

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 8/2/2021

Workshop Session

Discussion / Update on the Sowell Property

Mayor Davison called the workshop of the Manvel City Council to order at 5:35 p.m.
Those in attendance were:

Present: 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 6 Jerome Hudson
City Council Member Place 5 Jason Albert

Absent: None

Also Present: Kyle Jung, City Manager
Bobby Gervais, City Attorney
Dan Johnson, Assistant City Manager/City Engineer
Keith Traylor, Chief of Police
Jessica Rodriguez, Director of Development Services
Chris Thomas, Finance Director
Tammy Bell, City Secretary

Discussion on the Fiscal Year 2021-2022 Proposed Budget

General Discussion

Staff still does not know the current evaluation for the City. At this time, we used the numbers we were previously given by the Appraisal District. Tax rates will not be set until September. The proposed budget is a balanced budget.

Two major focuses in the proposed budget;

1)Capital Projects

2)Staffing

Proposed staff:

Police Department

Four Police Officers for full year

Four Police Officers for half year

Two Dispatchers

Records Clerk

Development Services

Assistant City Engineer

Associate Planner

Permit Specialist

Administrative Assistant

Community Services

Two Maintenance Workers

Administrative Assistant

Utilities

Plant Operator

Inspector

Heavy Equipment Operator

Utility Technician

Administration

Communications position that was requested by the City Council

Public Information Officer - PIO / Corporate Communications Manager

Fire Safety and Code Enforcement

Director of Fire Safety and Code Enforcement

Information Technology

Systems Administrator / Cyber Security Technician

Municipal Court

Two part-time Court Clerks

Mayor - Will there be additional workshops to discuss the budget?

Dan Davis -

Inquired about what number the county used for the overall value for the city?

Kyle - \$1 billion 98 million

Is there a way to see the difference between current value revenues and new development revenues?

Would like to have a discussion at the next meeting about pay scales and what investment we are making in our current staff?

With new technology, what benefits have we gained?

Mayor -

Is there a cut off date for property under protest?

Is there a way the city can dispute the value presented by the Appraisal District?

Would like to see the City Council focus on advocating/campaigning on "Community" as a whole being the focus,

not "New" vs "Old" Manvel.

Kyle - the city does not spend funds in a development. The developer fronts the money and the residents that live in the development pay those costs back.

Discussion on any subject addressed on the agenda dated August 2, 2021

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 Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

Discuss economic development incentives on the Sowell Property

Convened into executive session at 6:30 p.m.

Reconvened at 7:23 p.m.

No action taken in Executive Session

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:24 p.m.

Those in attendance were:

Present: 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 6 Jerome Hudson
City Council Member Place 5 Jason Albert

Absent: None

Also Present: Kyle Jung, City Manager
Bobby Gervais, City Attorney
Dan Johnson, Assistant City Manager/City Engineer
Keith Traylor, Chief of Police
Jessica Rodriguez, Director of Development Services
Chris Thomas, Finance Director
Tammy Bell, City Secretary

Inspirational Reading - Council Member Jerome Hudson

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.*

Clayton Kriewaldt - Representing the officers that are members of the Police Association
Would like to see the pay scale they submitted

PD does need 8 additional officers.

Jason Black - Camerons Recycling

2nd generation owner of the business, operating for over 30 years and been running it since 2006

50 full-time employees and contractors working there everyday

Scrap metal is a dirty job but vital to the economy.

Positive impacts on the community - financial - gives back to the community, works with non-profits

Will pay out over 8 million dollars to customers this year - these customers shop, eat and fill up in Manvel

Large portion of complaints has to do with operations. Installed a misting system to clean the smoke before it leaves the property. Alleges it's legal for the business to do what it is doing.

Planted 1000 feet of bamboo plant to make a green screen between the business and the neighborhood. Complaints about noise at all ends of the night. Simply not true, hours of operation are 7-5 p.m. Occasional situations open till 6:00 p.m. M-F. Open till 12:30 on Saturdays.

Adrian Gaspar -

Mayor had a good idea on communicating with the citizens. Staff spoke up and provided false information. It does cost the citizens for new development. Rural citizens only request roads to be fixed and the city doesn't even do that.

Requested the City Council attend the Home Rule Charter Commission. Council needs to do their homework and be present.

Dorothy Wynne -

Meridiana has been given the clearance to build cumulus drive. Pond 28 B has not. Ditches could not handle the flow of water and now the water has overflowed onto Sundance Ranch Property. The front part of the property is not flooded. Two men from Public Works shouting that they did not go down that far, the property is inside the city limits. Spoke to Ryan Cade's office and DD5. Water is continuing to be poured into the ditches that can not support the amount of water being pumped into them, further flooding her land.

Issue with all the development coming and yet the city only has one code enforcement officer. This is unacceptable. On Sunday, workers were working trackhoes. Called Manvel PD and was told they have a special permit. Officer issued a warning for this.

Dorothy spent the entire day trying to keep the water off her property. The ditches are completely full, there is no where for this water to go. Could someone atleast call the PW dept and let them know her property is inside the city limits.

Brian Furnace -

Two sides to every story. Proposes the city develop an ordinance against individuals

Send a letter to the Governor of support. Overcome evil with good.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 12.85 ACRES OF LAND LOCATED AT 7346 TAYLOR STREET, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-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.

No Public Hearing. Information in the hearing notice was published incorrect. Will come back at a later time.

City Manager Update

Update on current events and city issues.

Tracking impact of COVID in the city from the county website

2589 total cases in Manvel. Up 120 from last meeting. 117 current confirmed, 50 probable, and 11 recovered from last meeting. 24 deaths.

Mr. Black - staff is working on setting up a meeting with Camerons and the neighbors to determine what needs to be done to help resolve the issues.

Project on Large and Rogers - close to be completed. Manholes need to be coated, then we will do a final inspection and bring to Council with a recommendation to accept the project, then Large will be opened up.

Regular Agenda

1. Consideration and possible action to approve Ordinance 2021-O-21;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE VARIOUS BUDGETS TO ACCOUNT FOR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, 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 Davis made the motion to approve. Council Member Hehn 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 second and final reading 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 Tyson made the motion to approve. Council Member Hehn seconded the motion.

The motion carried with a vote:

Vote: 6-1

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 6 Jerome Hudson

No: City Council Member Place 5 Jason Albert

Absent: None

Abstained: None

3. Consideration and possible action to approve the second and final reading 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.

Mayor Debra Davison made the motion to table items 3, 6, 7, and 8. Council Member Davis 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

4. Consideration and possible action to appoint Patrick Monks as an alternate Municipal Court Judge

Council Member Albert made the motion to approve. Council Member Davis 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 Resolution 2021-R-15;
A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 79 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS.

Council Member Davis made the motion to approve. Council Member Hehn 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 Resolution 2021-R-16;
A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS.

This item was tabled.

7. Consideration and possible action to approve Resolution 2021-R-17;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AND DEVELOPMENT FINANCING AGREEMENT BETWEEN THE CITY AND FOUR FORTY-THREE, LTD., FOUR FORTY-THREE ANNEX NO. 1, LTD., 102929 BRAZORIA, INC., SOWELL FAMILY TRUST, WESTBANK BAYOU, L.P., AND EASTBANK BAYOU, L.P.; APPROVING ASSIGNMENT OF THE AGREEMENT TO HILLWOOD ENTERPRISES, I.P.; APPROVING A JOINDER AGREEMENT WITH BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENTS.

This item was tabled.

8. Consideration and possible action to approve Resolution 2021-R-18;
APPROVING AN INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

This item was tabled.

9. Consideration and possible action to approve a Final Plat for Meridiana Detention Reserve T Phase 1;
Being a subdivision of 14.11 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.
(Motion to forward with a favorable recommendation by PD&Z failed with an 0-6 Vote. Dorothy Wynne Abstained)

Council Member Davis made the motion to approve items 9 and 10. Council Member Hudson 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

10. Consideration and possible action to approve a 30-day plat extension, 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 a favorable recommendation by PD&Z failed with an 0-6 vote. Dorothy Wynne abstained)

Failed. Motion made in item 9.

11. Consideration and possible action to approve the 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 a favorable recommendation by PD&Z 6-0. Dorothy Wynne Abstained)

Council Member Albert 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

*Approved with restricted use language being added to the Plat.

12. Consideration and possible action to approve a Variance to Chapter 62, Section 62-11, *Additional Street Requirements* in the Subdivision Ordinance for 15.8101 acres of property located on CR 95 (AKA Mustang Bayou Road), generally bounded by Mustang Bayou (north), Pearland Sites Road (east), and Ridge Road (west) and authorize the Mayor to execute the Development Agreement.

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, 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

13. Update and possible action to direct staff on the following as requested by Council Member Albert;
 - A) Open Fire Marshal and Deputy Fire Marshal positions
 - B) Budget amendment for police department staffing and related expenditures

Open Fire Marshal Position -

City Manager stated there is an interview scheduled Wednesday for a Fire Marshal and for a Fire Safety Director on Thursday

Budget Amendment - Police Department

In proposed budget, there are 1/2 year and full year positions. If the Chief needs these officers now, we need to work on getting this accomplished now. The city has a number of positions that have not been filled this year. Add positions to this current budget to give him the head count now and vehicles in this current budget. Crimes are happening now in our neighborhoods.

Kyle, staff can start working on getting the vehicles this current year. This would require another budget amendment. Once funds have been allocated, then the Chief can work on getting them purchased.

Consensus to direct staff to come back with a budget amendment for PD staff and vehicles.

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 infrastructure improvements for The Lakes Section 3 in the Rodeo Palms development to begin the two-year maintenance period.

Passed. Motion made in item 4 of the Consent Agenda.

2. Final acceptance of infrastructure improvements for Pomona Lake F Phase 2 and release of the associated maintenance bonds.

Passed. Motion made in item 4 of the Consent Agenda.

3. Approval of the 3/15/2021 revised/restated;
 ROAD CONSTRUCTION AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS,
 BRAZORIA COUNTY, TEXAS, GULF COAST WATER AUTHORITY, VDB PARTNERS
 LTD., AND ASHTON HOUSTON RESIDENTIAL LLC.

Passed. Motion made in item 4 of the Consent Agenda.

4. Acceptance of the meeting minutes to date.

Council Member Hudson made the motion to approve Consent Agenda items 1, 2, 3, and 4. 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

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:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

State of the County tomorrow

Adjourn

Mayor Davison made the motion to adjourn. Council Member Davis 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

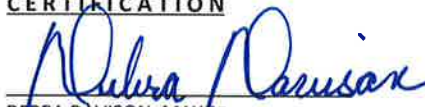
No: None

Absent: None

Abstained: None

The meeting was adjourned at 8:30 p.m.

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

