

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
October 4, 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

1. Discussion/update by Joe Morrow on financing options for city infrastructure.
2. Discussion on the proposed 2021 Update Study of Land Use Assumptions, Capital Improvement Plan & Impact Fees.
3. Discussion/review of the Grant Writing Policy.

Regular Session

Call To Order

Inspirational Reading - Mayor Davison

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

Proclamation

Alvin Independent School District Teacher's Day - October 5, 2021

Breast Cancer Awareness Month - October 2021

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 "GENERAL WAREHOUSING AND STORAGE"; 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.

Executive Session

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

Potential Real Estate Acquisitions Opportunities

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

Petition for Mandatory Injunctive and Declaratory Relief by Rise Communities, LLC and GRM1, LTD

Regular Agenda

1. Consideration and possible action by the City Council to concur with the City Manager's decision to hire John Harist as Director of Fire Safety and Code Enforcement, as required by the City Charter.

2. Consideration and possible action authorizing the City Manager to purchase a certain tract of land, not to exceed the purchase price directed by City Council, and provided there is an existing funding source in the current budget.
3. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-25; AN ORDINANCE AMENDING CHAPTER 17. "BUILDINGS AND BUILDING REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX "IMPACT FEES," SECTIONS 17-404 TO 17-406 TO UPDATE PROVISIONS PERTAINING TO THE ASSESSMENT OF WATER AND WASTEWATER IMPACT FEES ON NEW DEVELOPMENT WITHIN THE CITY; APPROVING THE "2021 UPDATE STUDY OF LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENTS PLAN & IMPACT FEES"; REPEALING PROVISIONS IN CONFLICT THEREWITH; 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.
4. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-16; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED-USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 "GENERAL WAREHOUSING AND STORAGE"; 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)
5. Consideration and possible action to approve a Subdivision Variance to Chapter 62, Section 62-111, *Additional Street Requirements* for property located at 6835 Old Chocolate Bayou Road and authorize the Mayor to execute a Development Agreement.
6. Consideration and possible action to approve Final Plat for Meridiana 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 (Favorable recommendation by PD&Z FAILED with a 0/7 vote).
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, 9/7/2021, and 9/20/2021)

8. Consideration and possible action to approve Resolution 2021-R-23;
A RESOLUTION ADOPTING A GRANT WRITING POLICY DATED OCTOBER 4, 2021 FOR ALL CITY DEPARTMENTS; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.
9. Consideration and possible action to approve Resolution 2021-R-27;
A RESOLUTION OF THE MANVEL CITY COUNCIL OF THE CITY OF MANVEL NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.
10. Update on Regional Drainage Facility on South Masters as requested by Council Member Akery.
11. 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 meeting minutes to date.
2. Acceptance of infrastructure improvements for Pomona Lake D Phase 3 and Lake E Phase 1 to begin the Two Year Maintenance Period.
3. Approve the second and final reading of Ordinance 2021-O-23;
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 1.03 ACRES LOCATED AT 7346 TAYLOR STREET, LOTS 1 – 6, IN BLOCK 61, OF TOWN OF MANVEL, A SUBDIVISION OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 139 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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 FAILED with a 2-4 Vote. Dorothy Wynne and Ryan Miller voted for the motion).
4. Approve Final Plat for Meridiana Pursley Boulevard Phase 6B,
BEING A SUBDIVISION OF 0.0201 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
5. Approve Preliminary Plat for Meridiana Detention Reserve 'V' Phase 2.
BEING A SUBDIVISION OF 1.07 ACRES AND CONSISTING OF 1 BLOCK AND 1 RESERVE OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

6. Approve Preliminary Plat for Meridiana Section 52,
BEING A SUBDIVISION OF 21.88 ACRES, CONSISTING OF 2 BLOCKS AND 3
RESERVES OUT OF THE OLIVER HALL SURVEY, A-203, AND THE H.T. & B.R.R. CO.
SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
7. Approve a 30-day plat extension, Preliminary Plat for Meridiana Detention Reserve M-2;
BEING A SUBDIVISION OF 4.58 ACRES OUT OF THE OLIVER HALL SURVEY, A-203,
AND THE H.T. & B.R.R. CO. SURVEY, A-282, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.

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".

Kyle J. Jung, City Manager

Mayor and Council Comments

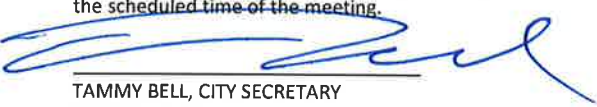
Update on current events and city issues. Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- 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 October 1, 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 October 4, 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.