

5/16/2022 CITY COUNCIL MEETING MINUTES

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
ED PERRY, 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 5/16/2022

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 6:04 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 5 Jason Albert
City Council Member Place 6 Jerome Hudson
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, Director of Finance
Jessica Rodriguez, Director of Community Services
Joe Murray, Fire Marshal
Danielle Bryan, Code Enforcement Officer/Health Inspector
Gilbert Salas, Director of Community Services
Brooke Cyphers, Public Information Officer

Discussion on any subject as listed on the Agenda dated 5/16/2022. Mayor Davison requested the Proclamations be read during the workshop.

General Discussion on Agenda Item #11

5/16/2022 CITY COUNCIL MEETING MINUTES

Dan - Has council in the past extended this? Are the signs kept well?

Does the community of Rodeo Palms want to see these?

Lorraine - they have not been kept up, and are an eye sore on 288. Enforcement needs to take place.

General Discussion on Agenda Item #10

General Discussion on Agenda Item #9

General Discussion on Agenda Item #7

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 7:02 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 5 Jason Albert City
Council Member Place 6 Jerome Hudson 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, Director of Finance
Jessica Rodriguez, Director of Community Services
Joe Murray, Fire Marshal
Danielle Bryan, Code Enforcement Officer/Health Inspector
Gilbert Salas, Director of Community Services
Brooke Cyphers, Public Information Officer

Inspirational Reading - Council Member Hehn

Pledge

Special Recognitions, Acknowledgements, and Proclamations

Proclamations

Emergency Medical Services Week - May 15 -21, 2022

Flood Awareness Week - May 23 - 27, 2022

Public Hearing

CANCELLED TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC

5/16/2022 CITY COUNCIL MEETING MINUTES

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 624190 "OTHER INDIVIDUAL AND FAMILY SERVICES"; 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.

THIS PUBLIC HEARING HAS BEEN CANCELLED

Cancelled.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, 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 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE 811121 "AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE"; 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.

Mayor Davison opened the Public Hearing at 7:04 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davison closed the Public Hearing at 7:05 p.m.

Public Comments: "Comment Card" Required

Pastor Martin

Disgruntled with Code Enforcement and how strict they are being about the cleanup of his property. He says he uses the things they're asking him to get rid of. Was told he could put up a fence but he says he doesn't want to live in a cage.

Fred Weary

Working on an indoor sports facility in the Pomona Hillwood community. 13 acres. It will be the first flagship location for the Boys and Girls Club of Brazoria County. This will be a premier destination for non-local visitors. Approximately 90,000 non-local visitors, so this will have an economic impact and increase the opportunity for more local business revenue.

Will have a professional dance studio, front office spaces, conference rooms, 5 basketball courts, covered football field with a practice track.

Donald Atkinson

Spoke a while ago about rebar at Meridiana and Hwy 6. Nothing has been done. Now, someone has knocked off the Don't Walk sign.

Joseph Shygu

Addressed council in regards to the timing of SUP and back driveway access for auto paint and body shop.

City Manager Update

Covid update:

6,363 cases

26 confirmed, up 12 from the last meeting

12 probable, up 7

6,249 recovered, up 22

No additional deaths

City of Manvel Regional Drainage Facility - S Masters and Jordan Pipe for the outfall has been ordered - first step to getting the project started

June 1st is the beginning of hurricane season. Brazoria County website has a guide. Start your preparations now.

Consent Agenda

1. Acceptance of the meeting minutes to date.

Council Member Jerome Hudson made the motion to approve. 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

Regular Agenda

1. Consideration and possible action to approve Resolution 2022-R-05;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF A GENERAL ELECTION HELD ON MAY 7, 2022, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS (PLACE NO. 4 AND PLACE NO. 6); CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE SPECIAL ELECTION HELD ON MAY 7, 2022, FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY A PROPOSITION RELATING TO THE HOME RULE CHARTER; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Council Member Dan Davis made the motion to approve. Mayor Debra 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

5/16/2022 CITY COUNCIL MEETING MINUTES

2. Issue Certificate of Election, Statement of Elected Officer, and Oath of Office to the declared candidates elect; Council Member Place 4, Ed Perry, and Council Member Place 6, Jerome Hudson.

Certificate of Election were issued to both Ed Perry and Jerome Hudson
Mayor Debra Davison swore in Ed Perry to Council Place 4.
Mayor Debra Davison swore in Jerome Hudson to Council Place 6.

3. Recognition of Dan Davis - City Council Term 2019-2022

Mayor Davison presented Dan Davis with a stone plaque. Dan Davis gave a closing speech.

4. Consideration and possible action on the appointment of a Mayor Pro-Tem to serve for one year.

Mayor Debra Davison made the motion to appoint Lorraine Hehn. 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 Ed Perry, 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 Resolution 2022-R-06;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, IMPLEMENTING THE CHANGE TO THE CITY CHARTER OF THE CITY OF MANVEL AS A RESULT OF THE SPECIAL ELECTION HELD ON MAY 7, 2022; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Council Member Jason Albert 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 Ed Perry, 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 on first reading, Ordinance 2022-O-18;
AN ORDINANCE AMENDING ORDINANCE NO. 2021-O-29 AMENDING THE CITY FISCAL YEAR 2022 BUDGET ENDING SEPTEMBER 30, 2022, BY AMENDING THE GENERAL FUND TO ACCOUNT FOR COUNCIL PAY AND REALLOCATION OF EXPENSES IN THE FIRE MARSHAL/CODE ENFORCEMENT DEPARTMENT 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.

5/16/2022 CITY COUNCIL MEETING MINUTES

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

No: None

Absent: None Abstained: None

7. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-14; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, 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 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE 811121 "AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE"; 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.

(Forwarded with favorable recommendation by PD&Z with a 4-2 vote)

Jason Albert thinks the risk is low for traffic and that he would like to remove that so he can go ahead with business.

Jessica Rodriguez suggests that if they remove the prohibition of using the driveway, it must be brought up to city standards.

Council Member Jason Albert made the motion to approve with item 14 amended to allow use of the driveway provided that it must first be brought up to city standards. Mayor Debra 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 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None Abstained: None

8. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-16; AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY REPEALING THE CURRENT ARTICLE X "MOBILE FOOD VENDORS" AND ADOPTING A NEW ARTICLE X "MOBILE FOOD VENDORS" TO REGULATE MOBILE AND TEMPORARY FOOD VENDORS; AMENDING CHAPTER 35, ARTICLE VII "PEDDLERS, CANVASSERS, AND SOLICITORS"; 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.

5/16/2022 CITY COUNCIL MEETING MINUTES

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

No: None

Absent: None Abstained: None

9. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-17; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL BY REPEALING THE CURRENT CHAPTER 33 "FOOD AND FOOD HANDLERS" AND ADOPTING A NEW CHAPTER 33 "FOOD AND FOOD HANDLERS" TO REGULATE FOOD ESTABLISHMENTS; 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 Jason Albert made the motion to approve. Mayor Debra 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 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None Abstained: None

10. Consideration and possible action to approve a Master Cooperative Purchasing Agreement between the City of Manvel and the Sheriffs' Association of Texas, Inc.

Council Member Jason Albert 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 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

11. Consideration and possible action to direct staff on a request by Clinton Wong for an amendment to the Rodeo Palms PUD to allow for Billboards to remain until December 31, 2023.

Council Member Lorraine Hehn made the motion to approve. Council Member Jason Albert seconded the motion.

The motion **FAILED** with a vote 0-7:

Yes: None

5/16/2022 CITY COUNCIL MEETING MINUTES

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 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

Absent: None

Abstained: None

Mayor and Council Comments

Coffee with Cops this Saturday, 5/21 from 8-10 am at City Hall.

Adjourn

Council Member Jerome Hudson made the motion to adjourn. Mayor Debra Davison seconded the motion.

The motion carried with a vote: 7/0

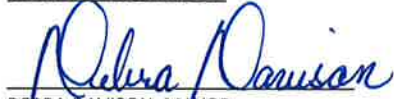
Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: None Abstained: None

The meeting adjourned at 8:03 p.m.

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

