

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 8/1/2022

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 5:00 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 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
Gilbert Salas, Director of Community Services
Joe Murray, Fire Marshal
Brooke Cyphers, Public Information Officer

Discussion on the Fiscal Year 2022-2023 Proposed Budget

Chris Thomas, Director of Finance presented the budget to the council.

- 56 to 58 cents is the estimate; we're currently at 57 cents
- Anticipating property taxes will raise ~1.5 million more than last year, an increase of 24%

- The biggest revenue sources we have are ad valorem taxes, licensing and permits, and miscellaneous taxes which include sales tax
- Community Services will be getting a much-needed bucket truck

Kyle Jung, City Manager -

Page 26, past property tax: 2017-18 the taxable value in the city was \$600 million and the tax rate was 57 cents, and in 2021-22 it is \$1.1 billion with a 57 cent tax rate.

There was about \$10 million in debt issued in 2018-19 and the tax rate had to cover that. The growth is what is paying for that debt issuance.

The rate will initially go up, but growth will pay off debt & the rate will come down.

We don't anticipate a transfer from the general fund to the utility fund. The staff has really been working on making sure everyone is charged the appropriate amounts.

If Council decides to increase the water rates, the additional money will be used to help pay for impact fee water and sewer projects.

From Jan 1, 2012, the city has issued ~5,400 new home permits and if you do a household average of 3 people, that's 15,000+ new people in the city.

Everything is dependent on receiving the true value numbers from the tax assessor.

Jason Albert -

Salary Survey - Where is it in the budget? Did we include an employee satisfaction survey?

Chris Thomas, Director of Finance -

To put everyone in the 50th percentile, that would start at a cost of \$600,000 per budget year and that cost would increase each year with annual raises.

To put everyone in the 75th percentile, that would be just over one million dollars. Given that, we're proposing 3% pay increases across the board.

Jason Albert -

So we gave 3% last year when inflation was up 5% and this year it's up 9%, so we're asking people to come to work for less buying power than they had two years ago? We're trying to attract people to come work here because we've got a city to build. If you're only going to offer 3%, why does anybody want to come work here?

Kyle Jung, City Manager -

I think it's unattainable that we keep up with inflation.

Jason Albert -

We should be looking at cost of living. My hope when we did this was that we would come up with a plan to get people a fair and livable wage. What I'm hearing is that was too hard and we didn't have enough money so we're giving them 3%.

Kyle Jung, City Manager -

No. Based on the range, everyone is around the 50% mark based on the position. We added almost 40 new employees with only about 4 open, so people are coming to work here. I feel we are doing okay on the attraction part of it. Staff will look at including non-government companies in future salary surveys.

Jason Albert -

Concerned with no increase in Code Enforcement or Fire Marshal staff.

Kyle Jung -

New positions: Utility Billing Clerk, promote 4 officers to corporals, then add 3 police

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positions (total of four new positions)

Future plans: New PD building, new community services building, proposed new annex building at City Hall

The Workshop Session adjourned at 5:50 p.m.

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 6:04p.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
Gilbert Salas, Director of Community Services
Joe Murray, Fire Marshal
Brooke Cyphers, Public Information Officer

Inspirational Reading - Council Member Hudson

Sometimes, being understanding is more important than being right. Sometimes, we need not a brilliant mind that speaks but a patient heart that listens. Not keen eyes that always see faults, but open arms that accept. Not a finger that points out mistakes, but a gentle hand that leads.

Pledge

Public Comments: "Comment Card" Required

Laurie Cimrhanzel

Emailed statement read aloud. Concerned with water and sewer rates, tax rate, water quality, and Wilson Rd condition.

Lois Chesik - 6814 Powell Ln

Feels the same as previously read comments. The water ordinance is putting an undue burden on so many people.

Kelly Clawson - 6803 Powell Ln

Spoke against the water increase and said new ballparks with no parking or restaurants will not attract teams to play there.

Mary Ann Atkinson - 7425 Jordan Rd

Spoke on budget; doesn't want taxes raised taxes. Also spoke about the city needing an animal control officer.

Russ Bynam - Valencia

Spoke about necessary changes made to Valencia Master Plan, met with staff and received PD&Z approval.

City Manager Update

*Update on Regional Drainage Pond Project.

Covid

7173 total cases, up 135 from last meeting

155 confirmed, down 64

28 probable, up 1

6941 recovered, up 198

No new deaths

Fire Marshal update on the KBDI as of July 31, 689 in Brazoria County. Was 640 at the last City Council meeting.

Regional Detention update by Dan Johnson;

The first phase will take about a year and a half. Pipes are on site, staging is taking place so work can get started.

Consent Agenda

1. Approve Master Plan for Valencia (dated July 19, 2022) BEING 438.4 ACRES OF LAND, MANVEL, TEXAS. (Forwarded with recommendation by PD&Z)
2. Approve meeting minutes to date.

Council Member Hehn made the motion to approve. 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, 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-22; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 "SCHOOL ZONES" OF THE CODE OF ORDINANCES TO REVISE THE PROVISIONS PERTAINING TO TIMES AND PLACES FOR SCHOOL ZONES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED

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DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Chief Traylor met with AISD PD and their transportation district to review school zones to see if times or speed limits need to be adjusted.

Jr Highs weren't long enough. Need to be extended to 5:00 p.m.

The school zone for High School on HWY 6 was reduced to 3:45.

Council Member 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 Ed Perry, 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 the second and final reading 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 Hehn made the motion to approve. Council Member Hudson 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, City Council Member Place 6 Jerome Hudson

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

Absent: None

Abstained: None

3. Consideration and possible action to approve Resolution 2022-R-10;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Jessica Rodriguez, Director of Development Services provided an overview of the updated fee schedule.

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

The motion carried with a vote: 4/3

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

No: City Council Member Place 1 Larry Akery, City Council Member Place 3 Niccole Tyson, City Council Member Place 5 Jason Albert

Absent: None

Abstained: None

Mayor and Council Comments

Adjourn

Council Member Jason Albert 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 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 6:30 p.m.

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

