

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
DAN DAVIS, 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 3/1/2021

Workshop Session

Mayor Davison called the workshop of the Manvel City Council to order at 6:00 p.m. Those in attendance were:

Present: Mayor Debra Davison
Council Member Place 1 Larry Akery
Council Member Place 2 Lorraine Hehn
Council Member Place 3 Niccole Tyson
Council Member Place 4 Dan Davis
Council Member Place 6 Jerome Hudson

Absent: Council Member Place 5 Jason Albert

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Finance Director
Jessica Rodriguez, Director of Development Services

Presentation on the Pomona 7th Amendment to the Development Agreement

General Discussion;

Council Member Davis asked about the Public Safety Site and expressed his concerns.

Discussion on any subject addressed on the Agenda for March 1, 2021

Discussion on agenda items is as follows;

Agenda Item #2 - Council Member Hehn

Council Member Hehn thanked the staff for all the work put into the proposed Ordinance.

Inquired if the staff will be sending out social media type messages to educate the public should the ordinance be passed.

Council Member Davis;
Inquired about the fine amount

Agenda Item #7

To date, there have been no permit requests for repairs due to the Winter Storm 2021.

If hiring a contractor, then a permit is required. If dealing with electric or gas, you would want an inspection to be done.

Council Member Davis requested that the city be diligent in looking at the February bills to see if adjustments may need to be made to account for large usage as a result of the freeze.

Agenda Item #8

Brazoria County Toll Road Authority is responsible for the toll road going down 288. The toll road authority does not have the authority over an emergency. The Police Dept will respond within the city limits. The agreement is a 1-year agreement.

Agenda Item #9 - Council Member Davis asked if the contract was shared with the library staff for input.

Regular Session

Call To Order

Mayor Davison called the meeting of the Manvel City Council to order at 7:00 p.m. Those in attendance were:

Present: Mayor Debra Davison
Council Member Larry Akery
Council Member Lorraine Hehn
Council Member Place 3 Niccole Tyson
Council Member Place 4 Dan Davis
Council Member Place 6 Jerome Hudson

Absent: Council Member Place 5 Jason Albert

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Chris Thomas, Finance Director
Jessica Rodriguez, Director of Development Services

Inspirational Reading - Mayor Davison

Pledge

Citizen Comments: "Comment Card" Required

Representative Ed Thompson
Spoke on the following resources available
Requesting individuals contact the BC health department
Pearland has had some COVID Vaccine shot locations set up. 281-485-6565
Brandi SNOVID 21 - Help available, you can contact Representatives Office directly for resources

The Well Food Pantry Manvel Community Outreach
United Way of Brazoria County 979-849-9402 Salvation Army 979-233-5420
COVID rent assistance 833-989-7368
Texas Department of Insurance Help 800-252-3439 Representative Thompson's Austin office -
512-463-0707
Craftsman for Christ out of Liverpool offered assistance with helping citizens with their pipes.

Mary Davis
File with Homeowners Ins
If no ins file with FEMA 1800631-3362 can submit an application over the phone.
Must keep receipts and documents with photos can apply for an SBA disaster loan
1800-659-2955 Low int loans for business and personal as well
If you have issues with FEMA or SBA Loans, you can call 346-762-6670 Cornyn's Office

Ed Perry - Veterans 800-827-1000 WWW.VA.GOV

Presentation

Proclamation – African American History Month

City Manager Update

Update on current events and city issues.
Update on the following;
*Emergency Declaration/COVID 19

City Manager provided an update on the current Covid numbers.

Regular Agenda

1. Discussion/Update on the recovery status of the February 2021 Winter Storm.
2. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-04; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 8. ANIMALS, BY ADOPTING NEW PROVISIONS GOVERNING CHAINING AND TETHERING OF DOGS, ANIMALS RUNNING AT LARGE, AND ANIMAL WASTE REMOVAL; PROVIDING A PENALTY 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 AND AN EFFECTIVE DATE. (Tabled on 2/16/2021)

Council Member Davis made the motion to approve. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

3. Consideration on possible action on Ordinance 2021-O-05;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE CAPITAL PROJECT FUND BUDGET TO ACCOUNT FOR THE CARES ACT GRANT REVENUES AND EXPENSES, 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 Lorraine Hehn made the motion to approve. Council Member Dan Davis seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

4. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-06;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 9.998-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 48, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T. & B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.
5. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-07;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 14.237-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING THE RESIDUE OF LOT 50, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T. & B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.
6. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 10.009-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 49, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T. & B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

Council Member Jerome Hudson made the motion to approve agenda items 4, 5, and 6.
Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

7. Consideration and possible action to approve Resolution 2021-R-05;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, TEMPORARILY WAIVING THE BUILDING, ELECTRICAL, AND PLUMBING PERMIT FEES ASSOCIATED WITH THE REPAIR OF HOMES AND BUSINESSES DAMAGED AS A RESULT OF THE FEBRUARY 2021 WINTER STORM; PROVIDING THAT SUCH WAIVER SHALL EXPIRE AFTER SIXTY (60) DAYS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT AND PROVIDING AN EFFECTIVE DATE.

Mayor Davison made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

8. Consideration and possible action to approve an Interlocal Agreement between the City of Manvel and Brazoria County Toll Road Authority concerning Law Enforcement and Public Safety.

Council Member Dan Davis made the motion to approve. Council Member Lorraine Hehn seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

9. Consideration and possible action to authorize the City Manager to negotiate and execute the contract between AMAENS Investments, LLC and the City of Manvel for the Manvel Library.

Mayor Davison made the motion to approve. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

10. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board position #4, #5, #6 and #7 with a term to expire March, 2023.

Dan Davis puts forward a slate of: Robina Spruill, Amy, Corey Scopel, Ed Perry Jerome Hudson puts forward Ed Perry, Karen Kinlaw, Robina Spruill, and Larry Akery

Lorraine Hehn puts forward a motion to accept Jerome Hudson's slate.

Council Member Jerome Hudson made a motion to approve Ed Perry, Karen Kinlaw, Robina Spruill, and Larry Akery. Lorraine Hehn seconded the motion.

The motion carried with a vote:

Vote: 4/2

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

No: City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis

Absent: City Council Member Place 5 Jason Albert

Abstained: None

11. Consideration and possible action on the appointments of the Planning Development and Zoning Board position #1, #2, #3 and #4 with a term to expire March, 2023.

Dan Davis suggested swapping Christine Diaz with Alyssa Weekly.

Motion by Council Member Hehn to appoint Christine Diaz, Kyle Marasckin, Alina Rogers, and Ryan Miller. Council Member Hudson seconded the motion.

The motion carried with a vote:

Vote: 4/2

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

No: City Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis

Absent: City Council Member Place 5 Jason Albert

Abstained: None

12. Consideration and possible action on the appointment of the Croix Park Task Force Members. (Tabled on 2/1/2021, and 2/16/2021).

Mayor Davison made the motion to put forth the slate of Paul Sofka, Ellen Naegeli, Brian Wilmer, Leslie Calvert, and Jordan Liston to be appointed to the Croix Park Task Force. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

13. Consideration and possible action to approve; Preliminary Plat for Meridiana Cumulus Drive Phase 3;

BEING A SUBDIVISION OF 3.02 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

(Motion to forward with favorable recommendation failed with a 0-6 Vote by PD&Z)

Jessica Rodriguez explains the plat note to Council. Allows residue of lot 7 to have access over reserve A to Cumulus Drive.

Brad Sweitzer - Commends staff for revising condition and says that is something that they can agree to.

Motion by Council Member Jerome Hudson to approve as recommended by staff with the addition of the plat note. Motion seconded by Council Member Lorraine Hehn.

The motion carried with a

vote Vote: 6/0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

14. Consideration and possible action to approve a variance to the Subdivision Ordinance Chapter 62-111 (a) and (c), additional Street Requirements as requested by Amy Crawford-Fiallos for property at 5425 Del Bello Lane and authorize the Mayor to execute the Development Agreement.

Motion made by Council Member Davis to approve as recommended by staff with the removal of condition #1 and request staff to work with the property owner for an acceptable road

material. The motion was seconded by Council Member Hehn .

The motion carried with a vote:

Vote: 6/0

Yes: Mayor Debra Davison, Council Member Larry Akery, Council Member Lorraine Hehn, Council Member Place 3 Niccole Tyson, City Council Member Place 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

15. Discussion on the following as requested by Council Member Davis; (Items tabled on 2/16/21)
 - a. Development of an off-street trails system.
 - b. CR 58 Sandpit
 - c. Regulatory Ordinance for Hotels
 - d. Meridiana Parkway and safety measures being considered.

General discussion on:

a) Development of an off-street trails system

Discussion to have an off street trails system that does not include an option for imminent domain.

b) CR 58 Sandpit

c) Regulatory Ordinance for Hotels

d) Meridiana Parkway and safety measures being considered

No action taken.

16. Consideration and possible action to direct staff on minimum design requirements for future city facilities. (Requested by Council Member Albert) (Tabled 2/16/2021)

Council Member Lorraine Hehn made the motion to table. Council Member Dan Davis seconded the motion.

The motion carried with a vote:

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 4 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

Consent Agenda

A. Acceptance of the minutes to date.

B. Final acceptance of infrastructure improvements for Pomona Section 12 and release the associated maintenance bond.

C. Final acceptance of infrastructure improvements for Pomona Section 13 and release the associated maintenance bond.

D. Final acceptance of infrastructure improvements for Pomona Section 14 and release the associated maintenance bond.

E. Final acceptance of infrastructure improvements for Pomona Section 15 and release the associated maintenance bond.

F. Acceptance of infrastructure improvements for Pollard Boulevard Phase 2 in the Bluewater Lakes Subdivision and begin the One Year Maintenance Period.

G. Approve items forwarded with favorable recommendation by PD&Z;

I. Preliminary Plat for Meridiana Section 28B;

BEING A SUBDIVISION OF 14.35 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

II. Final Plat of Meridiana Section 27;

BEING A SUBDIVISION 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AD 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

III. Final Plat of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant;

BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22; PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL.22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Council Member Dan Davis made the motion to approve the consent agenda. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

Vote:

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 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

Mayor Davison recessed the meeting into executive session at 9:42 p.m.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:
Purchasing Opportunities

No action was taken.

Mayor Davison reconvened the meeting out of executive session.

Mayor and Council Comments

Adjourn

Council Member Dan Davis made the motion to adjourn. Council Member Jerome Hudson seconded the motion.

The motion carried with a vote:

Vote:

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 Dan Davis, City Council Member Place 6 Jerome Hudson

No: None

Absent: City Council Member Place 5 Jason Albert

Abstained: None

CERTIFICATION


DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

