

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  
February 22, 2022**

**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**

Presentation on the Master Drainage Plan

Discussion on any subject as listed on the Agenda dated February 22, 2022.

**Regular Session**

**Call To Order**

**Inspirational Reading - Council Member Jason Albert**

**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](http://www.cityofmanvel.com) or by emailing [thelf@cityofmanvel.com](mailto:thelf@cityofmanvel.com) or by calling 281-489-0630 x6 for staff assistance.*

**Presentation**

Proclamation  
February 2022-Black History Month

**City Manager Update**

Update on current events and city issues.

**Regular Agenda**

1. Consideration and possible action to approve Final Plat for Meridiana Section 52; Being a subdivision of 21.88 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z FAILED 0/7).
2. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve M-2; Being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z FAILED 0-7).
3. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve N-2; Being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z FAILED 0-7)
4. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
5. Consideration and possible action to approve a Subdivision variance request for property located at 6336 Del Bello Spur, seeking to vary Chapter 62, Section 62-111, Additional Street Requirements and authorize the Mayor to execute the Development Agreement.

6. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-06;  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50. *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY APPROVING THE 2022 MASTER WATER PLAN UPDATE DOCUMENT AS THE 2022 MASTER WATER PLAN; AMENDING SECTION 50-54. *MASTER WATER PLAN* INTEGRATING THE CITY'S 2022 MASTER WATER PLAN INTO THE CITY'S COMPREHENSIVE PLANS; PROVIDING FOR CONFORMITY OF ALL REGULATIONS TO THE MASTER WATER 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.
7. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board positions #1, #2, and #3 with a term to expire in March 2024.
8. Consideration and possible action on the appointments of the Manvel Planning Development and Zoning Commission positions #5, #6, and #7 with a term to expire in March 2024.
9. Consideration and possible action to direct staff on the proposed amendments to Code of Ordinances ARTICLE IX. NOISE REGULATION.
10. Consideration and possible action to direct staff on the following items as requested by Council Member Albert;
  - a. Status of open positions and option to engage an outside recruitment agency to find Fire Marshals and or other open city positions.
  - b. Discussion on open police department positions and possible action to define recruit and retain police department recruiter(s) FTE(s) position(s).
  - c. Discussion and possible action on the effectiveness of HR and HR related activities.
  - d. Discussion and possible action on multiple reports of staff failures to engage city customers, including but not limited to updates on Michael Johnson's repeated complaints of lack of enforcement actions.
  - e. Discussion and possible action on the status of the salary survey and employee engagement survey. (Direction was given to staff in September).

### 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 Final Plat for Meridiana Detention Reserve V Phase 2;  
Being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z 7-0)
  
2. Approve Final Plat of Meridiana Elementary School Site No. 2;  
Being a subdivision of 13.00 acres out the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas. (Favorable recommendation by PD&Z 7-0)
  
3. Approve second and final reading of Ordinance 2022-O-03;  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING 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 with conditions by PD&Z with a 4/1 vote)
  
4. Approve second and final reading of Ordinance 2022-O-05;  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50. *PLANNING AND DEVELOPMENT*, ARTICLE III. *COMPREHENSIVE PLAN*, BY APPROVING THE 2022 MASTER WASTEWATER PLAN UPDATE DOCUMENT AS THE 2022 MASTER WASTEWATER PLAN; AMENDING SECTION 50-55. *MASTER WASTEWATER PLAN* INTEGRATING THE CITY'S 2022 MASTER WASTEWATER PLAN INTO THE CITY'S COMPREHENSIVE PLANS; PROVIDING FOR CONFORMITY OF ALL WASTEWATER REGULATIONS TO THE MASTER WASTEWATER 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.
  
5. Acceptance of the meeting minutes to date.

### 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.

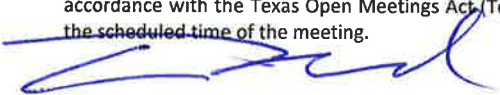
Items of community interest include:

- 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 2/18/2022 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.

  
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TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS