

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 7/19/2021

Workshop Session

Discussion / Update on the Sowell Property

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:

Discuss economic development incentives on the Sowell Property

Mayor Davison recessed the meeting at 6:10 p.m. for executive session.

Mayor Davison reconvened the meeting from executive session at 7:02 p.m.

No action was taken in executive session.

Regular Session

Call To Order

Mayor Davison called the meeting to order at 7:08 p.m.

Inspirational Reading - Council Member Jason 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 tbelt@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

April VanTassel - Manvel Police Association

Talks about the need for additional dispatcher positions for Manvel PD.

States that the high turnover rate is due to employees working too much overtime and they are getting burnt out. She suggest one additional full-time dispatcher and one part-time dispatcher.

Clayton Kriewaldt - President of Manvel Police Association

MPA requesting additional officers, additional benefits, higher pay.

Current pay scale is designed to encourage high turnover rate. Current scale offers no way to increase salary.

Surrounding agencies pay for experience and sign on bonus. The pay scale they've recommended is not only standard but what officers expect when they're looking for long-term employment.

If Manvel PD doesn't adapt, it can expect to continue to lose officers.

Mr. Valdermero Garza - 7211 Mississippi

Concerns about Cameron Recycling

Noise and fumes nuisance. Hoping this can become an agenda item so that we can come to some sort of resolution.

Michael Johnson - 7023 Louisiana St

Complaints on Cameron Recycling - Heavy Commercial is only on the front portion of Cameron's. Cameron's has expanded as heavy commercial to the back portion of the property. Decibels daily in the 90s and shakes his home.

EPA has sited Cameron's twice for not complying with the air requirements. Working as late as 7:00 p.m. and later.

Concerns over storm water now - burning oil getting into ground system.

Kimberly Shaw - 7023 Louisiana St

Believes fumes are cause of lung/breathing issues in herself and neighbors. Her horse had to be put down six months after they moved there because of COPD, which she also attributes to the fumes.

Greg Rencon - Self introduction as a Candidate for County Court at Law Position #2

City Manager Update

Update on current events and city issues.

Several of the staff took the drone training last week.

Numbers related to covid on the county website from 6/7 to today;

up from 2365 at the beginning of June to 2469

12 confirmed now up to 41

2314 recovered in June, now 2387

22 deaths at the beginning of June now up to 24

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-20; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-51. THOROUGHFARE PLAN; APPROVING THE CITY'S 2021 MASTER THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; 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; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

Council Member Albert - Asked what issues this change will have on Meridiana. There will be a small portion of land that will be lost from development. Staff recommendation was not an attempt as a land grab but a safety factor.

Council Member Davis - Concerns with funds that will be spent in the budget for the transportation thoroughfare plan that these updates might be premature.

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

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City 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

2. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-18; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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.

Jessica Rodriguez, Director of Development Services

PUD for Valencia

1100 single family homes, 24 acres of parks/open space/trails

42% Traditional homes - 50ft to 70ft lots

58% Specialty homes - less than 50ft lots - rear loaded alley homes, townhomes, zipper homes

PUD states lots that are substandard (<50ft) will never take up more than 58% of the development

Trails 6-8ft in width, kayak launch

Will provide a lot of connectivity with other developments and the future Manvel Town Center

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

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City 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

3. 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. (Tabled on 7/6/2021)

Council Member Davis does not see the correlation to the economic growth.

- 1) Three other cities will benefit from the program - language that states within 1 year the ISD gets commitments with other cities to match what the city is contributing.
- 2) Prioritization - if equipment has not been purchased, purchase in city or county
- 3) Internship - 1 year time frame that internship relationship is formed within in the city.

Lorraine - How could we enforce the internship requirements? Purchasing equipment standards the school has to follow already for best pricing or bidding?

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

The motion carried with a vote:

Vote: 4-3

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 6 Jerome Hudson

No: City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert

Absent: None

Abstained: None

4. Consideration and possible action to approve Resolution 2021-R-14;
A RESOLUTION APPROVING THE CONVEYANCE OF A 0.2879 ACRE TRACT OF RIGHT-OF-WAY TO BRAZORIA COUNTY IN CONNECTION WITH THE COUNTY ROAD 90 BRIDGE PROJECT; AUTHORIZING THE MAYOR TO EXECUTE THE DEDICATION OF RIGHT-OF-WAY DEED AND ANY DOCUMENTS NEEDED FOR THE CONVEYANCE; APPROVING THE PROJECT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

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

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City 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

5. Consideration and possible action to approve a Subdivision Variance request to Chapter 62, Section 62-111, *Additional Street Requirements* for property located at 8801 Amanda Lane and authorize the Mayor to execute the Development Agreement.

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

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City 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

6. Consideration and possible action to approve a Preliminary Plat for Meridiana Inspiration Way Phase 3, a subdivision of 2.68 acres out of the Oliver Hall Survey, A-203; also being a partial replat of Lot 5 and Lot 6, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267- 270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas. Favorable recommendation by PD&Z failed with a vote 0-6. Dorothy Wynne abstained (Abstention Affidavit on file)

Action taken on agenda item #6, #7, and #8 as one motion.

7. Consideration and possible action to approve a Preliminary Plat for Meridiana Section 7 East, a subdivision of 23.36 acres, being a partial replat of Lots 11-16, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas. Favorable recommendation by PD&Z failed with a vote 0-6. Dorothy Wynne abstained (Abstention Affidavit on file)

Action taken on agenda item #6, #7, and #8 as one action item.

8. Consideration and possible action to approve a Preliminary Plat for Meridiana Detention Reserve 'X', a subdivision of 12.44 acres out of the Oliver Hall Survey, A-203 ; also being a partial replat of Amending Plat of Lot No. 15 - Lulling Stone Section 1, a plat recorded at Volume 22, Page 165, Brazoria County Plat Records; also being a partial replat of Lot 13 and Lot 14, Block 1, of Lulling Stone Section 1, a plat recorded at Volume 21, Pages 267-270, Brazoria County Plat Records , City of Manvel, Brazoria County, Texas. Favorable recommendation by PD&Z failed with a vote 0-6. Dorothy Wynne abstained (Abstention Affidavit on file)

Council Member Davis made the motion to approve items 6, 7, and 8. Council Member Tyson seconded the motion.

The motion failed with a vote:

Vote: 0-7

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City 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: None

Abstained: None

9. 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 #19 (as submitted to City Staff on June 15, 2021) does not meet the criteria adopted in Ordinance No. 2009-O-04, the 2007 Manvel Comprehensive Plan, the 2001 Manvel Zoning Ordinance, the Seven Oaks Ranch (Meridiana) Open-Planned Unite Development District Plan (O-PUD Plan), Ordinance No. 2009-O-05, and the Tax Increment Investment Zone 3 (TIRZ 3) – Final Project Plan.

Dan - agrees in regards to Clark and Jordan. Feels this is a safety issue and would like to see the developer put forth some effort to say what they are willing to provide.

Supports staff in regards to the ingress and egress.

Lorraine - appreciates that the language may not say the developer has to provide ingress and egress but it is a safety issue.

The city needs the connectivity.

Brad - agrees in regards to Clark and Jordan. Part of appeal - realign and improve Clark Rd bridge area and providing additional points of access. Developer is willing to engage in conversation with the city staff to come up with a solution to fix this. The GDP meets all codes today and should not be held up for this.

Dan Johnson - the GDP does include the Jordan extension into Clark. The city has been in conversation with the GCWA they are working with tx dot on replacing the bridge. The city is requesting it not be replaced now to get the alignment of Jordan fixed now so the bridge is replaced in the correct place.

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

The motion FAILED with a vote:

Vote: 2-5

Yes: City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 6 Jerome Hudson

Absent: None

Abstained: None

10. Update by the City Manager on the GLO Grant.

No action to be taken tonight. This update is to provide a draft of the documents that will be coming before city council for approval dealing with a list of required policies.

Dan - What time frame?

Kyle - Within in the next meeting or two

11. 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 and further discussed at the 7/6/2021 City Council Meeting).

See attached presentation as provided by Chief Traylor.

Build a new police dept.

Look at officer pay - starting pay comparative but long range does not compete

Look at other incentives

Looking to train more officers to be FTO

Jason - Complimented the Chief for his presentation.

How do we accomplish what the PD needs? Feels that Council gives the tools but let the Chief and City Manager figure out the plan. What are the next steps so that we can get them what they need?

Dan - Echoed Jason's compliment.

Asked for current positions update.

Chief

Current positions -

Dispatch full

Officers - 1 open and another open next week

Recent testing - 17 scheduled - 3 showed up - 1 passed but was not selected

Tomorrow have 10 scheduled - will be looking for 2

Dan - What do we do to recruit and keep officers to curtail violence in the city? How do we keep those officers?

Lorraine - Hoping that the Chief brings something during the budget discussions to keep the current staff. Growing pains are hard, appreciates the staff that have stuck it out with the city. Reward to keep and incentivize the staff we have.

Mayor - Requested the Chief share the status of the recent violent cases.

Chief - Staff is investigating, have problems getting cooperation from all sides involved.

12. Update and possible action to direct staff on the following as requested by Council Member Albert;
 - A) Technology Implementation
 - B) COVID Contingency Preparedness Plan
 - C) Open Fire Marshal and Deputy Fire Marshal positions including discussion about applicants

Council Member Albert asked for an update on technology-
Voting, screens, live view meetings

Kyle Jung - Most technology items from COVID funds are on back order but should be coming up in the next few months.

Off-site backup location in the works.

Design of fiber line from city hall to PD in the works - 4 to 5 months

Jason Albert - COVID contingency plans - where are we with having plans in place?

Kyle Jung - Staff is continuing to track numbers. Watching variant. Unfortunately it is a wait and see, watching numbers through the county and proactively react if or when needed. Social media notices if something is happening. Emergency order if necessary.

Jason - Important to be vigilant and remind staff to wash hands, don't touch face.

Kyle - Remote work is an option if needed.

Dan - resources - COVID funds - is there a possibility of delay in funds?

Kyle - City is looking at using the funds for water, sewer and broadband. Long lasting infrastructure. This would be the best use of the funds. In the meantime, there is funding in the current budget and could do a budget amendment if needed.

Jason Albert - Open Position Fire Marshal - Why 7 months without a FM?

Kyle Jung - City has been advertising, rec'd 8 applications, did 2 interviews had a 3rd one scheduled but they declined the day before. Has a few others that have shown interest.

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 infrastructure improvements for Del Bello Lakes Section 6 to begin the Two Year Maintenance Period
2. Acceptance of the infrastructure improvements for the Del Bello Lakes Lift Station and release the associated maintenance bonds.
3. Acceptance of the infrastructure improvements for the Del Bello Lakes Offsite Utilities and release the associated maintenance bonds.
4. Acceptance of the minutes to date.

Council Member Tyson made the motion to approve. Mayor Davison seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City 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 and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

Lorraine - wants to schedule an emergency management planning meeting to educate council on what the city's role is in the event of an emergency.

Adjourn

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

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City 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

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

