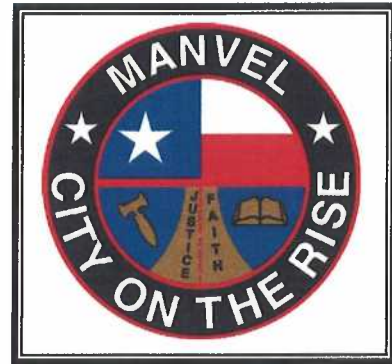


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 9/19/2022

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
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Chris Thomas, Finance Director
Keith Traylor, Chief of Police
Gilbert Salas, Director of Community Services
Jessica Rodriguez, Director of Development Services
Joe Murray, Fire Marshal
Brooke Cyphers, Public Information Officer

Discussion on the Fiscal Year 2022-2023 Proposed Budget

Chris Thomas, Finance Director, discusses the budget with Mayor and Council.
\$50,000 was taken off IT capital projects and everything balanced out including the 7% raises across the board.

Kyle Jung, City Manager - It would not affect the budget if council wanted to adopt a rate of 57 cents even, which is the same rate that we currently have.

Council Member Hehn - Asked about the pay increases for the 4 new officers.

Chris Thomas - 7% is covered by the ad valorem and the 50k removed from the capital projects IT budget.

Council Member Tyson - Thought the numbers given were going to be a certain percentage to get everyone at a certain level - wanted the numbers to be tiered out.

Chris Thomas - Still working on getting these numbers together, but felt giving uneven percentages would affect morale.

Council Member Tyson - Does not feel that way about it. Feels that fair is fair.

Council Member Albert - Voices his frustration at the way this is being handled. Wants people to be taken care of.

Kyle Jung, City Manager - Asks the council what they want to be done.

Chris Thomas - Shares that the numbers requested are being worked on and will benefit in the future, but right now, 7% across the board is what was discussed, so that's what was put forth.

Mayor Davison - Urges the Council to be clearer about what they want because they are getting in the weeds.

Council Member Hehn - We did discuss weeks ago that 47% of staff were not where they needed to be and we gave direction to staff. This is not blindsiding them.

Council Member Albert - Agrees with Mayor about getting into the weeds, but does not feel that Kyle is looking out for the employees. Last year, Council asked for the salary survey and the steps so they could look at a job and say this is what it's worth.

Council Member Hehn - Has no problem with leaving it at 7%, but wants to see how to get people where they need to be.

Mayor Davison - Says that no matter what, we have to air all of this out and decide now or by the deadline.

Council Member Albert - Wants the classification system.

Mayor Davison - Wants to know if Council would be willing to approve the budget but not decide on the salaries.

Council Member Tyson - Wants an excel sheet broken up by department.

Council Member Hehn - Asks if Council would be willing to have another meeting Monday to decide.

They talk about doing 3% across the board and putting the extra 4% in a line item to figure out how to distribute it.

It's decided keeping it at 7% may be better since it's already budgeted. They also propose to table adoption of the budget etc. until a special meeting is held on Monday.

Discussion on any subject as listed on the Agenda dated September 19, 2022

Adjourned at 6:16 p.m.

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 6:30 p.m.

Those in attendance were:

MINUTES MANVEL CITY COUNCIL MEETING September 19, 2022

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
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Chris Thomas, Finance Director
Keith Traylor, Chief of Police
Gilbert Salas, Director of Community Services
Jessica Rodriguez, Director of Development Services
Joe Murray, Fire Marshal
Brooke Cyphers, Public Information Officer

Inspirational Reading - Council Member Tyson

Pledge

Public Hearing

PUBLIC HEARING TO HEAR INPUT ON THE 2022 TAX YEAR PROPOSED PROPERTY TAX RATE:

A tax rate of \$0.573247 per \$100 valuation has been proposed by the governing body of the City of Manvel.

PROPOSED TAX RATE \$0.573247 per \$100

NO-NEW-REVENUE TAX RATE \$0.497971 per \$100

VOTER-APPROVAL TAX RATE \$0.582048 per \$100

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Manvel is not required to hold an election at which voters may accept or reject the proposed tax rate.

Mayor Davison opened the Public Hearing at 6:32 p.m.

1st call for comments -

Doreen Martin - Spoke against the proposed tax rate, requesting the council not raise taxes at this time.

Kevin Schmitt - Spoke against the proposed tax rate, requesting the council not raise taxes, especially now. Please set the rate as the no new revenue rate.

2nd call for comments -

Jenny Judd - Fears residents will be taxed out of Manvel.

Erin Bunyard - 5930 Tammy Drive - Moved here about 3 years ago. Feels information on social media is a partial or misleading representation of the actual data and is being presented without important context. Tax rate in past years has decreased. Tax values have not decreased, property owners have the right to dispute this. Please encourage our citizens to inquire with Brazoria County for assistance with their property taxes.

Mopsy Thornborough - 6730 Lonestar Ridge - Spoke against the proposed tax rate.

Ken Caldwell - Why are we increasing the tax rate if we have a surplus in the bank? It feels like the residents are being taxed for the sake of the city having extra money.

3rd call for comments -

Dan Davis - Spoke against the proposed tax rate and presented suggestions within the budget on how to go about doing this.

Mayor Davison closed the Public Hearing at 6:54 p.m.

Public Comments: "Comment Card" Required

City Manager Update

*COVID numbers in the city

Summer Spectacular - had 160+ residents attend.

Covid - From last meeting

7,497 Total Cases

57 confirmed

15 probable

7,376 recovered

0 deaths since April

Consent Agenda

1. Approve meeting minutes to date.
2. Consideration and possible action to approve the second and final reading of Ordinance 2022-O-23;
AN ORDINANCE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANVEL ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF SECTIONS 545.356 AND 545.353 OF THE TEXAS TRANSPORTATION CODE, ON CERTAIN STREETS AND HIGHWAYS OR PARTS THEREOF WITHIN THE CORPORATE LIMITS OF THE CITY OF MANVEL, AS SET OUT IN THIS ORDINANCE, TO WIT: ESTABLISHING A CONSTRUCTION SPEED ZONE ON THE NORTHBOUND AND SOUTHBOUND MAINLANES OF SH 288 AT RODEO PALMS (FROM POINT 490+1.031 TO POINT 488+1.385 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, A DISTANCE OF APPROXIMATELY 1.513 MILES, TO REDUCE THE SPEED LIMIT TO 55 MILES PER HOUR; AUTHORIZING THE INSTALLATION OF SIGNAGE IN ACCORDANCE WITH THIS ORDINANCE; PROVIDING FOR THE ALTERATION OF THE PRIMA FACIE SPEED LIMIT OF THE NORTHBOUND AND SOUTHBOUND MAINLANES OF SH 288 AT RODEO PALMS (FROM POINT 490+1.031 TO POINT 488+1.385 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, A DISTANCE OF APPROXIMATELY 1.513 MILES, TO INCREASE TO 65 MILES PER HOUR UPON COMPLETION OF CONSTRUCTION; 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 FOUR HUNDRED DOLLARS (\$400) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

3. Acceptance of infrastructure improvements for Pomona Section 22 to begin the two-year Maintenance Period.
4. Approve Second Amendment to Development Agreement with MUD 61, to amend utility provisions consistent with the mediated settlement agreement approved by City Council on July 5, 2022

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 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 on first reading, Ordinance 2022-O-24;
AN ORDINANCE APPROVING AND ADOPTING THE CITY OF MANVEL, TEXAS, OPERATING, CAPITAL IMPROVEMENT PROGRAM, AND MEDC BUDGET FOR THE FISCAL YEAR 2023; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; ESTABLISHING THE PROCEDURE FOR INTRA-BUDGET TRANSFERS; APPROVING ALL PROGRAMS AND EXPENDITURES CONTAINED THEREIN; AUTHORIZING THE CITY MANAGER TO MAKE ANY BUDGETED EXPENDITURE WITHOUT FURTHER ACTION BY THE CITY COUNCIL; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Council Member Jason Albert made the motion to table. 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 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 ratify the property tax increase reflected in the 2023 Fiscal Year Budget that was just adopted that raises more property taxes than the Fiscal Year 2022 budget.
3. Consideration and possible action to approve on first reading, Ordinance 2022-O-25;

AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES FOR THE CITY OF MANVEL, TEXAS, FOR THE YEAR 2022, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith.

Council Member Albert made the motion to table items 2 and 3. 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, City Council Member Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

4. Consideration and possible action to approve Resolution 2022-R-13;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AN EARNEST MONEY CONTRACT AND AUTHORIZING THE PURCHASE OF AN APPROXIMATELY 0.2811 ACRE TRACT OFF PETERS ROAD IN MANVEL, TEXAS; PROVIDING THAT, ONCE ALL CONTINGENCIES AND CONDITIONS FOR THE PURCHASE OF THE PROPERTY HAVE BEEN MET, AND THERE IS THE PROPER APPROPRIATION IN THE BUDGET TO PURCHASE THE PROPERTY, THE MAYOR IS AUTHORIZED TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH THE TRANSACTION.

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

5. Consideration and possible action to approve Resolution 2022-R-14;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING THE "BROKER LISTING" PROCESS OF TEXAS LOCAL GOVERNMENT CODE § 253.014 FOR THE SALE OF CITY-OWNED REAL PROPERTY LOCATED AT 19803 MORRIS AVENUE, MANVEL, TEXAS; PROVIDING THAT FINAL ACCEPTANCE OF ANY OFFER IS SUBJECT TO FUTURE ACTION OF THE CITY COUNCIL; APPROVING A BROKER AGREEMENT FOR THE SALE OF THE PROPERTY;

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AUTHORIZING THE MAYOR TO EXECUTE THE BROKER AGREEMENT AND ANY DOCUMENTS NEEDED TO LIST THE PROPERTY.

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 Ordinance 2022-O-26;
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 A POLICE DISPATCH CONSOLE, FINANCE SOFTWARE, AND VEHICLES FOR THE COMMUNITY SERVICES 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.

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

7. Consideration and possible action to approve a Variance to the Subdivision Ordinance Chapter 62, Section 62-113, Sidewalks for the property at 6931 Masters Road and authorize the Mayor to execute the Development Agreement.

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

MINUTES MANVEL CITY COUNCIL MEETING September 19, 2022

No: None
Absent: None
Abstained: None

8. Consideration and possible action to approve a Variance to the Subdivision Ordinance Chapter 62, Section 62-111, Additional Street Requirements for the property at 7215 King Street and authorize the Mayor to execute the Development Agreement.

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

Mayor and Council Comments

Adjourn

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

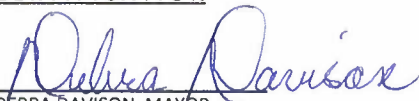
The motion carried with a vote: 7/0

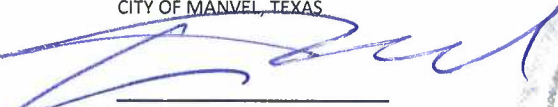
Yes: Mayor Debra Davison, City Council Member Place 1 Larry Akery, City Council Member Place 2 Lorraine Hehn, City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Ed Perry, City Council Member Place 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None
Absent: None
Abstained: None

The meeting adjourned at 7:13 p.m.

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

