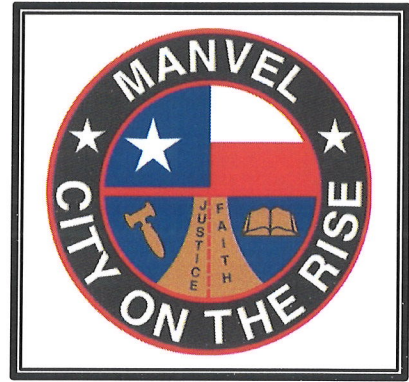


May 5, 2025 CITY COUNCIL MEETING AGENDA

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY



NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL May 5, 2025

NOTICE IS HEREBY GIVEN 5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at 20031 Hwy 6, Manvel Tx 77578 for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Workshop Session

Discuss amendment to Zoning Ordinance items.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Bonner

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Presentations

Proclamations

National Police Week - May 11-17, 2025

National Public Works Week - May 18-24, 2025

Recognitions

Sergeant Nathan Peters - Manvel Police Department Officer of the Year.

Manvel Rocketry Club Students advance to Nationals in Washington DC.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Update/notice on the CPI Rate Adjustment (Authorized under the Franchise Agreement)
3. Acceptance of infrastructure improvements for Detention Basin, Lake Amenity, and Storm Sewer to serve Foxtail Palms for Brazoria County Municipal Utility District 29 and City of Manvel, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for "Water Distribution and Wastewater Collection to serve GC Manvel East for Brazoria County Municipal Utility District 57, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
5. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 18 for Brazoria County Municipal Utility District 39, Brazoria County, Texas to begin the Two-Year Maintenance Period.
6. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 23 for Brazoria County Municipal Utility District 39, Brazoria County, Texas to begin the Two-Year Maintenance Period.
7. Acceptance of infrastructure improvements for Lake "H" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
8. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Valencia Section 10 for Brazoria County Municipal Utility District 83 and City of Manvel, Texas to begin the Two-Year Maintenance Period.
9. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 18 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.
10. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 23 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

Items Removed from Consent Agenda

Staff Presentations

Development update by Director of Development Services.

Valencia PUD annual report.

Regular Agenda

1. Consideration and possible action to award Akery Lake - Phase 1 Excavation to Sprint Sand and Clay and authorize the City Manager to execute the contract.
2. Consideration and possible action to approve design-related input and recommendation from the Parks and Recreation Board regarding City Hall Park. (*Recommendation by Parks and Recreation Board forwarded on 4/24/2025*)
3. Consideration and possible action to approve recommendation from the Parks and Recreation Board regarding the proposed Deloris Martin Park Facilities Plan. (*Recommendation by Parks and Recreation Board forwarded on 4/24/2025*)
4. Consideration and possible action to approve a Design Modification Request to allow a crushed asphalt driveway for new home construction at 7619 Scott Avenue, Manvel, Texas; and authorize the Mayor to execute the associated Development Agreement. (*Forwarded with favorable recommendation by PD&Z on 4/28/2025*)
5. Consideration and possible action to approve a subdivision variance request for an approximate 2-acre tract of land located at 9411 Quaker Court, Rosharon, TX 77583 (PID: 197902), seeking to vary Chapter 62, Section 62-108.- Lots. (a)(5) which requires a minimum one-acre lot area for residential lots not served by the public sewer system, to create two single-family residential lots; and authorize the Mayor to execute the associated Development Agreement.
6. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-14; AN ORDINANCE AMENDING CHAPTER 77 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE I. "IN GENERAL," SECTION 77-3.-- DEFINITIONS PERTAINING TO DEFINITIONS; BY AMENDING ARTICLE II. "DISTRICT REGULATIONS," SECTION. 77-44. - TREES, LANDSCAPING, FENCING, AND SCREENING PERTAINING TO TREE PRESERVATION; 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. (*Favorable recommendation forwarded by Parks and Recreation on 4/24/2025 and a Final Report recommending approval forwarded by PD&Z on 4/28/2025*)
7. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-15; AN ORDINANCE AMENDING CHAPTER 77 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE II. "DISTRICT REGULATIONS," SECTION 77-50 "USES REQUIRING SPECIFIC USE PERMIT (SUP)" TO AMEND CERTAIN CONDITIONS REQUIRED FOR HOSPITALS AND OTHER HEALTH CARE USES TO BE CONSISTENT WITH STATE LAW; 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. (*Final report recommending approval forwarded by PD&Z on 4/28/2025*)

8. Consideration and possible action to approve the first of two readings Ordinance 2025- O-16; AN ORDINANCE AMENDING CHAPTER 77 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE II. “DISTRICT REGULATIONS,” SECTION 77-26 PERMITTED USES, BY ADOPTING THE 2022 VERSION OF THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CODES THAT DETERMINE PERMITTED USES; 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. *(Final report recommending approval forwarded by PD&Z on 4/28/2025)*
9. Consideration and possible action to approve on first and final reading, Ordinance 2025- O-17; AN ORDINANCE AMENDING ORDINANCE NO. 2024-O-38 AMENDING THE CITY FISCAL YEAR 2024 BUDGET ENDING SEPTEMBER 30, 2025, BY AMENDING THE CAPITAL PROJECTS FUND TO RECOGNIZE THE ADDITIONAL INTEREST REVENUE AND CREATE THE EXPENSE ACCOUNT FOR THE CAPITAL PROJECT CONSTRUCTION/DESIGN CROIX PARK PARKING LOT AND 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.
10. Consideration and possible action to approve Infrastructure Improvements at Croix Park to include Parking Lot Expansion, Engineering, and Utilities at a cost not to exceed \$500,000.00, and authorize the City Manager to make the expenditure.
11. Consideration and possible action on the Manvel Fall Festival, approve the proposal from YNMFA, and authorize the City Manager to negotiate the terms and execute the final contract.
12. Consideration and possible action to approve a Special Called City Council Meeting on May 13, 2025, for the Canvass of the May 3, 2025, General Election.

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

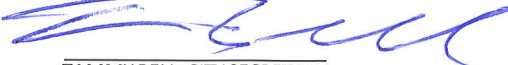
Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on May 2, 2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS