

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 1/18/2022

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 6:00 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

Absent: City Council Member Place 6 Jerome Hudson

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

Presentation on the 2021 Master Wastewater Plan Update

Richard Weatherly of Freese and Nichols presented an update on the Master Wastewater Plan

Discussion on any subject listed on the Agenda dated January 18, 2022.

Council Member Albert asked if agenda items 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 could be acted on in one motion.

Council Member Davis asked for an update on agenda item #4. Dan Johnson provided the update and explained the process used to determine the decision made at the staff level on which bidder to recommend to the council for approval.

Mayor Davison adjourned the workshop at 6:50 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 4 Dan Davis
City Council Member Place 5 Jason Albert

Absent: None

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

Inspirational Reading - Mayor Davison

Pledge

Citizen Comments: "Comment Card" Required

Mike Johnson - spoke about ongoing frustrations with Cameron Recycling.

Presentation

Proclamation - School Choice Week 1/23/2022-1/29/2022
Proclamation - Recognition of Jeanette Rau, Liz Harris and Jackie Silva

City Manager Update

Covid - 3 new employees have tested positive
From last meeting 1/3 - 1/19: cases up 964 cases in Manvel
5,352 total in Manvel
Confirm cases an increase of 784
77 probable
Recovered - increase of 172
42 deaths total in Manvel

An explosion type sound was heard on Friday evening around 10 p.m. Since Friday there has been no report of what this could have been.

Regular Agenda

1. Consideration and possible action to approve Ordinance 2022-O-01;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 7, 2022, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 4, AND PLACE 6; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

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

2. Consideration and possible action to approve Ordinance 2022-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING A SPECIAL ELECTION TO BE HELD ON MAY 7, 2022, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY ONE PROPOSITION RELATING TO THE AMENDMENT OF THE CITY OF MANVEL'S HOME RULE CHARTER REGARDING THE COMPENSATION AND EXPENSES OF THE MAYOR AND COUNCILMEMBERS; ORDERING A SPECIAL ELECTION TO BE HELD CONCURRENTLY WITH THE GENERAL ELECTION FOR THE ELECTION OF THE REGULAR CITY OFFICERS; PROVIDING FOR THE WORDING AND FORM OF THE BALLOT AS TO THE PROPOSED AMENDMENT; PROVIDING THE MEANS AND METHODS OF CONDUCTING THE ELECTION; DESIGNATING FIVE (5) ELECTION PRECINCTS WITHIN THE CITY; DESIGNATING POLLING PLACES; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION WITH BRAZORIA COUNTY; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; AND PROVIDING AN EFFECTIVE DATE.

Council Member Hehn made the motion to approve. Council Member Hudson 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 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: City Council Member Place 4 Dan Davis

Absent: None

Abstained: None

3. Consideration and possible action to approve Ordinance 2022-O-04;
AN ORDINANCE AMENDING ORDINANCE NO. 2021-O-29 AMENDING THE CITY FISCAL YEAR 2022 BUDGET ENDING SEPTEMBER 30, 2022, BY AMENDING THE CAPITAL FUND BUDGET TO ACCOUNT FOR UPDATES TO VARIOUS CAPITAL PROJECT LINE ITEMS. 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 Hehn made the motion to approve. Council Member Akery 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

4. Consideration and possible action to award the contract for the SCADA Project to BLTI in an amount not to exceed \$369,000.00.

Council Member Tyson made the motion to approve. Council Member 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. Consideration and possible action to approve a request for a 1 year extension for a specific use permit issued under Ordinance No. 2020-O-38 (adopted January 19, 2021). (Forwarded with favorable recommendation by PD&Z with a 5/0 vote).

Council Member Albert made the motion to approve. Council member 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

6. Consideration and possible action to approve Final Plat for Meridiana Pursley Boulevard Phase 7;
Being a subdivision of 0.8422 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 with favorable recommendation FAILED by PD&Z with a 0/5 vote).
Council Member Albert made the motion to approve. Council Member Davis 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
7. **Consideration and possible action to approve Final Plat for Meridiana Detention Reserve T Phase 2;
BEING A SUBDIVISION OF 0.7662 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
8. **Consideration and possible action to approve Preliminary Plat for Meridiana Units 8 and 9 Open Space;
BEING A SUBDIVISION OF 73.69 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE SECTION 1 MAP, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
9. **Consideration and possible action to approve Preliminary Plat for Meridiana Inspiration Way Phase 2;
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
10. **Consideration and possible action to approve Preliminary Plat for Meridiana Inspiration Way Phase 3,
BEING A SUBDIVISION OF 26.8 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF LOT 5 AND LOT 6, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
11. **Consideration and possible action to approve 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 COUNTY, TEXAS.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by

staff with a 5/0 vote).

12. ****Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve W;**
BEING A SUBDIVISION OF 15.53 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 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 COUNTY, TEXAS.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
13. ****Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve X;**
BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF AMENDING PLAT OF LOT NO. 15 - LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGE 165, BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF LOT 13 AND LOT 14, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
14. ****Consideration and possible action to approve Preliminary Plat for Meridiana Section 10A;**
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
15. ****Consideration and possible action to approve Preliminary Plat for Meridiana Section 7 East;**
BEING A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
16. ****Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve Y;**
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).
17. ****Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve Z Phase 1;**
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(PD&Z Forwarded with favorable recommendation with the conditions as recommended by staff with a 5/0 vote).

****Council Member Albert made the motion to approve agenda items #7 through agenda items #17 with conditions as recommended by the staff and the PD&Z Board. Council Member 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

18. Consideration and possible action to approve the Master Plan for Valencia, being 438.4 acres of land, Manvel, Texas.

(Forwarded with favorable recommendation FAILED by PD&Z with a 0/5 vote).

Council Member Davis made the motion to approve. Council Member Tyson 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

19. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Council Member Jason Albert made the motion to approve. Council Member Larry Akery seconded the motion.

The motion carried with a vote:

Vote:

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

1. Approve 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.
2. Approve Final Plat for Meridiana Section 51;
Being a subdivision of 7.176 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

3. Acceptance of infrastructure improvements for Pomona Parkway Phase 4 and release of associated Maintenance Bonds.
4. Acceptance of infrastructure improvements for Meridiana Section 48 to begin the One-Year Maintenance Period.
5. Acceptance of the meeting minutes to date.

Council Member Jerome Hudson made the motion to approve. Council Member Niccole 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

Mayor Davison recessed the meeting at 7:53 p.m. for executive session.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074, "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager Bobby Gervais, City Attorney

No action was taken in executive session.

Mayor Davison reconvened the meeting at 9:24 p.m.

Regular Agenda

20. Consideration and possible action regarding compensation and terms of employment of the City Attorney.

Council Member Dan Davis made the motion to approve a 4% salary increase. 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

Mayor and Council Comments

Adjourn

Council Member Dan Davis made the motion to adjourn. 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

No: None

Absent: None

Abstained: None

The meeting adjourned at 9:26 p.m.

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

