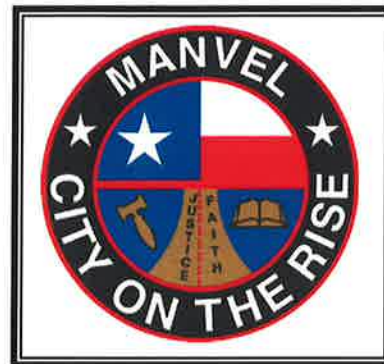


THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §

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 8-16-2021

### Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 5:30 p.m. Those in attendance were:

**Present:** Mayor Debra Davison City Council Member Place 1 Larry Akery City Council Member Place 3 Niccole Tyson City Council Member Place 5 Jason Albert City Council Member Place 6 Jerome Hudson

**Absent:** City Council Member Place 2 Lorraine Hehn City Council Member Place 4 Dan Davis

**Also Present:** City Manager, Kyle Jung  
Asst. City Manager, Dan Johnson  
City Secretary, Tammy Bell  
Police Chief, Keith Traylor  
Finance Director, Chris Thomas  
Director of Development Services, Jessica Rodriguez

Mayor Davison recessed the workshop of the Manvel City Council at 5:38 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:

*Discuss economic development incentives on the Sowell Property*

City Council will convene into Executive Session pursuant to Texas Government Code, Section

551.071 - "Consultation with Attorney" to discuss the following:

*Discuss demand letter from Meridiana*

## MANVEL CITY COUNCIL MEETING August 16, 2021

Mayor Davison reconvened the workshop of the Manvel City Council at 6:24 p.m.

There was no action taken during executive session.

### Discussion / Update on the Sowell Property

Council Member Albert asked if logistics allowed, would they be willing to open Charlotte sooner?

Russ Bynam - Yes. We just don't want that to become a dead end road.

### Discussion on the Fiscal Year 2021-2022 Proposed Budget

Kyle Jung - New numbers were received from the tax assessor collector. Using the new numbers, the no new revenue tax rate is now .562856. The voter approval rate with the unused increment is .578801. \$200,000 more than no new. The de minimis rate is .589135. \$500,000 more than no new. The preliminary tax rate is not the tax rate.

Staff recommends the preliminary rate be set at the voter approval rate. This is the upper tax rate that the city council could adopt.

In the proposed budget, the two areas that are being focused on are personnel and capital projects.

This evening, council will be having a presentation on impact fees. There will be capital projects listed in this presentation.

The city was allocated 2.8 million dollars from the American Rescue Plan. The first half of these funds should be submitted to the city within the month. The recommendation is to use these funds for the elevated water tower. Department budgets are broken down within the general fund. There are significant increases in the salary line items.

The Police Department Budget includes funding for 8 officers, 2 dispatchers, 1 records clerk. The patrol officer positions have been phased in. Four are budgeted for a full year and four for half a year.

There is an item on the agenda this evening for the funding of additional vehicles.

Looking for a way to provide for Police Officers Career Development. Looking at creating a Police Officer 1, Police Officer 2, Police Officer 3, and the same for the Sergeants. Discussing the process of what is required for each position. Discussions would need to take place on pay increases as the staff moves up through the ranks. Nothing is finalized, just discussion at this time.

Jason Albert - appreciates that the police are phasing in 4 officers at a time, but feels like the 8 positions should be budgeted for the full year.

Pay scale and incentives are the right way to go. Will this be done in the current budget? Kyle Jung - breaking out the ranks can be accomplished now.

Mayor - The pay ranks and ranges will need to be further discussed in a workshop. There are many different avenues where this could go and it needs to be discussed in further detail.

Mayor Davison adjourned the workshop at 7:06 p.m.

## **Regular Session**

### **Call To Order**

Mayor Davison called the meeting of the Manvel City Council to order at 7:14 p.m. Those in attendance were:

**Present:** Mayor Debra Davison City Council Member Place 1 Larry Akery City Council Member Place 3 Niccole Tyson City Council Member Place 5 Jason Albert City Council Member Place 6 Jerome Hudson

## MANVEL CITY COUNCIL MEETING August 16, 2021

**Absent:** City Council Member Place 2 Lorraine Hehn City Council Member Place 4 Dan Davis

**Also Present:** City Manager, Kyle Jung  
Asst. City Manager, Dan Johnson  
City Secretary, Tammy Bell  
Police Chief, Keith Traylor  
Finance Director, Chris Thomas  
Director of Development Services, Jessica Rodriguez

### **Inspirational Reading - Council Member**

#### **Akery 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**

Clayton Kriewaldt, here to represent the officers that are part of the Manvel Police Association. Presented a packet with a recommendation for pay steps. Would like to address the current pay scale. He has talked to all the officers in the MPA, has issues with evaluations being considered as part of the pay scale and feeling like an officer can be held back if the supervisor does not like someone. Feels like a pay scale does not recognize new staff. We have nothing to encourage staff to stay long-term. The city needs to be willing to invest in officers looking for a career, not just a job. Now is a time to implement the pay scale proposed by the MPA. If the city waits until next year to implement this, we will be way behind the curve.

Christy Simmons - Concerns with drainage on Mississippi. The water flow is flooding her property. The drainage is currently blocked and not flowing the way it should. Does not have a point of contact should her yard start flooding. In the past, the city has put a pump to pump the water from her side of the road to the other side.

### **Public Hearing**

THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.114 ACRES OF LAND BOUNDED BY ROGERS ROAD (NORTH), LOUDEN LANE (WEST), WILSON ROAD (EAST), AND THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), MANVEL, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO SINGLE FAMILY RESIDENTIAL (SFR) 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.

Mayor Davison opened the public hearing  
at 7:23 p.m. 1st call - no comments  
2nd call - no  
comments 3rd  
call - no  
comments  
Mayor Davison closed the public hearing at 7:24 p.m.

### **City Manager Update**

Update on current events and city issues.

1. Status update on Cameron Recycling

## MANVEL CITY COUNCIL MEETING August 16, 2021

Staff had a meeting with two of the residents on Mississippi and representatives from Camerons. Mr. Black is going to come back with a plan to address 1) noise and 2) expansion of the business. Also discussed the smoke that the torch cutting is producing. Several things that can be addressed by the TCEQ. Several reports given to TCEQ. Another meeting is scheduled for next week.

### 2. Update by Event Task Force Chairman, Valorie Early - Upcoming Hero Fest 2021

Valorie Early - The Events Board started planning the event just three weeks ago. The board has received a lot of community outreach. The Shriners will be attending providing clowns and face painting. Local ROTC kids will come and present colors before the national anthem. DJ. Manvel Police Association will do fingerprinting, Boy Scouts will be doing a flag retiring ceremony, just to name a few, and there is a lot more being planned. The council has been provided a packet with further details.

Still need volunteers, hand sanitizing stations, chips and condiments.  
Covid update by Kyle Jung.

Census update by the City Manager. Brazoria County has gone up about 60,000 people from the 2010 census to 2020. Manvel numbers appear to be around 15,000 in the City Limits.

### Regular Agenda

1. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2021 and scheduling the Public Hearing on Sept 20, 2021 at 7:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.

Mayor Davison made the motion to propose a tax rate for 2021 of \$0.578801/per 100 of value to be placed on a future agenda for adoption. A public hearing will be held on Monday, September 20, 2021 at Manvel City Hall, 20031 Hwy 6, Manvel Tx. The motion was seconded by Council Member Albert.

A roll call vote was taken as follows;

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn

City Council Member Place 4 Dan Davis (teleconferenced in) Abstained None

2. 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

**MANVEL CITY COUNCIL MEETING August 16, 2021**

HEREOF. (Item tabled on 8/2/2021)

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

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

3. 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. (Tabled on 8-2-2021)

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

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

4. 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, L.P.; APPROVING A JOINDER AGREEMENT WITH BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENTS. (Item tabled on 8/2/2021)

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

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

5. 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

**MANVEL CITY COUNCIL MEETING August 16, 2021**

DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT. (Item tabled on 8/2/2021)

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

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

6. Consideration and possible action to fill the vacancy on the Events Board.

Council Member Albert made the motion to appoint Garrett Knox to the Events Board. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

7. Consideration and possible action to receive the update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees and accept written comments from the Advisory Committee Meeting dated 8/9/2021.

Presentation was provided by Richard Weatherly with Freese and Nichols.

Moving forward after tonight, there will be a Public Hearing, then the Ordinance will be submitted for review and possible adoption.

**Update**

*The Capital Improvements Advisory Committee, by way of unanimous vote on August 9, 2021, recommended that City Council adopt the maximum impact fees allowable, in order to minimize the burden on existing utility rate payers and taxpayers in the City of Manvel. In short, we believe that the development should pay for the water and sewer impacts that arise as a result of their development.*

8. Consideration and possible action to schedule a public hearing on September 20, 2021 to hear comments on the proposed update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees.

Council Member Albert made the motion to approve agenda item #7, and #8. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn

MANVEL CITY COUNCIL MEETING August 16, 2021

City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

9. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-21; 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 1.114 ACRES LOCATED ON ROGERS ROAD, LOUDEN LANE, AND WILSON ROAD, GENERALLY BOUNDED BY THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), SITUATED IN THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS; AND A RESIDUE OF LOTS 9 AND 10 AND ALL OF LOT 11 OF THE SUNSET GARDENS SUBDIVISION, AS PER PLAT RECORDED UNDER VOLUME 13, PAGE 47 OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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. (Recommendation by PD&Z failed with a vote 1-5. Dorothy Wynne abstained)

The owner, GR-M1, Ltd., is requesting a rezoning to SFR District in order to construct a modular home. A modular home is needed to establish a new resident in Brazoria County Municipal Utility District (BCMUD) No. 57. The BC MUD No. 57 Board of Directors will be able to hold an election once the residence is established. The applicant has indicated there are no definitive plans to continue further development of this property and the modular home will be used for a minimum of three months. The Planning, Development and Zoning Commission held a public hearing on August 9, 2021. There was one speaker during the public hearing. The speaker was interested in further information about the request. He did not state whether he was in favor or against the petition. The Commission mostly discussed alternate locations for the modular home. The applicant told the Commission there was no 'back up' plan if this location did not work. The applicant indicated some blame on the development timing was due to the 2008 financial recession. Staff restated their recommendation to the Commission given that the request does not meet the 2015 Comprehensive Plan and does not conform to the surrounding property. Rezoning the property to SFR on a 'temporary' basis would be arbitrary and capricious. City staff does not recommend rezoning the property to SFR since it is not compatible with the 2015 Comprehensive Plan or the surrounding non-residentially zoned or used properties.

Council Member Albert asked why this couldn't be accomplished as an SUP. Kyle asked what the election would be for?

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

The motion FAILED with a vote:

Vote: 0/5

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

10. Consideration and possible action to approve 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

**MANVEL CITY COUNCIL MEETING August 16, 2021**

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. (Favorable recommendation by PD&Z failed 0-6. Dorothy Wynne abstained)

Lift station not identified as institutional land use on most recently adopted gdp #17

Council Member Tyson made the motion to approve. Council Member Hudson seconded the motion. The motion FAILED with a vote:

Vote: 0/5

Yes: None

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

11. 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. (Favorable recommendation by PDZ passed 6-0. Dorothy Wynne abstained)

Council Member Albert made the motion to approve a 30-day extension as recommended by the Director of Development Services. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

12. Consideration and possible action to approve the Meridiana Recreation Center Plan located at 5225 Meridiana Parkway per Meridiana Special Financing Agreement (SFA).

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

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)

Abstained: None

13. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62-111, *Additional Street Requirements* for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) and authorize the Mayor to execute a Development Agreement.

Jessica Rodriguez, Director of Development Services explained the request and the issues existing with the road and access.

The 3.000-acre property is located Markham Road in the City's Extraterritorial Jurisdiction (ETJ). The property is owned by Timothy and Johanna Mikolajchak. Markham Road is a private, asphalt road with an approximate 10- foot-wide paving surface. The road is fenced approximately 2,200 feet (0.40 miles) from its intersection with Mustang Bayou Road. According to property records, Markham Road is fenced where it enters Mr. Gary Markham's property. The 3.000-acre tract is located approximately 550-feet from the fence on Markham Road.

Markham Road is identified on the City's Master Thoroughfare Plan as a 120-foot-wide parkway and the Brazoria County Thoroughfare Plan as a major thoroughfare. Aerial imagery illustrates the asphalt surface ends at or about the property line for the 3.000-acre tract. The aerial imagery also illustrates that a crushed concrete driveway picks up where the asphalt road ends. The crushed concrete driveway runs the length of the front property line for the 3.000-acre tract. According to the survey, a 30-foot-wide right-of-way access easement provides a portion of the access to the 3.000-acre tract. The 30-foot-wide right-of-way access easement will need to be extended to the 3.000-acre tract to provide any access, since the survey states "extension of R.O.W. esmt. to be dedicated". The property owners would like to construct a home on the 3.000-acre tract of land. The application filed indicates the property owner is requesting a variance to Section 62-111 of the subdivision ordinance. This section requires one- half of perimeter roads to be constructed to concrete curb and gutter. Since Markham Road is identified on the City and County Thoroughfare Plan, a dedication of a 60-foot-wide right-of-way will be required.

The 3.000-acre site has multiple access issues that include:

1. The property is partially accessed by easement. The subdivision ordinance requires a private road to roadway standards or dedication of public right-of-way;
2. A recorded easement will be required to continue access to the right-of-way dedication;
3. A Knox Box will be required for the fence since it prohibits access to the 3.000-acre tract. The property owner, Mr. Gary Markham, will need to provide a written agreement to the Knox Box for emergency and property owner access;
4. Markham Road's paving width is 10feet, which does not provide proper paving width for emergency personnel; and
5. The subdivision ordinance requires a concrete curb and gutter surface to be constructed and through the front property line (150-feet), however, the existing surface is crushed concrete. At minimum, City Council can consider an asphalt surface widened to 13feet (½ of a 26-foot-wide road required for full paving width) with a turnaround for emergency personnel.

The staff does not recommend approval.

Mayor - Were they willing to give an easement? Was there some reluctance?

Jessica - only spoke with surveyors. Expressed the importance of a dedicated ROW because of the future plans for the roadway. Secondly, asphalt surface to property for emergency personnel.

Homeowner - Stated that the fire department has been to the property previously and had no issues.

The property owner addressed the council. Trying to subdivide the property, unable to speak to Jessica, sent emails, and called several times. The first correspondence was on Friday when he received an email from Jessica.

Mayor suggested that the property owners and Jessica set up a meeting to discuss options.

Mayor Davison made the motion to table. Council Member Albert seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member

**MANVEL CITY COUNCIL MEETING August 16, 2021**

Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

14. Consideration and possible action to approve on first reading, Ordinance 2021-O-25;  
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE GENERAL FUND BUDGET TO ACCOUNT FOR THE PURCHASE OF POLICE VEHICLES. 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.

Chris Thomas, Finance Director - Uncertainty if vehicles will arrive before the end of the fiscal year, so amending the budget as a precautionary measure in case they come in before October 1.

Council Member Albert made the motion to approve. Mayor Davison seconded the motion.  
The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

15. Consideration and possible action to approve Resolution 2021-R-19;  
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE HURRICANE HARVEY - INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG DR) - CONTRACT NUMBER 20-065-130- C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

16. Consideration and possible action to approve Resolution 2021-R-20;  
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING THE REQUIRED POLICIES PERTAINING TO THE HURRICANE HARVEY INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER 20-065-130-C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).

Kyle Jung - This is a resolution to approve the GLO grant funding of \$322,000 for a SCADA system and two generators for Community Services.

Council Member Albert made the motion to approve agenda item #15, and #16. Council Member Hudson seconded the motion.

The motion FAILED with a vote:

Vote: 1/4

Yes: City Council Member Place 5 Jason Albert

## MANVEL CITY COUNCIL MEETING August 16, 2021

No: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 6 Jerome Hudson  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

17. Consideration and possible action to direct staff regarding the need for city staff positions and open staff positions. (Requested by Council Member Davis).

No action.

If the Director of Fire Services is funded, there is a good candidate that Kyle feels would be a good fit. Code Enforcement, Fire Marshal and Deputy Fire Marshal positions are advertised.

### Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve a 30-day plat extension to City Council, 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 by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
3. Approve a 30-day plat extension to City Council, 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 by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
4. Approve a 30-day plat extension to City Council, Final Plat for Meridiana Pursley Boulevard Phase 5;  
BEING A SUBDIVISION OF 0.5360 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
5. Approve a Preliminary Plat for Meridiana Section 33B;  
BEING A SUBDIVISION OF 10.12 ACRES OUT OF THE OLIVER HALL SURVEY A-203, ALSO BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1, OF LULLING STONE SECTION 3, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
6. Approve a Vacating Plat for Manvel Interim Park Site;  
BEING A VACATION OF A SUBDIVISION PLAT OF 20.00 ACRES, KNOWN AS "MINOR PLAT MANVEL INTERIM PARK SITE", RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2011032948, AND BEING OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY,

**MANVEL CITY COUNCIL MEETING August 16, 2021**

SECTION 61, ABSTRACT 282 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

Council Member Hudson made the motion to approve. Council Member Tyson seconded the motion.  
The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

**Adjourn**

Council Member Albert made the motion to adjourn at 8:44 p.m. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson  
No: None  
Absent: City Council Member Place 2 Lorraine Hehn  
City Council Member Place 4 Dan Davis (teleconferenced in)  
Abstained: None

**CERTIFICATION**

  
DEBRA DAVISON,  
MAYOR  
CITY OF MANVEL, TEXAS

  
TAMMY BELL, CITY  
SECRETARY CITY OF  
MANVEL, TEXAS

