

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 3/7/2022

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 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
Dan Johnson, Asst City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Chad Dumont, HR Manager
Gilbert Salas, Director of Community Services

Inspirational Reading - Council Member Davis

Pledge

Citizen Comments: "Comment Card" Required

Mike Johnson - Complaints against Cameron Recycling

City Manager Update

Covid update from last meeting:

6,222, up 47

17 confirmed, down 64

5 probable, down 22

6,153 recovered, up 131

2 additional deaths

47 total deaths

Regular Agenda

1. Consideration and possible action to approve Final Plat for Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension;
BEING A SUBDIVISION OF 4.828 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

(MOTION TO FORWARD WITH FAVORABLE RECOMMENDATION BY PD&Z

FAILED 0/5)

Council Member Jason Albert made the motion to approve. Council Member Dan Davis seconded the motion.

The motion FAILED with a 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

2. 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 Niccole Tyson seconded the motion.

The motion carried with a 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 the first of two readings of Ordinance 2022-O-08; AN ORDINANCE AMENDING CHAPTER 44 "OFFENSES AND MISCELLANEOUS

PROVISIONS” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX “NOISE REGULATION”; PROVIDING FOR EXEMPTIONS AND DEFENSES; REPEALING PROVISIONS IN CONFLICT THEREWITH; 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.

Council Member Davis -

Asked how long Camerons has been in business in the city? A: Quite some time, not sure on exact years.

The ordinance is just to address noise. Is that correct? A: Yes.

How many noise complaints have been called in throughout the city in the last six months? A: Chief didn't have that data on hand.

Address areas of the Ordinance; Sec 44-162 - D

Wanting clarification on language about sustained noise levels. Would it be good to break out the time limit based on zones?

Chief does not believe so. The ordinance is solid as-is.

Council Member Albert asked if this would help the problems that Mr. Johnson is having? A: The ordinance gives a guideline now and takes out a lot of gray areas.

Council Member Lorraine Hehn made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a 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 foundation membership options for The Friends of the Manvel Public Library. (Requested by Mayor Davison)

Council Member Hehn asked what other fundraisers have been planned to raise money for this project?

Plans are to be aggressive with planning fund-raising events. COVID has slowed this down. She asked if there is going to be any sort of oversight by the Council or Staff? A: There is some city representation already.

Council Member Davis asked if Council could get quarterly updates.

Council Member Albert wants this to be a membership not a project that has oversight by the council.

Council Member Dan Davis made the motion to direct staff to join the Friends of the Manvel Public Library as a founding member and to determine the proper area from the budget for the requested funds. Council Member Jason Albert seconded the motion.

The motion carried with a 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 participate in the State of Texas' subsequent settlements with litigants in opioid litigation, and authorize the City Manager to execute the Endo Subdivision Release form and the Teva Subdivision Release Form, and any other paperwork needed to finalize the settlements.

Council Member Jason Albert made the motion to approve. Mayor Davison seconded the motion.

The motion carried with a 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 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).

(Agenda item tabled at the 2/22/22 City Council Meeting)

a) Update on FM position

Chief is doing a background on the FM position.

Deputy FM position is on hold so the FM can be part of the hiring process.

Had an individual come in on Thursday who has experience as a deputy FM who may also apply.

b) Open Police Positions -

Since October, 32 candidates, 22 tested, 18 passed the written test, and ended up with 8 candidates to do background on. Made an offer to one, hired 4, doing backgrounds on 2 more. Still have to fill 2 open positions that are funded and will have 4 more positions 1/2 year.

Are we at a point where we need to have a police recruiter?

c) The city is getting larger. Do we need to add to the HR dept to actively recruit people?

d) Tabled to next meeting.

e) Chris is working on getting a company to do this. Several folks were contacted, but no one contacted us back. We are waiting on a proposal from a company that did a salary survey for Iowa Colony. The proposal will be coming to the next council meeting.

Consent Agenda

1. Approve Final Plat for Brazoria County MUD No. 57 Lift Station;
BEING A SUBDIVISION OF 0.1945 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
2. 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, BRAZORIA COUNTY, TEXAS.
3. Approve Final Plat for Meridiana Section 52;
BEING A SUBDIVISION OF 21.88 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.
4. Approve Preliminary Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 59 LOTS, 4 BLOCKS, AND 4 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.
5. Approve second and final reading 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.
6. Approve the meeting minutes to date.
7. Approve Preliminary Plat for Meridiana Detention Reserves L-2 and O-2;
BEING A SUBDIVISION OF 46.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 1 BLOCK, AND 3 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.
(Motion forwarded with favorable recommendation by PD&Z 5/0)

Council Member Dan Davis made the motion to approve the Consent Agenda. Council Member Lorraine Hehn seconded the motion.

The motion carried with a 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

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 Davison convened the meeting into executive session at 8:19 p.m. No action was taken.

Mayor Davison reconvened the meeting out of executive session at 8:59 p.m.

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: 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 9:00 p.m.

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

