

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

**NOTICE OF A TELECONFERENCE CITY COUNCIL MEETING
OF THE CITY OF MANVEL**

MINUTES 6/21/2021

OPEN HOUSE - 6:30 P.M. - 7:00 P.M.

Regular Session

Call To Order

The meeting was called to order at 7:00 p.m.

Inspirational Reading - Mayor Davison

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.*

James and Cynthia Cortinas - spoke about Carpenter Rd

Patton Ritter – candidate for Brazoria County Court at Law #2

Laurie Cimrhazel – spoke about sidewalks on Large and the repaving of Wilson Rd.

Presentation

Proclamation

June 21, 2021 - Kyle Trask Day

City Manager Update

Update on current events and city issues.

- 1) Large Phase 3 project almost complete. Holly to be paved in near future, then Large will be striped
- 2) Pollard Blvd striping – done a week ago
- 3) Crews working on drainage on Mississippi
- 4) 6/1 Hurricane season

Regular Agenda

1. Consideration and possible action to approve a Preliminary Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Failed by PD&Z with 0-7 Vote.

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

Vote: 0-6

Yes:None

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

Absent: Council Member Place 3 Niccole Tyson

Abstained: None

2. Consideration and possible action to approve the following:

30-day plat extension for a Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM 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. Forwarded with favorable recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283 AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE 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. Forwarded with favorable recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Pursley Boulevard Phase 4;
BEING A SUBDIVISION OF 1.941 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. Forwarded with favorable recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Cumulus Drive Phase 3;
BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDS IN VOLUME 22, PAGES 231- 234 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.

30- day plat extension for a Final Plat for Meridiana Section 28B;
BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.

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

Vote: 0-6

Yes: None

No: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, City Council Member Place 4 DanDavis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

Absent: Council Member Place3 Niccole Tyson Abstained: None

3. Update by Waste Connections Inc., District Manager, Christopher Robert on the CPI-U (Consumer Price Index) adjustment.

No action taken.

CPI-U adjusted increase of 3%

Quarterly rate will go from \$60.45 to \$62.26

4. Update by Chief Traylor on gun crimes, violent crimes, open cases, closed cases, and plans to curtail violence and action by City Council to direct staff if needed. (Requested by Council Member Albert).

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

Vote: 6-0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, City Council Member Place 4 DanDavis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

No: None

Absent: Council Member Place 3 NiccoleTyson

Abstained: None

5. Consideration and possible action to direct staff on including the following items in the FY 2021-22 budget;

*Install Asphalt paving on Carpenter Road (Requested by Council Member Davis)

Council Member Davis - Is this a public road?

City Manager Kyle Jung - No, it would have to be dedicated as a 60 foot ROW. City Council would have to grant a variance to the city to build an asphalt road. City standards require cement curb and gutter.

Council Member Davis - Have we reached out to the County for assistance?

City Manager Kyle Jung - No. The county would just reclaim not reconstruct.

Council Member Davis - What other options are available in place of asphalt?

City Manager Kyle Jung - If we are going to construct a road, we should construct the correct way; not put \$50,000 in rock down to have to tear back up.

Council Member Davis - Could open up the budget by at least \$325,000 if dollars are moved around in the current budget. Tap into unused funds if able.

Mayor Davison - The city has a list of streets that has already been created that need attention. Not fair to move new streets to the head of the list. City has a process and just by adding new ones to the Agenda should not be reason to move these to the top of the list.

Council Member Hehn - The residents want to make this road a public road. When this first came to City Council the council was open to taking over the road.

Council Member Davis - Direction on this item is to push to make this a public road. Staff to move forward to what needs to be done to make this happen.

Council Member Albert - Wants to confirm everyone on this road wants this to be a public road. Direction to CM to make sure someone from staff has spoken to everyone on this street to confirm everyone wants this.

City Manager Kyle Jung - Staff will have to determine what was dedicated and how it was dedicated. Could be accepting a road to be a public road that does not meet the zoning ordinance or subdivision ordinance.

Mayor Davison - Direction to residents on this road to pick a representative to come discuss it with staff.

*Improvements to drainage on Old Chocolate Bayou Road (Requested by Council Member Davis)

Staff requested the estimate of construction cost from DD3. If the drainage district provided the labor, this would lower the construction cost.

Council Member Davis - Check with Commissioner Cade to see if they are interested in contributing?

City needs a drainage list to prioritize the drainage needs.

Council Member Hehn - How many people will this help - approximately 8

Council Member Davis - See what the county or drainage dist will contribute then bring back to the City Council for consideration.

Council Member Akery - Are any of these homes flooding?

City Manager - no water is in their yards.

*Install asphalt paving at the end of Del Bello Lane (Requested by Council Member Davis)

City Manager Kyle Jung - Appears this is a 40-foot ROW, city minimum is 60 foot. Would require a 10-foot easement on either side. The city should not be required to purchase additional ROW.

Council Member Hehn - Where is DelBello Lane on the road repair list?

Mayor Davison - If the list needs to be reviewed, then this needs to be in a workshop.

Council Member Davis - Is DelBello Lane on the internal list to work on? Does the city have an internal list?

City Manager Kyle Jung - No

City needs a list of roads that is data-driven. The road list needs to be workshopped. An asset maintenance and improvement plan needs to be included in the new budget.

Direction is to prioritize the internal road repair/construction list. Lorraine is in agreeance.

*Install sidewalks along Large Avenue from McCoy to Masters (Requested by Council Member Hehn)

City Manager Kyle Jung - To accomplish this the city would first need to install storm sewer then build the sidewalk over it. The estimated cost would be \$875,000.00

Council Member Albert - Feels like the city messed up by not thinking of sidewalks when Large was built.

Kyle suggested sidewalks not be built down Large but should be Lewis Lane.

Trails task force was put on hold due to not having an inhouse GIS system. With now having a full time GIS person this will be helpful in the task force starting back up.

*Construct a pavilion at Croix Park (Requested by Council Member Hehn)

Council Member Akery - In 2018/2019 when events were being held at Croix Park, the discussion came up about adding a pavilion. The money has been budgeted but no plans have moved forward with this. There is \$250,000 in the Parks Fund. This amount also included bathrooms.

Council Member Albert - With the cost of wood and steel this should not be included in the upcoming budget. This would be a waste of money if done now.

Council Member Hehn -Would like to continue to add dollars to this line item so when prices do level out the dollars will be available.

Council Member Davis - Is it time we re-engage the Parks Board? How can the city invest our money in something different. Does not want to duplicate what the subdivisions and or neighboring city's already have.

Mayor Davison - The current task force is working on the upgrades for the botanical gardens. The dollars for this is also coming from the parks fund.

Council Member Hehn - If we engage the Parks Board, we need to make sure we have funds to use for the improvements they come up with. The previous board was premature as the board came up with ideas but funds were not available to make the improvements.

Mayor Davison - We first need to find out how much the task force is going to need for their projects. Mayor will also get in touch with Commissioner Ryan Cade and Brian Fraizer to see what help is available.

6. Update on the following as requested by Council Member Davis;
 - A) Drainage District Projects
 - B) Streets in the Gated Section of Rodeo Palms

Council Member Davis requested this for an update as a body;

Drainage Districts - we have not been informed of any projects coming forward in the City of Manvel any time soon.

Mayor Davison - Suggested it is time to have another drainage forum.

Gated section in Rodeo Palms -

Chief Traylor reached out to April with the HOA to say he is interested in a meeting to discuss this. As of yet, April has not reached out to them.

Council Member Hehn will reach out to April to see where this stands. There are some individuals in that area that are not on board with this idea. Everybody would need to be in agreeance.

***Council Member Place 5 Jason Albert requested item # 6 be removed from the consent agenda. Council Member Place 6 Jerome Hudson seconded the motion.

** Consent agenda item # 6;

Authorize the City Manager to execute the contract, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager;

A) TML Health Benefits 2021-2022 Renewal for Staff Insurance Benefits.

Council Member Albert made the motion to approve item #6. Council Member Hudson seconded the motion. The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, 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: Council Member Place3 Niccole Tyson

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.

2. Approve 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. Forwarded with favorable recommendation by PD&Z.
3. Approve Final Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 12.39 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.

6-21-2021 CITY COUNCIL MEETING MINUTES

4. Approve Final Plat for Meridiana Section 31A;
BEING A SUBDIVISION OF 15.52 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.
5. Approve Preliminary Plat for Meridiana Pursley Boulevard Phase 68;
BEING A SUBDIVISION OF 0.02 ACRES OUT OF THE H. & T. C. R.R. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. Forwarded with favorable recommendation by PD&Z.
6. Approve the second and final reading of Ordinance 2021-O-17;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 24.7282 ACRES LOCATED AT THE SOUTHWEST CORNER OF CROIX ROAD AND STATE HIGHWAY 288, SITUATED IN THE A.C.H. & B. CO. SURVEY, A-459 OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF SIXTY- FIVE (65) ACRE TRACT OF LAND AS RECORDED IN VOLUME 283, PAGE 617 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; 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.
7. ** Item removed from the consent agenda.
Authorize the City Manager to execute the contract, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager;
A) TML Health Benefits 2021-2022 Renewal for Staff Insurance Benefits.
8. Final acceptance of the infrastructure improvements for Pomona Section 16 and release of associated maintenance bonds.
9. Acceptance of the infrastructure improvements for The Colony Section 6 to begin the Two- Year Maintenance Period.
10. Approve Resolution 2021-R-12;
A RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40.

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

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, 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: Council Member Place 3 Niccole Tyson

Abstained: None

Mayor Davison recessed the meeting at 10:00 p.m. for executive session;

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, Section 551.071: Consultation with attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:
Potential Real Estate Acquisitions Opportunities

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.089. "Deliberation Regarding Security Devices or Security Audits". Network Security.

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

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

Mayor Davison reconvened the City Council meeting at 11:01 p.m.

There was no action taken in executive session..

Mayor and Council Comments

Council Member Albert thanked Lori Cimerhanzel for her comments on the paving of Large.

Adjourn

Council Member Hehn made the motion to adjourn the meeting at 11:03 p.m. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 6-0

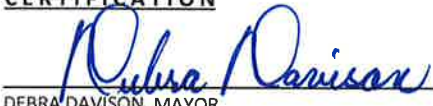
Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, , City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, and City Council Member Place 6 Jerome Hudson

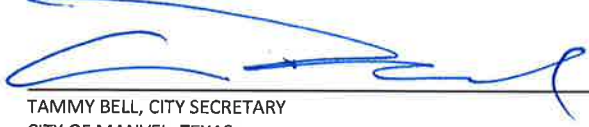
No: None

Absent: Council Member Place 3 NiccoleTyson

Abstained: None

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

