

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 7/6/2021

Regular Session

Call To Order

Mayor Davison called the meeting to order at 7:00 p.m.

Inspirational Reading - Council Member Davis

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

*John Nethelbalm

Spoke on the need for drainage on Chocolate Bayou Road.

*Larinda Barnett

Spoke on the need for drainage on Chocolate Bayou Road.

*Adrian Gaspar – 8317 Cook Road, Manvel

Spoke on the need for Masters Road to be repaired and enlarged from HWY 6 to the RR tracks.
Lot sizes - wants the council to look into large tract development.

*Carolynn Manley – AISD representative

Spoke in favor of agenda item #4 - MEDC project for the JB Hensler School Dental Academy.

Public Hearing

TO HEAR COMMENTS "FOR" OR "AGAINST" AN OIL AND GAS DRILLING WELL PERMIT APPLICATION FROM PELES, LLC. TO DRILL, COMPLETE, AND OPERATE A WELL LOCATED ON A 389.70 ACRE TRACT OF LAND, MORE OR LESS, IN THE A.C.H.&B SURVEY, ABSTRACT NO. 402, WITHIN THE CITY OF MANVEL, TEXAS, 369.70 ACRES

MORE PARTICULARLY DESCRIBED IN THAT MINERAL DEED DATED EFFECTIVE JANUARY 1, 1995, FROM PLAINS RESOURCES, INC. TO NORTH CENTRAL OIL CORPORATION, RECORDED IN DOCUMENT NUMBER 95-006533 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND 20.00 ACRES MORE PARTICULARLY DESCRIBED IN THAT MINERAL DEED DATED EFFECTIVE JULY 1, 2015, FROM MICHAEL PIPER TO HARRIGAN ROYALTIES, LLC AND JCB O&G, LLC, RECORDED IN DOCUMENT NUMBER 2015045363 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.

Mayor Davison opened the Public Hearing at 7:18 p.m.

First call for comments "For" or "Against"

Tom Ngyn with Peles LLC spoke in favor of the drilling permit.

Second call for comments "For" or "Against"

None

Third call for comments "For" or "Against"

None

Mayor Davison closed the public hearing at 7:20 p.m.

City Manager Update

Update on current events and city issues.

Del Bello Blvd – The extension is very close to being finalized.

Home Rule Charter Commission had their first Charter Review Meeting.

Staff has been working with HDR on the improvements to the two Water Plants.

Staff is having discussions with Centerpoint to bring electric and gas services to the school site. This could also be the start of a plan to add a walking trail / access crossing the C12 ditch allowing access from behind Bluewater Lakes to the school.

Regular Agenda

1. Consideration and possible action to approve a Preliminary Plat for Meridiana 8 and 9 Open Space; BEING A SUBDIVISION OF 73.69 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE SECTION 1 MAP, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion to forward with favorable recommendation by PD&Z FAILED with a 0-6 vote.

Council Member Jason Albert made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion FAILED with a vote:

Vote: 0-6

Yes: None

No: Mayor Debra Davison, 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

Absent: Council Member Lorraine Hehn,

Abstained: None

2. Consideration and possible action to appoint Catherine Thea Samaan as an alternate Municipal Court Judge.

Council Member Jason Albert made the motion to approve. Council Member Larry Akery seconded the motion.

The motion carried with a vote:

Vote: 5-1

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: City Council Member Place 4 Dan Davis

Absent: Council Member Lorraine Hehn

Abstained: None

3. Consideration and possible action to approve Ordinance 2021-O-19;

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE CAPITAL PROJECTS FUND, 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 Jason Albert made the motion to approve. Council Member Niccole Tyson seconded the motion.

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, 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: None

Absent: Council Member Lorraine Hehn

Abstained: None

4. Consideration and possible action to approve Resolution 2021-R-13;

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 APPROVING AN EXPENDITURE OF UP TO \$96,351.58 FOR THE AISD J.B. HENSLER DENTAL ASSISTANT JOB TRAINING PROJECT TO PROVIDE FOR EQUIPMENT AND MATERIALS FOR THE DENTAL ASSISTANT JOB TRAINING FACILITY, TO FURTHER JOB TRAINING AND ECONOMIC DEVELOPMENT; 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 Jason Albert made the motion to table. Council Member Larry Akery seconded the motion.

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, 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: None

Absent: Council Member Lorraine Hehn

Abstained: None

5. Consideration and possible action regarding an application for an oil and gas drilling permit for Peles, LLC to drill, complete, and operate a well located on a 389.70 acre tract of land, more or less, in the A.C.H. &B Survey, Abstract No. 402, within the City of Manvel, Texas, 369.70 acres more particularly described in that Mineral Deed dated effective January 1, 1995, from Plains Resources, Inc. to North Central Oil Corporation, recorded in Document Number 95- 006533 of the Official Public Records of Brazoria County, Texas, and 20.00 acres more particularly described in that Mineral Deed dated effective July 1, 2015, from Michael Piper to Harrigan Royalties, LLC and JCB O&G, LLC, recorded in Document Number 2015045363 of the Official Public Records of Brazoria County, Texas.

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

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, 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: None

Absent: Council Member Lorraine Hehn

Abstained: None

6. Consideration and possible action to direct staff on scheduling a Drainage Forum meeting.
(Requested by Mayor Davison)

Council Member Dan Davis made the motion to direct staff to move forward with scheduling a Drainage Forum meeting. Council Member Larry Akery seconded the motion.

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, 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: None

Absent: Council Member Lorraine Hehn

Abstained: None

7. Update on a Street Maintenance Plan.

Dan Johnson provided the update;

A Street Maintenance Plan was first identified in the 2016 Capital Improvement Plan. Although the plan was identified in 2016 as a project, funds have not been allocated in the budget for the plan. It is currently time to start thinking about starting the process for the plan. The process would be to start with an inventory of streets, ROW's, and drainage and doing a traffic count on each street. This work could be done in house, however with the size of the city staff this could be time consuming and a very slow process. Staff suggestion would be to outsource.

8. 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). Agenda item discussed and tabled at the 6/21/2021 City Council meeting.

No action taken. Council Member Albert requested to have further discussion on this item at the next City Council Meeting.

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.

1. Acceptance of the meeting minutes to date.

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

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, 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: None

Absent: Council Member Lorraine Hehn

Abstained: None

Mayor Davison recessed the meeting of the City Council at 8:30 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 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 meeting of the City Council at 9:50 p.m. There was no action taken during Executive Session.

Mayor and Council Comments

Mayor Davison updated the City Council on the status of having the council chambers and front foyer area decorated. The Decorators have completed the concept and should start work in the upcoming weeks.

City Secretary, Tammy Bell announced that there would be a 6:30 p.m. joint meeting on Monday July 12, 2021 with City Council and PD&Z. This meeting will be a joint public hearing on the proposed amendment to the Thoroughfare Plan.

Adjourn

Mayor Davison made the motion to adjourn at 9:53 p.m. Council Member Dan Davis seconded the motion.

The motion carried with a vote:

Vote: 6-0

Yes: Mayor Debra Davison, 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: None

Absent: Council Member Lorraine Hehn

Abstained: None

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

