

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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE 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

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
August 2, 2021**

**NOTICE IS HEREBY GIVEN
5:30 P.M. WORKSHOP – 7:00 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 City of Manvel will convene a workshop and 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 for further information.

Workshop Session

Discussion / Update on the Sowell Property

Discussion on the Fiscal Year 2021-2022 Proposed Budget

Discussion on any subject addressed on the agenda dated August 2, 2021

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:

Discuss economic development incentives on the Sowell Property

Regular Session

Call To Order

Inspirational Reading - Council Member Jerome Hudson

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item can submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbelf@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance or in person prior to the meeting.*

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 12.85 ACRES OF LAND LOCATED AT 7346 TAYLOR STREET, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT 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.

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve Ordinance 2021-O-21;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE VARIOUS BUDGETS TO ACCOUNT FOR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, 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.
2. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-20;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-51. THOROUGHFARE PLAN; APPROVING THE CITY'S 2021 MASTER THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE 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.

3. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-18;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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.
4. Consideration and possible action to appoint Patrick Monks as an alternate Municipal Court Judge.
5. Consideration and possible action to approve Resolution 2021-R-15;
A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 79 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS.
6. Consideration and possible action to approve Resolution 2021-R-16;
A RESOLUTION GRANTING CONSENT TO THE CREATION OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 WITHIN THE CITY LIMITS OF THE CITY OF MANVEL, TEXAS, SUBJECT TO CONDITIONS.
7. Consideration and possible action to approve Resolution 2021-R-17;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, APPROVING THE FIRST AMENDMENT TO THE INTERLOCAL AND DEVELOPMENT FINANCING AGREEMENT BETWEEN THE CITY AND FOUR FORTY-THREE, LTD., FOUR FORTY- THREE ANNEX NO. 1, LTD., 102929 BRAZORIA, INC., SOWELL FAMILY TRUST, WESTBANK BAYOU, L.P., AND EASTBANK BAYOU, L.P.; APPROVING ASSIGNMENT OF THE AGREEMENT TO HILLWOOD ENTERPRISES, L.P.; APPROVING A JOINDER AGREEMENT WITH BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE THE AGREEMENTS.
8. Consideration and possible action to approve Resolution 2021-R-18;
APPROVING AN INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT.

9. Consideration and possible action to approve a Final Plat for Meridiana Detention Reserve T Phase 1;
 Being a subdivision of 14.11 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas.
 (Motion to forward with a favorable recommendation by PD&Z failed with an 0-6 Vote. Dorothy Wynne Abstained)
10. Consideration and possible action to approve a 30-day plat extension, Final Plat for Meridiana Section 28B;
 Being a subdivision of 14.35 acres out of the Oliver Hall Survey, Abstract 203; also being a partial replat of a portion of Lots 5 and 6, Block 1, of Lulling Stone Section Three, as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.
 (Forwarded with a favorable recommendation by PD&Z failed with an 0-6 vote. Dorothy Wynne abstained)
11. Consideration and possible action to approve the Final Plat for Meridiana Cumulus Drive Phase 3;
 Being a subdivision of 3.021 acres out of the Oliver Hall Survey, A-203; being a partial replat of a portion of Lot 6 of Lulling Stone Section Three, a subdivision per plat records in Volume 22, Pages 231-234 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.
 (Forwarded with a favorable recommendation by PD&Z 6-0. Dorothy Wynne Abstained)
12. Consideration and possible action to approve a Variance to Chapter 62, Section 62-11, *Additional Street Requirements* in the Subdivision Ordinance for 15.8101 acres of property located on CR 95 (AKA Mustang Bayou Road), generally bounded by Mustang Bayou (north), Pearland Sites Road (east), and Ridge Road (west) and authorize the Mayor to execute the Development Agreement.
13. Update and possible action to direct staff on the following as requested by Council Member Albert;
 - A) Open Fire Marshal and Deputy Fire Marshal positions
 - B) Budget amendment for police department staffing and related expenditures

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.

1. Acceptance of infrastructure improvements for The Lakes Section 3 in the Rodeo Palms development to begin the two-year maintenance period.

2. Final acceptance of infrastructure improvements for Pomona Lake F Phase 2 and release of the associated maintenance bonds.
3. Approval of the 3/15/2021 revised/restated;
ROAD CONSTRUCTION AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS,
BRAZORIA COUNTY, TEXAS, GULF COAST WATER AUTHORITY, VDB PARTNERS
LTD., AND ASHTON HOUSTON RESIDENTIAL LLC.
4. Acceptance of the meeting minutes to date.

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.

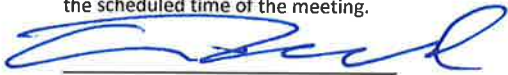
Items of community interest include:

- 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 City of Manvel 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 July 30, 2021 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

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the August 2, 2021 meeting of the Manvel City Council. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.

