

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
September 7, 2021**

**NOTICE IS HEREBY GIVEN
6:00 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

Discussion on the Fiscal Year 2021-2022 Proposed Budget

Discussion on any subject addressed on the Agenda for September 7, 2021

Regular Session

Call To Order

Inspirational Reading - Council Member Lorraine Hehn

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 thelf@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE PROPOSED ANNUAL BUDGET FOR THE FISCAL YEAR OF OCTOBER 1, 2021 TO SEPTEMBER 30, 2022.

THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$225,879 OR 3.94% AND OF THAT AMOUNT, \$602,414.70 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; 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 schedule the adoption date for the Fiscal Year 2022 Budget for September 20, 2021.
2. Consideration and possible action to approve 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. (Forwarded by PD&Z with favorable recommendation 7-0 vote)
3. Consideration and possible action to approve 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, HE 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. (Vote FAILED PD&Z 0-7)

4. Consideration and possible action to approve Resolution 2021-R-21;
A RESOLUTION APPROVING A REVIEW OF THE INVESTMENT POLICY OF THE CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL TO AMEND THE POLICY AND ESTABLISH RULES, POLICIES AND CODE OF ETHICS FOR THE INVESTMENT OF CITY FUNDS.
5. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-27;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (IC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; 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. (Forwarded with favorable recommendation by PD&Z 7-0 Vote)
6. Consideration and possible action to approve a Subdivision variance request for property located between Cemetery Road and Mississippi Road approximately 400 feet north of SH 6 for relief from Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements* and authorize the Mayor to execute the Development Agreement.
7. 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. (Tabled on 8/16/2021)
8. Consideration and possible action on the 2021 TML Health Benefits Pool Board of Trustees Region 14 Ballot.
9. Consideration and possible action to direct staff regarding the need for city staff positions and open staff positions. (Requested by Council Member Davis).

10. Consideration and possible action to direct staff on the following as requested by Council Member Davis;
 - A) Creation of a pay scale for each city department to be adopted into FY 21-22 budget
 - B) Creation of an emergency fund spending policy
 - C) Live Streaming of city meetings
 - D) Adopt the prepared grant writing policy created by City Staff
 - E) Direct staff to NOT pursue any additional funding related to the Coronavirus Pandemic, including funding from the American Rescue Plan

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 Minutes to date.
2. Approve 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 with favorable recommendation by PD&Z on 8/23/2021).
3. Approve Final Plat for Meridian 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 with favorable recommendation by PD&Z on 8/23/2021).
4. Approve a 30-day plat extension to City Council, Final Plat for Meridian Section 50, being a subdivision of 22.47 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County, Texas. (Forwarded with favorable recommendation by PD&Z on 8/23/2021).
5. Approve Final Plat for Meridiana Detention Reserve V, being a subdivision of 3.922 acres out of the H.T. & B.R.R. Company Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas. (Forwarded with favorable recommendation by PD&Z on 8/23/2021).
6. Acceptance of infrastructure improvements for the Large Avenue Phase 3 Project 2020 to begin the Two-Year Maintenance Period. (Contingent on staff receiving the two-year maintenance bond).
7. Acceptance of the infrastructure improvements for the following projects to begin the Two-Year Maintenance Period;
 - Del Bello Lakes Section 5
 - Del Bello Lakes Section 7
 - Del Bello Lakes Phase 2 Detention
 - Del Bello Boulevard Phase 2
 - Cedar Creek Lane

8. Acceptance of infrastructure improvements for the Dollar General at 20814 Hwy 6 to begin the Two-Year Maintenance Period.
9. Acceptance of the quarterly Investment Report 2021-Q2
10. Acceptance of the quarterly Investment Report 2021-Q3

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.

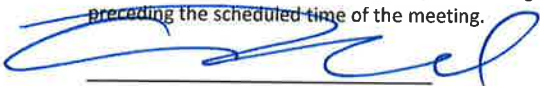
Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory 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 salutory 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 September 2, 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 September 7, 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.