

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 2/22/2022

Workshop Session

Lorraine Hehn called the workshop of the Manvel City Council to order at 6:02 p.m.
Those in attendance were:

Present: 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

Absent: Mayor Debra Davison
City Council Member Place 5 Jason Albert

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

Presentation on the Master Drainage Plan

Presentation on the Master Drainage Plan update by Jarrod Aden of Lentz Engineering.
Lentz Engineering, LLC (Lentz) was retained by the City of Manvel (Manvel) to provide an update to the City of Manvel's Master Drainage Plan (MDP) prepared by Klotz Associates (Klotz) in 2014. Unlike the Klotz DP the scope of our services did not include hydrologic and hydraulic modeling and a high level of analysis. The purpose of this MDP addendum is to document changes of drainage significance that have occurred in the last several years and to identify some possible additional projects which provide opportunities for the City of Manvel to further improve drainage within their jurisdiction.

Discussion on any subject listed on the Agenda dated February 22, 2022.

Dan Davis -

Agenda items 1-3

Can something be done to stop these plats from having to move forward when they're not ready for approval?

Agenda item 5

For subdivision variances, can we add a timeline to the agreement?

Regular Session

Call To Order

Lorraine Hehn called the meeting of the Manvel City Council to order at 7:00 p.m.

Those in attendance were:

Present: 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

Absent: Mayor Debra Davison
City Council Member Place 5 Jason Albert

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

Inspirational Reading - Council Member Jason Albert

Pledge

Citizen Comments: "Comment Card" Required

JW Washington - Pearland resident

Applauds the city on what they're doing to prepare for the growth with the master drainage plan Running for Drainage District #4 position

Katherine Jones - Lewis Ln

Requesting sewer on the right side of Lewis Ln

Has water but no sewer

Jason Black - Cameron Recycling

- Hired an engineering firm to monitor noise and provide a survey
- 1 piece of equipment, in particular, was responsible for the majority of the noise and they made some modifications to it to try to alleviate the noise it produces.
- Training operators on how to handle the metal, placing instead of dropping metal, which is a slower process but willing to do this if it helps.

Presentation

Proclamation

February 2022-Black History Month

Proclamation on Black History Month read by Council Member Jerome Hudson

Presentation on Black History Month by students Justice James and Chloe Lynch

City Manager Update

Extends thanks to staff in his absence the previous week.

Covid update:

6175 total, up 143 from last meeting

81 confirmed, down 291

probable 27, down 41

recovered 6022, up 473

45 deaths, up 2

New officer hired.

PIO starts next week.

Regular Agenda

Council Member Davis made the motion to remove item 3 from the Consent Agenda. Council Member Hudson seconded the motion.

Vote: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

This item was removed from the consent agenda and voted on in the regular agenda.

Consent Item #3. Approve second and final reading of Ordinance 2022-O-03;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. (Forwarded with favorable recommendation with conditions by PD&Z with a 4/1 vote)

Council Member Davis abstained from voting on this item.

Council Member Jerome Hudson made the motion to approve with an amendment to the SUP reflecting allowable operating hours from 7:30 a.m. to 10:00 p.m. Council Member Larry Akery seconded the motion.

The motion carried with a vote: 4/0

Yes: 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

No: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: City Council Member Place 4 Dan Davis

1. Consideration and possible action to approve Final Plat for Meridiana Section 52; Being a subdivision of 21.88 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z FAILED 0/7).
2. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve M-2; Being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z FAILED 0-7).
3. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve N-2; Being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z FAILED 0-7)

Council Member Dan Davis made the motion to approve agenda items 1, 2, and 3. Council Member Niccole Tyson seconded the motion.

The motion FAILED with a vote: 2/3

Yes: 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 2 Lorraine Hehn, City Council Member Place 4 Dan Davis

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

4. 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 Dan Davis made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

5. Consideration and possible action to approve a Subdivision variance request for property located at 6336 Del Bello Spur, seeking to vary Chapter 62, Section 62-111, Additional Street Requirements and authorize the Mayor to execute the Development Agreement.

Jessica Rodriguez, Director of Development Services shares the two conditions to the variance:

1) Subdivision variance will expire upon exchange of the use from Single Family Residential detached structure

2) Subdivision variance would expire when the property is replatted into more than one lot or reserve

Council Member Dan Davis made the motion to approve with conditions. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

6. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-06; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50. *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY APPROVING THE 2022 MASTER WATER PLAN UPDATE DOCUMENT AS THE 2022 MASTER WATER PLAN; AMENDING SECTION 50-54. *MASTER WATER PLAN* INTEGRATING THE CITY'S 2022 MASTER WATER PLAN INTO THE CITY'S COMPREHENSIVE PLANS; PROVIDING FOR CONFORMITY OF ALL REGULATIONS TO THE MASTER WATER PLAN; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

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

The motion carried with a vote: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

7. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board positions #1, #2, and #3 with a term to expire in March 2024.

Council Member Larry Akery made the motion to put forward a slate of Angela Graham for Place 1; Lorraine Hehn for Place 2; and Donald Atkinson for Place 3. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

8. Consideration and possible action on the appointments of the Manvel Planning Development and Zoning Commission positions #5, #6, and #7 with a term to expire in March 2024.

Council Member Lorraine Hehn made the motion to put forward a slate of reappointing current PDZ Members, Dorothy Wynne, Christy Kennard, and Muhammed Alam to their respective positions. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote: 4/1

Yes: 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

No: City Council Member Place 4 Dan Davis

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

9. Consideration and possible action to direct staff on the proposed amendments to Code of Ordinances ARTICLE IX. NOISE REGULATION.

Chief Traylor -

Since the last meeting, he has researched other city's noise ordinances and came across the City of Sugarland's ordinance, which he feels meets what Council was wanting to see in the revision of our noise ordinance.

Dan Davis -

Asked for clarification of section 44-162 e in the draft ordinance.

Q: If a violation occurs, what tools do you have to enforce this?

A: Up to \$500 per citation and the judge/court would assess the amount

Q: 44-161 d; if business operates next to residence - can't operate between 10 p.m. to 6 a.m.

Would this not be applicable to churches?

A: Does not include churches

Q: 44-161 a; uses the word "may" - is there a specific reason this word was used compared to "shall"?

A: Chief would personally like to keep "may" because it leaves it at the officers' discretion, but this is something we can look at and possibly change since this is a draft.

Would be fine with this coming before Council for approval at next meeting after the necessary cleanup occurs.

No action taken.

10. Consideration and possible action to direct staff on the following items as requested by Council Member Albert;
- a. Status of open positions and option to engage an outside recruitment agency to find Fire Marshals and or other open city positions.
 - b. Discussion on open police department positions and possible action to define recruit and retain police department recruiter(s) FTE(s) position(s).
 - c. Discussion and possible action on the effectiveness of HR and HR related activities.
 - d. Discussion and possible action on multiple reports of staff failures to engage city customers, including but not limited to updates on Michael Johnson's repeated complaints of lack of enforcement actions.
 - e. Discussion and possible action on the status of the salary survey and employee engagement survey. (Direction was given to staff in September).

Council Member Jerome Hudson made the motion to table. Council Member Larry Akery seconded the motion.

The motion carried with a vote: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

Consent Agenda

1. Approve Final Plat for Meridiana Detention Reserve V Phase 2;
Being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z 7-0)
2. Approve Final Plat of Meridiana Elementary School Site No. 2;
Being a subdivision of 13.00 acres out the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z 7-0)
4. Approve second and final reading of Ordinance 2022-O-05;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50. *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY APPROVING THE 2022 MASTER WASTEWATER PLAN UPDATE DOCUMENT AS THE 2022 MASTER WASTEWATER PLAN; AMENDING SECTION 50-55. *MASTER WASTEWATER PLAN* INTEGRATING THE CITY'S 2022 MASTER WASTEWATER PLAN INTO THE CITY'S COMPREHENSIVE PLANS; PROVIDING FOR CONFORMITY OF ALL WASTEWATER REGULATIONS TO THE MASTER WASTEWATER PLAN; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.
5. Acceptance of the meeting minutes to date.

Council Member Jerome Hudson made the motion to approve Consent Agenda items 1, 2, 4, and 5. Council Member Niccole Tyson seconded the motion.

The motion carried with a vote: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

Executive Session

No 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

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: 5/0

Yes: 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: None

Absent: Mayor Debra Davison, City Council Member Place 5 Jason Albert

Abstained: None

The meeting adjourned at 7:58 p.m.

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

