

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 4/3/2023

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 6:00 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 6 Jerome Hudson
City Council Member Place 5 Jason Albert
City Council Member Place 4 Ed Perry

Absent: None

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Tammy Bell, City Secretary
Jose Abraham, City Planner
Gilbert Salas, Director of Community Services
Joe Murray, Fire Marshal
Brooke Cyphers, Public Information Officer
Loren Smith, Acting Attorney

Inspirational Reading - Council Member Hehn

Pledge

Public Comments: "Comment Card" Required

None

City Manager Update

Update on Bluewater Lakes detention pond from Dan Johnson.

Consent Agenda

1. Acceptance of Meeting Minutes to date.
2. Approve second and final reading of Ordinance 2023-O-15;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5727 ACRE TRACT OF LAND LOCATED AT 17205 HIGHWAY 6 / MORRIS AVE, MANVEL, TEXAS (DESCRIBED AS RESERVE "C1" OF MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO 1), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; 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 a favorable recommendation by PD&Z 4-0).

Council Member Lorraine Hehn made the motion to remove item 3 from the Consent Agenda to be discussed during the Regular Agenda. Council Member Ed Perry 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

Council Member Jason Albert made the motion to approve the Consent Agenda. 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

Items Removed from Consent Agenda

3. Approve second and final reading of Ordinance 2023-O-16;
AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE X "MOBILE FOOD VENDORS" TO CHANGE THE MINIMUM

DISTANCE REQUIREMENT BETWEEN A MOBILE FOOD UNIT/TEMPORARY FOOD ESTABLISHMENT FROM 300 TO 100 YARDS AND ADD TWO REQUIREMENTS TO FOOD TRUCK OPERATIONS; 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.

*Originally Consent Agenda #3

Jason Albert - Concerns with definitions, namely what the definition of a restaurant is. There is a definition in another section, but do we want to rely on that, or do we want to handle it in the ordinance? Additionally, how do we measure? There is an existing section where the sunlight to sundown wording was not addressed. With the City Attorney and Director of Development Services absent from the meeting, he suggests that the item is tabled.

Lorraine Hehn - wants to clear up wording about commissaries.

Council Member Jason Albert made the motion to table. 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

Regular Agenda

1. Consideration and possible action to approve an Interlocal Agreement between the City of Manvel and Brazoria Drainage District No. 4 to backfill all or a portion of the previously mined sandpit on CR 58 to provide for additional stability and protection of adjacent properties and roadway.

Dan Johnson - we specified that there would be a minimum perimeter berm width of 100 feet from the property line to the top of the bank and that it wouldn't exceed 200 feet.

Council Member Lorraine Hehn made the motion to approve. Council Member Jason Albert 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 Ordinance 2023-O-17;
AN ORDINANCE AUTHORIZING ISSUANCE OF \$34,495,000 CITY OF MANVEL, TEXAS

April 3, 2023 MANVEL CITY COUNCIL MEETING MINUTES

COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2023; PRESCRIBING THE TERMS AND CONDITIONS THEREOF; PROVIDING FOR THE PAYMENT THEREOF; MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES AND MATTERS INCIDENT THERETO; AND AUTHORIZING EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT.

Winning bid Wells Fargo at 3.925 as their true interest cost. This year's payment will be \$1,210,000. We wanted to make sure we levied debt that would match what the budget had in it. Annual debt service will be approximately \$2 million a year thereafter. Recommendation will be to award the bid to Wells Fargo.

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

The motion carried with a vote: 6/1

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 5 Jason Albert, City Council Member Place 6 Jerome Hudson

No: City Council Member Place 3 Niccole Tyson

Absent: None

Abstained: None

Mayor and Council Comments

Lorraine Hehn - Child Abuse Prevention Month

Mayor Debra Davison - Ed Perry has been nominated for the Community Excellence award to be given at the 2nd Annual Community Heroes Charity Ball on May 4th at the Lone Star Flight Museum from 5:30-9:30.

Thanked staff for the Eggstravaganza event.

Candidate Forum April 4th for Chamber.

Adjourn

Council Member Jerome Hudson made the motion to adjourn the meeting at 6:40 p.m. Council Member Jason Albert 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

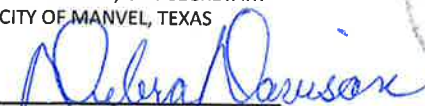
No: None

Absent: None

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

