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
March 21, 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/Update by Freese and Nichols on the Water and Wastewater Rate Study.

Discussion on the establishment of a name for the 160 acres. (Requested by Council Member Davis)

Discussion on any subject listed on the Agenda dated March 21, 2022.

Regular Session

Call To Order

Inspirational Reading - Council Member 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 or by emailing thell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Presentation

Proclamation - April 2022 - Fair Housing Month

Public Hearing

TO HEAR COMMENTS ON A REQUEST FOR CLOSURE AND ABANDONMENT OF A TRACT OF LAND CONTAINING 0.913 ACRES (39,755 SQUARE FEET) LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NUMBER (NO.) 283 AND THE M.V. O'DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS; SAID 0.913 ACRE TRACT BEING A PORTION OF OLEANDER STREET (60 FEET UNIMPROVED RIGHT-OF-WAY (R.O.W.) AS DEDICATED IN DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME (VOL.) 1, PAGE (PG.) 71, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

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:

Purchasing Opportunity

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:

Deliberate the purchase, exchange, lease, or value of real property.

ROW abandonment - Portion of unimproved Oleander Street

Regular Agenda

1. Consideration and possible action to approve the FY 21-22 Audit.

2. Consideration and possible action to approve Final Plat for Meridiana Section 54A; BEING A SUBDIVISION OF 8.916 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. (FAVORABLE RECOMMENDATION BY PD&Z FAILED 0/5)

3. 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.

4. Consideration and possible action to approve Resolution 2022-R-02;
A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE MAY 2, 2022 EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – TEXAS COAST DIVISION TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2021 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

5. Consideration and possible action regarding payment to Keep Pearland Beautiful. (Requested by Mayor Davison)

6. Consideration and possible action to approve the first of two readings of Ordinance 2022-O-09;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
(Forwarded with favorable recommendation by PD&Z 5/0)

7. Consideration and possible action to direct staff on creating new positions and hiring additional employees.

8. Consideration and possible action to direct staff on the following items as requested by Council Member Albert;
a. 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. (Agenda item tabled at the 3/7/22 City Council Meeting)

9. Consideration and possible action to direct staff on the following items as requested by Council Member Davis;
a. Temporary waiving of fees and other administrative costs.
b. Amending the Council Rules of Procedures to change the order of the agenda.
(Request to move Consent Agenda before Regular Agenda).

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 the meeting minutes to date.

2. Concurrence with the City Manager's decision to hire Joe A. Murray as the City Fire Marshal, as required by the City Charter.

3. Approval of the 8/2/2021 (First approved on 3/15/2021) revised/restated;
ROAD CONSTRUCTION AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, TEXAS, GULF COAST WATER AUTHORITY, VDB PARTNERS LTD., AND ASHTON HOUSTON RESIDENTIAL LLC.

4. Approve Final Plat for Meridiana Section 53;
BEING A SUBDIVISION OF 14.86 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)

5. Approve Final Plat for Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension;
BEING A SUBDIVISION OF 4.828 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)

6. Approve Final Plat for Meridiana Detention Reserve M-2;
BEING A SUBDIVISION OF 4.644 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, AND THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)

7. Approve Final Plat for Meridiana Detention Reserve N-2;
BEING A SUBDIVISION OF 7.081 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)

8. Approve Meridiana Section 39A Amending Plat No. 1;
BEING A SUBDIVISION OF 0.6423 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDING PLAT OF LOTS 11, 12, 53 AND 54 IN BLOCK 1 IN MERIDIANA SECTION 39A AS RECORDED UNDER BRAZORIA COUNTY, PLAT RECORDS 2021080365, BRAZORIA COUNTY, TEXAS.
(FORWARDED WITH FAVORABLE RECOMMENDATION BY PDZ 5/0)

9. Approve the second and final reading of Ordinance 2022-O-08;
AN ORDINANCE AMENDING CHAPTER 44 "OFFENSES AND MISCELLANEOUS PROVISIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX "NOISE REGULATION"; PROVIDING FOR EXEMPTIONS AND DEFENSES; 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.

10. Acceptance of the infrastructure improvements for Pomona WWTP Phase 3 to begin the two-year maintenance period.

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 March 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.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

CITY OF MANVEL TEXAS