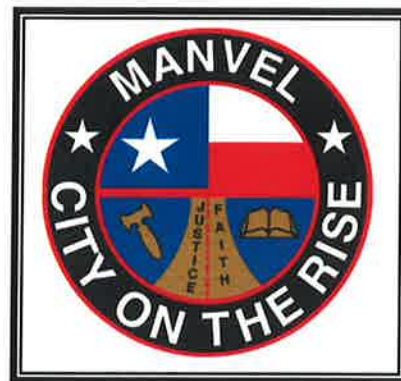


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

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 11/15/2021

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 6:02 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 6 Jerome Hudson
City Council Member Place 5 Jason Albert
City Council Member Place 4 Dan Davis

Absent: None

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

Update by Richard Weatherly on the Utility Rate Study.

Presentation topics as listed;

Introduction and Key Assumptions

- *Connections
- *Revenues (without Impact Fees)
- *O&M Expenses
- *Debt Service / CIP

Financial Outlook

- *FY 22 Revenue Requirements
- *FY 23-30 Rate Adjustments
- *Action items & Path Forward

Update on the following City Master Plans;

Master Drainage Plan
Master Streets Plan
Master Water Plan
Master Wastewater Plan

General Discussion / Update provided by Dan Johnson;

The original Master Drainage Plan was adopted in 2014. The plan has not been updated until now. The update will include the additional 117 acres the city purchased for drainage improvements.

Master Thoroughfare Plan - Updated a few months ago to incorporate a few minor changes. Part two of the plan would be to include a street maintenance program. This is just getting underway. The contractor doing the work is Fudro. The end result is to have a list of all the city streets, conditions, and a priority repair plan.

Master Water Plan - about 90% complete. HDR is doing the update. The difference in this plan is that options are being looked at for where the city will get its water from in the future.

Master Wastewater Plan - Rate study impact fee study site study and central wastewater treatment plan preliminary design. Richard, with Freese and Nichols, is working on these.

Update on phasing plan for park improvements at the Police Station Park.

Update provided by Dan Johnson;

2017 Master Parks Plan has a projected growth plan for the Police Station Park.

Option 1

Picnic pavilion
Group pavilion
Increased parking lot
Trails/sidewalks

Option 2

1 larger pavilion
1/4 of the parking lot
(No restrooms)

Option 3

Smaller pavilion
Sidewalks
Trails
Parking lot
Restrooms

The Mayor would like this item to be in a future workshop as an individual item. Would also like to move forward with renaming process.

Discussion on any subject addressed on the Agenda for November 15, 2021.
None

Mayor Davison adjourned the workshop at 7:00 p.m.

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 6 Jerome Hudson
City Council Member Place 5 Jason Albert
City Council Member Place 4 Dan Davis

Absent: None

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

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.*

Erica Davis

Concerns about the Police Department Park. Not opposed to there being a park there, but has concerns about taking her children there with the possibility of someone being brought in to be booked, and concerns about weapons and/or if an officer had to make a fast exit from the building. The park is located off of a busy road. Would like to have it considered to have the park moved back further. The last concern is where the funds will come from for the repairs. Not in favor of taxes being raised for these repairs. When asked for thoughts within her subdivision group, one major concern was the possibility of taxes being raised.

Mia Johnson

Talking in favor of a subdivision variance on Uzzell, however, she has concerns about the staff suggestions included in the Development Agreement.

Carey Parin - Alvin Manvel Area Chamber

Talking in favor of the proposed zoning change at 3806 FM 1128. As the Chamber President, he pleaded with the City Council to really evaluate this request so as not to miss a chance to have a good large business in the City.

Proclamation

Family Court Awareness Month - November 2021

Public Hearing

TO HEAR COMMENTS REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.612 ACRES OF LAND LOCATED AT 3806 FM 1128, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) 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.

Public Hearing opened at 7:30 p.m.

1st call for comments -

Glenn Norhome - General Manager of the business being discussed. Spoke in favor of the request.

2nd call for comments -

Chad Thuman - Property Owner. Spoke in favor of the proposed rezone request.

3rd call for comments -

None

Public Hearing closed at 7:45 p.m.

TO HEAR COMMENTS ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY BEING AN UNIMPROVED PORTION OF BISSELL ROAD (50 FOOT WIDE) 2.713 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEED(S) CONVEYING RESPECTIVE INTEREST(S) IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Public Hearing opened at 7:45 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Public Hearing closed at 7:46 p.m.

City Manager Update

Update on current events and city issues.

Update on live streaming the city meetings. The staff has the recordings and are able to update on the city website with the specific meetings under "Agendas and Minutes".

Staff Hiring Update

7 new employees have been hired

Development Services - Administrative Assistant

IT - Cyber Security

Community Services - Maintenance Technician and Administrative Assistant

Utility Department - Two utility technicians

Police Department - Dispatcher

A permit specialist and dispatcher are anticipated to start soon.

Code Enforcement and Fire Marshal job descriptions have been updated and posted on the city website.

Covid numbers;

Total to date 3782 cases - increase of 41 since last meeting

59 confirmed cases - decrease of 43 since last meeting

21 probable cases - decrease of 5 since last meeting

3662 recovered cases - up 89 since last meeting

Deaths - no change since last meeting

Kyle stated there has been a request to move up the consent agenda.

*** CONSENT AGENDA MOVED UP IN THE ORDER OF THE AGENDA ****

Council Member Davis made the motion to approve the consent agenda. 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

Executive Session

Mayor Davison recessed the meeting at 7:55 for the Executive Session.

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

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney" to discuss the following:

Discuss participation in State of Texas' settlement with litigants on opioid litigation

With no action taken, Mayor Davison reconvened the meeting at 8:20 p.m.

Regular Agenda

1. Consideration and possible action on a request by Aspect Energy, LLC to waive the publication and notice requirements for a drilling permit as required in section 35-104 of the City of Manvel Code of Ordinances.

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 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 6 Jerome Hudson

No: City Council Member Place 1 Larry Akery, City Council Member Place 4 Dan Davis, City Council Member Place 5 Jason Albert

Absent: None

Abstained: None

2. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-36; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.612 ACRES OF LAND LOCATED AT 3806 FM 1128, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) 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. (Motion to forward with favorable recommendation by PD&Z FAILED with a 0/5 vote).

Council Member Albert 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

3. Consideration and possible action to approve Resolution 2021-R-30; A RESOLUTION CONSENTING TO THE ADDITION OF LAND TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56.

Council Member Albert 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

4. Consideration and possible action to direct staff on creating a financial impact summary on any agenda item that has a direct or indirect impact on the budget. (Requested by Council Member Davis).

No action taken.

5. Consideration and possible action to approve a subdivision variance request for property located at 9820 Uzzell Road for relief from Chapter 62, Section 62-46 (f) and authorize the Mayor to execute the Development Agreement.

**** Order of the agenda amended *****

Agenda Item #5 moved up before Agenda Item #4

Council Member Albert made the motion to approve contingent on removing item # 1 in the development agreement requiring the building of the road.

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

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. Approve the second and final reading of Ordinance 2021-O-31;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, REORGANIZING THE ADMINISTRATIVE DEPARTMENTS OF THE CITY; APPROVING THE CITY OF MANVEL ORGANIZATIONAL CHART; PROVIDING AN EFFECTIVE DATE.
2. Approve the second and final reading of Ordinance 2021-O-33;
AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO PRESENTLY ARE MEMBERS OF THE CITY OF Manvel; PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR SUCH ACTIONS.
3. Approve the second and final reading of Ordinance 2021-O-34;

AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, RESTRICTED PRIOR SERVICE CREDIT TO EMPLOYEES WHO ARE MEMBERS OF THE SYSTEM FOR SERVICE PREVIOUSLY PERFORMED FOR VARIOUS OTHER PUBLIC ENTITIES FOR WHICH THEY HAVE NOT RECEIVED CREDITED SERVICE; AND ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE.

4. Acceptance of the infrastructure improvements for Del Bello Lakes Section 10 to begin the two-year maintenance period.
5. Acceptance of the infrastructure improvements for Meridiana Section 33A to begin the one- year maintenance period.
6. Acceptance of a Special Warranty Deed from Alvin ISD;
BEING 1.200 ACRES IN THE H.T.&B.R.R CO. SURVEY ABSTRACT NO. 283 AND MARY O'DONNELL SURVEY ABSTRACT NO. 470 CITY OF MANVEL, TEXAS.
(Property behind COM water plant)
7. Acceptance of a Special Warranty Deed from Alvin ISD;
BEING 1.090 ACRES IN THE MARY O'DONNELL SURVEY ABSTRACT NO. 483 CITY OF MANVEL, TEXAS.
(Water plant site)
8. Acceptance of a Access Easement from Alvin ISD;
BEING 1.267 ACRES IN THE H.T.&B.R.R CO. SURVEY ABSTRACT NO. 283 AND MARY O'DONNELL SURVEY ABSTRACT NO. 483 CITY OF MANVEL, TEXAS.
(Access to the new water plant)
9. Acceptance of a Water Line Easement from Alvin ISD;
BEING A 20-FOOT WIDE WATER LINE EASEMENT LOCATED IN THE H.T.&B.R.R CO. SURVEY ABSTRACT NO. 283 AND MARY O'DONNELL SURVEY ABSTRACT NO. 483 CITY OF MANVEL, TEXAS.
(20' water line easement around MHS)
10. Acceptance of a Water Line Easement from Alvin ISD;
20-FOOT WIDE WATER LINE EASEMENT BEING 0.0368 ACRE IN THE MARY O'DONNELL SURVEY ABSTRACT NO. 483 CITY OF MANVEL, TEXAS.
11. Acceptance of a Water Line Easement from Alvin ISD;
20' WIDE INTERCONNECT WATERLINE EASEMENT BEING AN 0.0184 ACRE IN THE H.T.&B.R.R CO. SURVEY ABSTRACT NO. 283 CITY OF MANVEL, TEXAS.
12. Acceptance of Meeting Minutes to date.

*The consent agenda was approved after the City Manager Updates section of the agenda.

Mayor and Council Comments

Dan Davis - Congratulated employees with anniversaries and wished employees Happy Birthday for November.

Jason Albert - Reminder that with Thanksgiving upon us, some people have not been fortunate this year and to help others where we can.

Adjourn

Council Member Albert made the motion to adjourn. 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

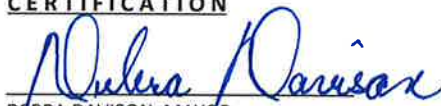
No: None

Absent: None

Abstained: None

The meeting adjourned at 9:55 p.m.

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

