

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



LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
BRIAN WILMER, 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 1-21-2020

WORKSHOP SESSION

Mayor Davison called the workshop of the Manvel City Council to order at 6:01 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 Brian Wilmer
Council Member, Place 4 Dan Davis (arrived at 6:20 p.m.)
Council Member, Place 5 Jason Albert
Council Member, Place 6 Jerome Hudson

Absent: None

Also Present: City Manager Kyle Jung
City Secretary Tammy Bell
Attorney Bobby Gervais
Finance Director Chris Thomas

Discussion/update on Zoning;

- Status of regulations and zoning of massage establishments
- Discussion on regulations and zoning of "Dollar" Stores

General discussion, staff is working on the draft revisions of the Ordinance.

Discussion on any subject addressed on the agenda for January 21, 2020

General Discussion on agenda item #4

Mayor Davison adjourned the workshop at 7:03 p.m.

REGULAR SESSION

CALL TO ORDER

Mayor Davison called the meeting of the Manvel City Council to order at 6:14 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 Brian Wilmer
Council Member, Place 4 Dan Davis (arrived at 6:20 p.m.)
Council Member, Place 5 Jason Albert
Council Member, Place 6 Jerome Hudson

Absent: None

Also Present: City Manager Kyle Jung
City Secretary Tammy Bell
Attorney Bobby Gervais
Finance Director Chris Thomas

INSPIRATIONAL READING – DAN DAVIS

PLEDGE –

PUBLIC COMMENTS: “COMMENT CARD” REQUIRED

Laurie Cimerhanzel – 7310 Wilson Rd, Manvel Tx

Mrs. Cimerhanzel expressed her concerns with the expansion of Large Avenue since her house sits so close to where the road will be expanded and requested that the City Council consider her property and some sort of protection between her property and Large Avenue when the road is expanded.

Jim Klimek – Redeemer Church

Mr. Klimek spoke in favor of agenda item #4.

CITY MANAGER UPDATE

Update on current events and city issues.

- City is scheduled to close on the 115 acres (S. Masters @ Jordan) on 1/22/2020.
- June 16, 2020 is the deadline for the Weitzman due diligence period. Clearing and grubbing will be the first phase with the projected date of July 1, to start infrastructure work for the HEB in the Manvel Town Center.

Mayor Davison recessed the meeting at 7:34 p.m. for executive session.

EXECUTIVE SESSION

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

DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY.

Mayor Davison reconvened the meeting at 7:41 p.m. There was no action taken during executive session.

REGULAR AGENDA

1. Consideration and possible action to authorize the City Manager to sign and close on land (Gentry Property – ID Investments, Inc.)

Council Member, Place 5 Jason Albert made a motion to approve. Council Member, Place 3 Brian Wilmer seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve the Overpass Agreement between BNSF Railway Company and City of Manvel for the Meridiana Parkway Overpass Project.

Council Member, Place 3 Brian Wilmer made a motion to approve. Council Member, Place 2 Lorraine Hehn seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.

No: None

Absent: None

Abstained: None

3. Consideration and possible action to approve a Railroad Overpass Agreement between the City of Manvel and Brazoria County Municipal District No. 56.

Council Member, Place 4 Dan Davis made a motion to approve. Council Member, Place 3 Brian Wilmer seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.

No: None

Absent: None

Abstained: None

4. Consideration and possible action to approve a Subdivision variance for property located at 18218 Morris Avenue for Redeemer Church, seeking relief from Chapter 62, Section 62-111, *Additional Street Requirement* and authorize the Mayor to execute the Development Agreement.

Council Member, Place 5 Jason Albert made a motion to table. Council Member, Place 3 Brian Wilmer seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.
No: None
Absent: None
Abstained: None

5. Consideration and possible action to approve an Agreement for Professional Inspection Services between BBG Consulting, Inc. and the City of Manvel and authorize the City Manager to execute the agreement.

Council Member, Place 4 Dan Davis made a motion to approve. Council Member, Place 6 Jerome Hudson seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.
No: None
Absent: None
Abstained: None

**6. Consideration and possible action to approve Ordinance 2020-O-01;
AN ORDINANCE AMENDING ORDINANCE NO. 2019-O-28 AMENDING THE CITY FISCAL YEAR 2020 BUDGET ENDING SEPTEMBER 30, 2020, BY AMENDING THE CAPITAL PROJECT FUND BUDGET TO ACCOUNT FOR THE LARGE AVENUE PHASE 3 PROJECT, 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, Place 5 Jason Albert made a motion to approve. Council Member, Place 3 Brian Wilmer seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.
No: None
Absent: None
Abstained: None

7. Consideration and possible action to direct the City Manager on Monthly Performance Emails and Department Updates. (Requested by Council Member Davis).

General discussion - No action taken

**** Order of the agenda changed****

Council Member, Place 2 Lorraine Hehn made a motion to move the consent agenda as item #2. Council Member, Place 3 Brian Wilmer seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.
No: None
Absent: None
Abstained: None

8. CONSENT AGENDA

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- a. **Acceptance of the City Council Minutes to date.**
- b. **Approve Preliminary Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 10.89 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS.**
- c. **Approve Preliminary Plat for Meridiana Section 39B;
BEING A SUBDIVISION OF 12.40 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS.**
- d. **Acceptance of infrastructure improvements for Del Bello Blvd & Manvel Parkway to begin the One Year Maintenance Period.**
- e. **Acceptance of infrastructure improvements for *Del Bello Lakes Phase 1 Detention* to begin the One Year Maintenance Period.**
- f. **Acceptance of infrastructure improvements for *Del Bello Lakes Lift Station 1* to begin the One Year Maintenance Period.**
- g. **Acceptance of infrastructure improvements for *Del Bello Lakes Section 1* to begin the One Year Maintenance Period.**
- h. **Acceptance of infrastructure improvements for *Del Bello Lakes Section 2* to begin the One Year Maintenance Period.**
- i. **Final Acceptance of the infrastructure improvements for *Pomona Lake F* and release the associated maintenance bonds.**

Council Member, Place 3 Brian Wilmer made a motion to approve. Council Member, Place 6 Jerome Hudson seconded the motion.

The motion carried with a vote:

Vote: 7-0
Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.
No: None
Absent: None
Abstained: None

Mayor Davison recessed the meeting at 8:20 p.m. for executive session.

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Bobby Gervais, City Attorney

Kyle J. Jung, City Manager

Mayor Davison reconvened the meeting at 10:28 p.m. There was no action taken during executive session.

REGULAR SESSION

9. Consideration and possible action regarding compensation and terms of employment of the City Attorney.

Council Member, Place 3 Brian Wilmer made a motion to approve a 10% pay increase and remove the time limit in the contract for moving expenses. Council Member, Place 6 Jerome Hudson seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.

No: None

Absent: None

Abstained: None

MAYOR AND COUNCIL COMMENTS

Mayor Davison shared that the Yellow Out fund raiser this weekend raised \$17,000.00

Mayor Davison congratulated Council Member Dan Davis on completing the Houston Marathon in under 4 hours.

Council Member Jason Albert wished his mother Shirley Baker of Port Orange Florida a Very Happy 70th Birthday.

ADJOURN

Council Member, Place 4 Dan Davis made a motion to adjourn at 10:31 p.m. Council Member, Place 3 Brian Wilmer seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Brian Wilmer, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert and Council Member, Place 6 Jerome Hudson.

No: None


Absent: None

Abstained: None

CERTIFICATION



DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

