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 11/21/2022

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 6:03 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

Absent: City Council Member Place 4 Ed Perry

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
Jessica Rodriguez, Director of Development Services
Joe Murray, Fire Marshal
Brooke Cyphers, Public Information Officer
Jose Abraham, City Planner

Inspirational Reading - Council Member Akery

Pledge

Public Hearing

Public Hearing to hear comments "for" or "Against" an Oil and Gas Drilling Well Application from Denbury Onshore, LLC. requesting to deepen the Lemmer, J. #12 Well, an oil and gas well in the T. Spraging Survey Abstract 366, City of Manvel, Brazoria County, Texas.

Mayor Davison opened the Public Hearing at 6:04 p.m.
First Call - None
Second Call - None
Third Call - None
Closed at 6:05 p.m.

Public Comments: "Comment Card" Required
Travis Clark - CR 87 Subdivision Variance for Temporary Road. Material originally requested for road was one he could afford. The new material option is not something he can afford as he went out and got a bid and it came back as $70+ thousand dollars. Cannot even get a culvert installed to get to his property. Asking the City to please help him build the road.

City Manager Update
Covid Update
9 confirmed, down 1
15 recovered
1 new death
7,599 cases total
By Friday, we can hopefully lift the burn ban.
December 16th from 6-8, Cookies & Cocoa with Santa

Consent Agenda

1. Approve the second and final reading of Ordinance 2022-O-29;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 40' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.354 ACRES OF LAND, BEING AN UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE M.V. O'DONNEL SURVEY ABSTRACT NO. 479 BEING PART OF 116.90 ACRE TRACT INCLUDING TRACT 1 - 35.298 ACRES AND TRACT 2 - 80.247 ACRES IN BCCF # 2020004157 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z).

2. Approve the second and final reading of Ordinance 2022-O-30;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 53. "SIGNS" BY REVISING THE REGULATIONS PERTAINING TO SIGNS WITHIN THE CITY OF MANVEL AND EXTRATERRITORIAL

JURISDICTION; 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.

3. Approve the second and final reading of Ordinance 2022-O-31;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50. *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY AMENDING SECTION 50-53. *MASTER DRAINAGE PLAN* APPROVING THE UPDATE TO THE CITY'S MASTER DRAINAGE PLAN; PROVIDING FOR CONFORMITY OF ALL DRAINAGE REGULATIONS TO THE 2022 MASTER DRAINAGE 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.

4. Final acceptance of the infrastructure improvements and release of the associated Maintenance Bonds for Bluewater Lakes Section 3.

5. Acceptance of the infrastructure improvements for Meridiana Section 52 to begin the one-year Maintenance Period.

6. Acceptance of the infrastructure improvements for Meridiana Section 54A to begin the one-year Maintenance Period.

7. Acceptance of the infrastructure improvements for the MUD 56 Lift Station to begin the two-year Maintenance Period.

8. Approve the granting of an electric easement located near the Maverick Water Plant to CenterPoint Energy Houston Electric, LLC.
Located within a certain 1.090 ACRES IN THE MARY O'DONNELL SURVEY ABSTRACT NO. 483 CITY OF MANVEL, TEXAS.
*Water plant site (*Special Warranty Deed accepted by City Council on 11/15/2021)

9. Approve the meeting minutes to date.

Council Member Hehn made the motion to approve. Council Member Hudson seconded the motion.
The motion carried with a vote: 6/0

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 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: City Council Member Place 4 Ed Perry
Abstained: None

Regular Agenda

1. Reconsideration of a subdivision variance request seeking to vary Chapter 62, Section 62-111, Additional Street Requirements for a 5.0-acre tract of land located along south side of Del

Bello Boulevard on the west side of its intersection with Pollard Drive. The subject site abuts the property located at the southwest corner of Del Bello Boulevard and Pollard Drive intersection.

Discussion about future plans for the road and how it will tie in with development and the city's plans to extend the road. The property owner is made aware that if the city takes on the cost of building the road properly with stabilized material, then it will take a long time, perhaps years. If he wants access to his property sooner, then council would then consider one of the proposed alternative materials in this variance request.

Mayor Davison made the motion to approve a variance to allow for the use of substandard materials as listed in option number one in the proposed temporary road construction table as shown in the council data sheet (table has also been attached below). Council Member Hehn seconded the motion.

No.	Proposed Temporary Road Construction	Cost
1.	14' wide with lime stabilized subgrade (Staff Recommended)	$ 76,300.00
2.	14' wide without lime stabilized subgrade (Alternate Proposal by applicant)	$ 61,300.00
3.	10' wide without lime stabilized subgrade (Alternate Proposal by applicant)	$ 38,300.00

The motion carried with a vote: 5/1

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 6 Jerome Hudson

No: City Council Member Place 5 Jason Albert

Absent: City Council Member Place 4 Ed Perry

Abstained: None

2. Consideration and possible action to approve a variance from the Manvel Town Center PUD, Exhibit E, IV. Project/Plan Description, C. Development Guidelines, 5) Parking, for parking lot one-way aisle minimum width.

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

The motion carried with a vote: 6/0

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 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 4 Ed Perry

Abstained: None

3. Consideration and possible action regarding application for an oil and gas drilling permit from Denbury Onshore, LLC. for the Lemmer, J. #12 Well, an oil and gas well in the T. Spraging Svy, A 366, City of Manvel, Brazoria County, Texas.

Council Member Jason Albert made the motion to approve and to set the bond at $500,000. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote: 5/1

Yes: 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
No: Mayor Debra Davison
Absent: City Council Member Place 4 Ed Perry
Abstained: None

Mayor and Council Comments

Jason Albert asks that going into Thanksgiving, that we remember those who lost their lives at Club Q and Pulse to terrorist acts.

Adjourn

Council Member Jerome Hudson made the motion to adjourn. Council Member Lorraine Hehn seconded the motion.
The motion carried with a vote: 6/0
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 5 Jason Albert, City Council Member Place 6 Jerome Hudson
No: None
Absent: City Council Member Place 4 Ed Perry
Abstained: None

The meeting adjourned at 6:55 p.m.

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

CITY OF MANVEL TEXAS CORPORATE SEAL