

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 7/18/2022

Workshop Session - 5:30 p.m.

Mayor Davison called the workshop of the Manvel City Council to order at 5:30 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 Ed Perry
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
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Community Services
Joe Murray, Fire Marshal
Gilbert Salas, Director of Community Services
Brooke Cyphers, Public Information Officer

Update on current fiscal year's status and forecast to include discussion on future construction projects.

Finance Director Chris Thomas provided information on the following;
2022 estimated values provided by the Brazoria County Appraisal District \$1,522,729,642 FY
2010 - FY 2022 Property Tax Rate Comparisons
FY 2020 - FY 2022 Sales Tax Rate Revenues Comparisons FY 2011-2021 Sales Tax
Revenues Trends
Current FY Statement of Revenues and Expenditures

Mayor Davison adjourned the Workshop at 6:04 p.m.

Regular Session - 6:00 p.m.

Call To Order

Mayor Davison called the meeting 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 4 Ed Perry
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
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Director of Finance
Jessica Rodriguez, Director of Community Services
Joe Murray, Fire Marshal
Gilbert Salas, Director of Community Services
Brooke Cyphers, Public Information Officer

Inspirational Reading - Council Member Albert

Pledge

Public Hearing

TO HEAR COMMENTS ON A PROPOSED AMENDMENT TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CIT OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

Mayor Davison opened the Public Hearing at 6:05 p.m.

1st call for comments -

Sue and Jim Perkins - 6710 Davy Crocket

Emailed comments - against an increase in utility rates.

2nd call for comments -

Dan Davis - 6818 Powell Lane

Against an increase in utility rates to support new growth. If utility rates are increased, this is going to force residents to decide if they can afford to live in the city. It would be his suggestion to delay the rate increase and have staff work with Freese and Nichols for an alternate option.

3rd call for comments-

None

Mayor Davison closed the Public Hearing at 6:10 p.m.

Public Comments: "Comment Card" Required

None

City Manager Update

Covid update:

7038 cases, up 208 from the last meeting 219 confirmed, up 61 from the last meeting 27 probable, up 7 from the last meeting

6,743 recovered, up 140 from the last meeting No additional deaths

The city is still under a burn ban

The staff had a meeting last week with Valencia. A new Master Plan was submitted. The new plan does include the school property. The traffic impact analysis was also updated.

Staff met a few weeks ago with Gulf Coast Commercial Group to discuss the property at HWY 6 and Meridiana Pkwy.

Consent Agenda

1. Acceptance of infrastructure improvements for Manvel Town Center Detention Ponds Phase 1A and Manvel Town Center Public Utilities Phase 1A to begin the one-year Maintenance Period.
2. Acceptance of infrastructure improvements for Meridiana Section 33B to begin the one-year maintenance period.
3. Final acceptance of infrastructure improvements for Meridiana Parkway Phase 6 and release of associated Maintenance Bonds.
4. Final acceptance of infrastructure improvements for Meridiana Section 47 and release of associated Maintenance Bonds.

MINUTES MANVEL CITY COUNCIL MEETING July 18, 2022

5. Approve a 180-day extension for CenterPoint Energy to construct, operate, and maintain its gas and electric facilities in City ROW's to expire January 18, 2023.
6. Acceptance of the meeting minutes to date.

Council Member Hudson made the motion to approve the Consent Agenda. Council Member 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, and City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-21; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CIT OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

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

The motion carried with a vote: 5/2

Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 4 Ed Perry, and City Council Member Place 6 Jerome Hudson

No: City Council Member Place 3 Niccole Tyson, and City Council Member Place 5 Jason Albert

Absent: None

Abstained: None

2. Discussion on the Sign Ordinance and the definition of signs. (Requested by Council Members Tyson and Hehn)

General discussion on the definition of signs.

Chief Traylor stated that the majority of ordinances he looked at are comparable to what Manvel currently has. If the City Council wants to have the ordinance amended, we can amend it. We just need to know what direction the City Council wants the staff to go.

Nicole requests the staff look at the ordinance to make the definitions more defined. Possibly come up with a solution to the situation at Weekley's Shaved Ice.

MINUTES MANVEL CITY COUNCIL MEETING July 18, 2022

Mayor and Council Comments

Adjourn

Council Member Albert made the motion to adjourn at 7:07 p.m. Council Member 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, and City Council Member Place 6 Jerome Hudson

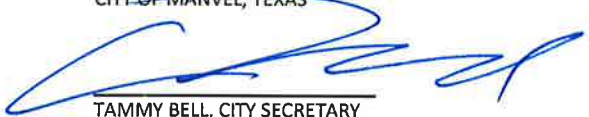
No: None

Absent: None

Abstained: None

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

