



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

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
August 16, 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 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.

Workshop Session

1. 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

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney" to discuss the following:

Discuss demand letter from Meridiana

2. Discussion / Update on the Sowell Property
3. Discussion on the Fiscal Year 2021-2022 Proposed Budget

Regular Session

Call To Order

Inspirational Reading - Council Member Akery

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 must 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.*

Public Hearing

THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.114 ACRES OF LAND BOUNDED BY ROGERS ROAD (NORTH), LOUDEN LANE (WEST), WILSON ROAD (EAST), AND THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), MANVEL, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO SINGLE FAMILY RESIDENTIAL (SFR) 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.

1. Status update on Cameron Recycling
2. Update by Event Task Force Chairman, Valorie Early - Upcoming Hero Fest 2021

Regular Agenda

1. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2021 and scheduling the Public Hearing on Sept 20, 2021 at 7:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.
2. 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. (Item tabled on 8/2/2021)

3. 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. (Tabled on 8-2-2021)
4. 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. (Item tabled on 8/2/2021)
5. 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. (Item tabled on 8/2/2021)
6. Consideration and possible action to fill the vacancy on the Events Board.
7. Consideration and possible action to receive the update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees and accept written comments from the Advisory Committee Meeting dated 8/9/2021.
8. Consideration and possible action to schedule a public hearing on September 20, 2021 to hear comments on the proposed update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees.
9. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-21;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 1.114 ACRES LOCATED ON ROGERS ROAD, LOUDEN LANE, AND WILSON ROAD, GENERALLY BOUNDED BY THE BURLINGTON NORTHERN SANTA FE RAILROAD (SOUTH), SITUATED IN THE J.M. O'DONNELL SURVEY, ABSTRACT 470, BRAZORIA COUNTY, TEXAS; AND A RESIDUE OF LOTS 9 AND 10 AND ALL OF LOT 11 OF THE SUNSET GARDENS SUBDIVISION, AS PER PLAT RECORDED UNDER VOLUME 13, PAGE 47 OF THE BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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. (Recommendation by PD&Z failed with a vote 1-5. Dorothy Wynne abstained)
10. Consideration and possible action to approve a 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

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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. (Favorable recommendation by PD&Z failed 0-6. Dorothy Wynne abstained)

11. 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. (Favorable recommendation by PDZ passed 6-0. Dorothy Wynne abstained)
12. Consideration and possible action to approve the Meridiana Recreation Center Plan located at 5225 Meridiana Parkway per Meridiana Special Financing Agreement (SFA).
13. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62-111, *Additional Street Requirements* for 3.000 acres of property located on Markham Road, generally bounded by Belcher Road (north), Mustang Bayou Road (south), Ridge Road (east), and Quail Ridge Drive (west) and authorize the Mayor to execute a Development Agreement.
14. Consideration and possible action to approve on first reading, Ordinance 2021-O-25;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE GENERAL FUND BUDGET TO ACCOUNT FOR THE PURCHASE OF POLICE VEHICLES. 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.
15. Consideration and possible action to approve Resolution 2021-R-19;
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR CONTRACTUAL DOCUMENTS AND DOCUMENTS FOR REQUESTING FUNDS PERTAINING TO THE HURRICANE HARVEY - INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG DR) - CONTRACT NUMBER 20-065-130- C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).
16. Consideration and possible action to approve Resolution 2021-R-20;
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING THE REQUIRED POLICIES PERTAINING TO THE HURRICANE HARVEY INFRASTRUCTURE COMMUNITY DEVELOPMENT BLOCK GRANT - DISASTER RECOVERY PROGRAM (CDBG-DR) CONTRACT NUMBER 20-065-130- C441 FROM THE TEXAS GENERAL LAND OFFICE (GLO).
17. Consideration and possible action to direct staff regarding the need for city staff positions and open staff positions. (Requested by Council Member Davis).

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 the meeting minutes to date.
2. Approve a 30-day plat extension to City Council, Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T.&B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T.& B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
3. Approve a 30-day plat extension to City Council, Final Plat for Meridiana Pursley Boulevard Phase 4;
BEING A SUBDIVISION OF 1.941 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
4. Approve a 30-day plat extension to City Council, Final Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.5360 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
5. Approve a Preliminary Plat for Meridiana Section 33B;
BEING A SUBDIVISION OF 10.12 ACRES OUT OF THE OLIVER HALL SURVEY A-203, ALSO BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1, OF LULLING STONE SECTION 3, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)
6. Approve a Vacating Plat for Manvel Interim Park Site;
BEING A VACATION OF A SUBDIVISION PLAT OF 20.00 ACRES, KNOWN AS "MINOR PLAT MANVEL INTERIM PARK SITE", RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER 2011032948, AND BEING OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (Forwarded by PD&Z with a 6-0 vote. Dorothy Wynne Abstained)

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:

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- 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 August 13, 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 16, 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.