

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 6/7/2021

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
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:

Also Present: Kyle Jung, City Manager
Robert Gervais, City Attorney
Dan Johnson, Asst City Manager/City Engineer
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Keith Traylor, Chief of Police

Inspirational Reading -Council Member Niccole Tyson

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

Fred Weary - represents a foundation with the Boys and Girls Club
Working with Pomona Subdivision - Partnership to have a state-of-the-art youth sports facility. "Texas Youth First Sports Complex" - indoor and outdoor sports facilities
Secured ~13 acres off CR 58 and Croix

Presentation

Proclamations
June 19, 2021 - Juneteenth
June 2021 - Pride Month

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 24.7282 ACRES LOCATED IN THE SOUTHWEST CORNER OF CROIX ROAD AND STATE HIGHWAY 288, MANVEL, TEXAS, FROM SINGLE FAMILY RESIDENTIAL DISTRICT (SFR) TO HEAVY COMMERCIAL DISTRICT (HC); 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 Davison opened the public hearing at 7:14 p.m.

1st call for comments - none

2nd call for comments - none

3rd call for comments - none

Mayor Davison closed the public hearing at 7:16 p.m.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); 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 Davison opened the public hearing at 7:16 p.m.

1st call for comments - none

2nd call for comments - none

3rd call for comments - Sam, wants to know what council is going to do with the traffic influx

Mayor Davison closed the public hearing at 7:19 p.m.

City Manager Update

Update on current events and city issues.

2365 total Covid cases in the city, up 32 from last meeting, 12 confirmed, 17 probable, 2314 recoveries

Regular Agenda

1. Consideration and possible action to nominate and appoint a Mayor Pro-Tem.

Jason Albert made a motion to nominate and appoint Lorraine Hehn as Mayor Pro-Tem; seconded by Jerome Hudson

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

2. Consideration and possible action to approve the first of two readings 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.

Jessica Rodriguez, Development Director - rezone is for the Houston Garden Center PD&Z recommended approval

Jason Albert asked how the extra traffic will be handled. Asked if TXDOT plans to expand or construct a frontage road.

Jessica Rodriguez stated that TXDOT did not have plans. They are located on what would be a feeder road for 288 if it was constructed. Croix road is already concrete, curb, and gutter there. Although it is ultimately designed for a 120ft ROW they would just be dedicating the ROW that's needed for that ultimate ROW width.

Lorraine Hehn wants to know why they originally wanted the Heavy Commercial designation.

Jessica stated that they didn't clarify and that they were fine with the Light Commercial designation after staff's recommendation for that.

Dan Davis wants to know if staff has any information about TXDOT's plans and specifically about the intersection having a signal installed.

Kyle Jung said he doesn't have any specifics about this at this time.

Council Member Dan Davis made the motion to approve as recommended by staff with a light commercial zoning status. Council Member Jerome Hudson 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

3. Consideration and possible action to approve Resolution 2021-R-10;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS ADOPTING A REVISED DESIGN CRITERIA MANUAL CONTAINING SUBDIVISION IMPROVEMENT STANDARDS FOR ALL DEVELOPMENT WITHIN THE CITY OR ITS EXTRATERRITORIAL JURISDICTION, PURSUANT TO AUTHORITY CONTAINED IN CHAPTER 62, SUBDIVISION ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND OTHER PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, AS AMENDED OR TO BE AMENDED; AND CONTAINING OTHER MATTERS ON THE SUBJECT.

Dan Johnson, Assistant City Manager/City Engineer

1. Distance from fire hydrant from all points of the building. Updated to 300ft.
2. Sidewalk width - updating to ADA required 5ft width
3. Current detention calculation is 0.45-acre ft per acre. Bringing it up to 0.65 as that is what other entities have.
4. Minimum maintenance berm width for wet ponds. Current is 50ft. Standard is 30ft, so changing it to that.
5. Adding word "concrete" for driveways. Just cleaning up. We already require concrete for driveways elsewhere, but need to clean language up here.
6. Fire lane verbiage - relocated to pg 63
7. Parking space guidelines removed - all zone specific now and in zoning ordinance.

Dan Davis - Does this effect any current developments.

Bobby Gervais, City Attorney said there is no vesting in construction standards.

Council Member Jerome Hudson made the motion to approve Resolution 2021-R-10. Council Member Larry 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

4. Consideration and possible action to approve Resolution 2021-R-11;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, EXTENDING THE LOCAL STATE OF DISASTER, DUE TO COVID-19 PANDEMIC.

Council Member Albert thinks is it still too soon to rush into opening backup and would like to see the state of disaster extended one more month. States that the vaccination rate is still too low. No herd immunity.

Council Member Hudson asked if the city is doing any special outreach to encourage citizens to get the COVID vaccine.

Council Member Davis feels that the declaration has served its purpose and now it is time to open back up. Should look at other cities that are open to see how they have been openly meeting safely.

Council Member Jason Albert made the motion to approve Resolution 2021-R-10, extending the disaster declaration through July 7th, 2021. Council Member Niccole Tyson seconded the motion.

The motion FAILED:

Vote: 2-5

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

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

Absent: None Abstained: None

Council Member Jason Albert made the motion to continue meeting telephonically. Council Member Dan Davis seconded the motion.

The motion FAILED:

Vote: 1-6

Yes: City Council Member Place 5 Jason Albert,

No: Mayor 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 6 Jerome Hudson Absent: None
Abstained: None

4. Consideration and possible action to approve a Preliminary Plat for Meridiana Section 25A; BEING A SUBDIVISION OF 19.49 ACRES, BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA. (Failed with a 0-5 vote by PD&Z on 5/24/2021)

Jessica Rodriguez - failed to get a favorable recommendation from PD&Z. Section not illustrated on GDP. Council Member Dan Davis made the motion to approve. Council Member Jerome Hudson seconded the motion. The motion

FAILED:

Vote: 0-7 Yes: None

No: Mayor 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 and Council Member Place 6 Jerome Hudson
Absent: None Abstained: None

5. Consideration and possible action to appoint a Charter review commission composed of eleven (11) citizens of the city.

Council Member Dan Davis made the motion to approve Robina Spruill, Kim Faught, Gabe Garza, and Chad Bell. Council Member Jerome Hudson seconded the motion.

The motion passed:

Vote: 4-3

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

No: Council Member Niccole Tyson, Council Member Place 4 Dan Davis, Council Member Place 5 Jason Albert
Absent: None
Abstained: None

Council Member Jerome Hudson made the motion to approve the 11 member Charter Board as: Niccole Mitchel, Alina Rogers, Steve Davison, Brian Vaughn, Raf Lopez, Lois Chessick, Ed Perry, Robina Spruill, Kim Faught, Gabe Garza, and Chad Bell. Council Member Lorraine Hehn seconded the motion.

The motion passed:

Vote: 5-2

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

No: Council Member Place 4 Dan Davis, Council Member Place 5 Jason Albert
Absent: None
Abstained: None

6. 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).

ADD ITEM TO NEXT AGENDA

General Discussion:

Chief Traylor provided a case summary report for 2019, 2020, and 2021. Council Member Albert asked the following; How many officers does the city currently have? Chief Traylor: 24 sworn officers.

Jason Albert: What is the plan going forward? Does the Police Department need more officers?

Chief Traylor: We don't have anywhere to put them.

Jason Albert: What is the plan concerning the incident that occurred in the Lakeland Subdivision?

Chief Traylor: Increased patrols through the area, identified persons and places of interest, investigators working on case to identify involved persons, do have some people identified, fight amongst two school aged young men, case is ongoing and is being vigorously investigated. In the future, I have submitted my budget request to the Finance Director. I have several options on the plate for personnel and equipment that will be presented in proposed budget.

Jason Albert: Do you need more cops now? How many?

Chief Traylor: Yes, but not prepared to answer at this moment.

Requested that Chief Traylor bring data to the next council meeting for City Council to address the needs of the department.

Mayor stated that the questions still remains on where any new police officers will be put.

Chief Traylor shares that the department is struggling to find qualified candidates. Reminds council that in addition to adding people, that also includes all the equipment, which also results in needing more support staff.

Council Member Hehn stated that she does not want to be reactionary, additional staff and resources is going to cost a lot of money and the city council needs to really look at everything as a whole and think big.

Council Member Davis requested Chief Traylor also provide statistics on staffing needs for five to ten years out. Would also like to know what lessons have been learned from this situation and ways to communicate with the community and encourage community policing.

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) Acceptance of the infrastructure improvements for Meridiana Section 29 to begin the One Year Maintenance Period.

B) Acceptance of the infrastructure improvements for Meridiana Section 30A to begin the One Year Maintenance Period.

C) Acceptance of the infrastructure improvements for Cumulus Drive Phase 1 in Meridiana to begin the One Year Maintenance Period.

D) Acceptance of the meeting minutes to date.

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

The motion passed:

Vote: 7-0

Yes: Mayor Davison, Council Member Place 1 Larry Akery, Council Member Place 2 Lorraine Hehn, Council Member Niccole Tyson, Council Member Jason Albert, Council Member Jason Albert and Council Member Place 6 Jerome Hudson

No: None Absent: None Abstained: None

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 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss economic development incentives on the Sowell Property

Mayor Davison convened into executive session at 8:55 p.m.

Mayor Davison reconvened the meeting of the City Council at 9:51 p.m.
There was no action taken in executive session

Mayor and Council Comments

None

Adjourn

Council Member Dan Davis made the motion to adjourn the meeting at 9:54 p.m. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Council Member Lorraine Hehn, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson, Mayor Debra Davison, Council Member Larry Akery, Council Member Place 3 Niccole Tyson

No: None

Absent: None

Abstained: None

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

