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 18, 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 on any subject addressed on the Agenda for October 18, 2021.
2. Discussion and possible direction to staff on the following items as requested by Council Member Davis;
   1) Standardizing the City Manager Update items on the regular agenda.
   2) Scheduling a special meeting to begin workshopping the 160-acre city center project.

Regular Session

Call To Order

Inspirational Reading - Council Member Dan Davis

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.*

City Manager Update

Update on current events and city issues.

Regular Agenda

1. Consideration and possible action to approve Resolution 2021-R-27;
   A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, AUTHORIZING THE PURCHASE OF 57.7 ACRES OF LAND, MORE OR LESS, BEING A PART OF THE C.H. BOOTH 249 ACRE TRACT DESCRIBED IN THAT CERTAIN PARTITION DEED RECORDED IN VOLUME 591, PAGE 114, DEED RECORDED OF BRAZORIA COUNTY, TEXAS, AND BEING PART OF THE A.B.& M. SURVEY, SECTION 35, ABSTRACT 410, BRAZORIA COUNTY, TEXAS; PROVIDING THAT ALL CONTINGENCIES AND CONDITIONS FOR THE PURCHASE OF THE PROPERTY HAVE BEEN MET AND THERE IS THE PROPER APPROPRIATION IN THE BUDGET TO PURCHASE THE PROPERTY; AUTHORIZING THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS ASSOCIATED WITH THE TRANSACTION.

2. Consideration and possible action to approve Resolution 2021-R-28;
   A RESOLUTION DECLARING TWO POLICE VEHICLES AS "SURPLUS" PROPERTY; AUTHORIZING THE DONATION AND CONVEYANCE OF THE SURPLUS PROPERTY TO ANOTHER GOVERNMENTAL ENTITY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTATION NEEDED TO TRANSFER THE PROPERTY; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

3. Consideration and possible action to approve Resolution 2021-R-29;
   A RESOLUTION DECLARING OBSOLETE TASER EQUIPMENT AS "SURPLUS" PROPERTY; AUTHORIZING THE DONATION AND CONVEYANCE OF THE SURPLUS PROPERTY TO ANOTHER GOVERNMENTAL ENTITY; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE ANY DOCUMENTATION NEEDED TO TRANSFER THE PROPERTY; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

4. Consideration and possible action to direct staff on the following as requested by Council Member Hehn;
   a) Police Career Development Program, pay to compensate, and timing.
   b) Moving forward on park improvements at the Park on Masters Road.

5. Consideration and possible action to direct staff on the following as requested by Council Member Davis;
   a) Allocation of the ARPA Funds.
   b) Establishing a stand-alone department for the Fire Marshal's office.
   c) Salary Market Study and Employee Satisfaction Survey.

6. 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. Approve Preliminary Plat for Meridiana Section 53;
   BEING A SUBDIVISION OF 14.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 38 LOTS, 4 BLOCKS, AND 5 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

2. Approve Preliminary Plat for Meridiana Section 54A;
   BEING A SUBDIVISION OF 8.92 ACRES, CONSISTING OF 21 LOTS, 4 BLOCKS, AND 3 RESERVES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

3. Approve Preliminary Plat for Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension Preliminary Plat;
   BEING A SUBDIVISION OF 4.83 ACRES, CONSISTING OF 1 BLOCK AND 2 RESERVES OUT OF THE OLIVER HALL SURVEY, A-203, ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, A PLAT RECORDED AT BRAZORIA COUNTY CLERK FILE NO. 202004954 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

4. 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. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

5. Approve 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. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z WITH A 7-0 VOTE).

6. Approve the second and final reading 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)

7. Acceptance of infrastructure improvements to begin the One Year Maintenance Period for the following;
   a) Meridiana Section 27
   b) Meridiana Pond Q Phase 2
   c) Meridiana Ponds Q, R, S, and 9
   d) Meridiana Detention Basin SH 6 Phase 2

8. 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 October 15, 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 18, 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.