

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 1/3/2022

### 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:** None

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

#### 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**

Michael Johnson, 7023 Louisiana Street - Speaking about ongoing issues with Cameron Recycling

**City Manager Update**

Update on current events and city issues.

**Update on COVID-19**

5-6 employees tested positive over the last two weeks.

County website - Since first week in December.

Total cases up 541

Confirmed cases - up 413 cases from 68 to 481

Probable cases- up 57 cases from 13 to 70

Recoveries - up 71 cases from 3725 to

3796 Deaths - no new deaths reported

**Update on Capital Improvement Projects**

Updates on:

Master Wastewater Plan

Update Rate Study

Preliminary design for wastewater treatment plant

City Center spine road - had kick-off meeting

Master Water Plan

SCADA system

Elevated storage tank design

Maverick water plant improvements (at High School)

C12 drainage study

Regional drainage pond

Master drainage plan update

Street names program

**Regular Agenda**

1. Consideration and possible action to approve the Road & Bridge Interlocal Agreement FY 2022, between Brazoria County and the City of Manvel.

Council Member Dan Davis made the motion to approve. Council Member Jerome 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 a variance to the Subdivision Ordinance Section 62-3 (e) (1) (e), Section 62-41 (b) (13), Section 62-41 (b) (17), Section 62-41 (b) (19), 62-41 (b) (25), 62-41 (b) (28), Section 62-104 (11), Section 62-108 (a) (8), and Section 62-115 for 9.86 acres of property located at 6202 Bissell Road, and authorize the Mayor to execute the Development Agreement.

**\*\*Mayor Davison moved agenda item # 2 to the top of the agenda.**

Kwasi Bosompem, City Planner presented information about this agenda item.

Council Member Jason Albert made the motion to approve as recommended. Council Member Lorraine 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 a variance to the Subdivision Ordinance Section 62-111, *Additional Street Requirements* for property located at 6336 Del Bello Spur, and authorize the Mayor to execute the Development Agreement.

Council Member Jason Albert made the motion to approve. Council Member Lorraine 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 appoint Niccole Tyson to the Events Task Force Board.

Mayor Davison made the motion to approve the appointment of Niccole Tyson to the Events Task Force as the Chairman of the Task Force. Council Member Jerome 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

5. Discussion on Charter Amendment Election as requested by Council Member Hehn.

Council Member Hehn's suggestion is to update the language to make the amendment effective a year out. Council Member Albert disagrees. His vote was as the Charter Commission recommended. Mayor Davison agrees with Council Member Albert.

6. Consideration and possible action to direct staff on the Noise Ordinance.

This is a follow up item from the last city council meeting regarding noise in the ETJ. Jason Albert asks if it's even possible for the city to extend this?

City Manager responded that this could be accomplished by extending the nuisance ordinance into the ETJ.

Chief Traylor spoke to the Sheriff's department about the noise ordinance outside the city limits and was told that the Sheriff's department does respond to these calls in the county. That being said, Chief Traylor does not feel like the ordinance needs to be changed. There is a mutual aid agreement in place with the Sheriff's department, so there is the ability for us to help respond and vice versa. He does not think it is a good idea to extend our resources outside, into the ETJ.

No action taken.

Council Member Davis would be in favor of looking at the noise ordinance in detail to see if there is a fix for what is going on at Cameron Recycling Center to help prevent this going forward for development.

Jessica Rodriguez stated that there are ways to help mitigate noise issues using buffering suggestions.

### **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 Preliminary Plat for Meridiana Section 30B;  
Being a subdivision of 11.25 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas. (Forwarded with favorable recommendation by PD&Z)
2. Approve Final Plat for Meridiana Section 33B;  
Being a subdivision of 10.12 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 1 and 2, 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. 40 Lots 1 Block 2. (Forwarded with favorable recommendation by PD&Z).
3. Acceptance of infrastructure improvements for Meridiana Section 31A to begin the one-year maintenance period.
4. Acceptance of infrastructure improvements for Meridiana Section 49 to begin the one-year maintenance period.
5. Acceptance of infrastructure improvements for Pomona Section 19 to begin the two-year maintenance period.
6. Final acceptance of infrastructure improvements for Pomona Water Plant No. 1 Phase 2 and release the associated maintenance bond.
7. Acceptance of the meeting minutes to date.

Council Member Dan Davis made the motion to approve. Council Member Jason 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**

None

**Adjourn**

Council Member Dan Davis made the motion to approve. Council Member Jerome 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

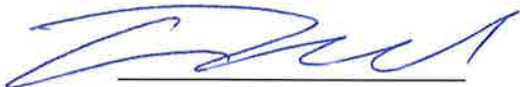
Absent: None

Abstained: None

**CERTIFICATION**



DEBRA DAVISON, MAYOR  
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS

