% having weekly meetings for updates.

Master Drainage - at 48% complete. Modeling c12 ditch to see what it can handle. This is at 48% as well.

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 Final Plat for Meridiana Cumulus Drive Phase 2;
BEING A SUBDIVISION OF 2.358 ACRES; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 & 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOL. 22, PG. 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B) Approve Final Plat for Meridiana Section 28A;
BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, & 7, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C) Approve Final Plat for Meridiana Section 33A;
BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND ALSO, BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D) Approve Final Plat for Meridiana Detention Reserve T Phase 1,
BEING A SUBDIVISION OF 14.03 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.

E) Approve 30-day plat extension for a Preliminary Plat for Meridiana Inspiration Way Phase 2,
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.

F) Approve a 30-day extension for the Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.

G) Approve a 30-day plat extension for the Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

H) Approve a 30-day plat extension for the Preliminary Plat for Avellino Section 1;
BEING A SUBDIVISION OF 50.753 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY,
SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING A PARTIAL
REPLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL.
2, PG. 81-82, B.C.P.R.

I) Approve second and final reading of Ordinance 2021-0-15;
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.

J) Concurrence with the City Managers decision to hire Gilbert Salas as Director of Community
Services.

K) Approve meeting minutes to date.

Council Member Davis made the motion to approve the consent agenda items. Council Member Akery seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: 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 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Mayor Davison recessed the meeting at 8:59 pm for executive session;

Executive Session

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

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

Discuss economic development incentives on the Sowell Property

Mayor Davison reconvened council from executive session at 10:41 p.m. There was no action taken.

Mayor and Council Comments

Update on current events and city issues.

Dan -

Congratulated Larry & Lorraine Manvel's Kyle Tract reached NFL

Manvel High School track & field athletes qualified for state, which is a big accomplishment

Lorraine -

Husband has joined chamber and will be at ribbon cutting at Grazias Clubhouse

Adjourn

Mayor Davis made the motion to adjourn. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: 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 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

