

**THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §**

LARRY AKERY, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6



DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
February 5, 2024**

**NOTICE IS HEREBY GIVEN
5:00 P.M. WORKSHOP – 6:00 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 Manvel City Council 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.

CITY OF MANVEL MISSION STATEMENT

"The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

Workshop Session

Update by the Croix Park Task Force on the Gardens at Croix Park

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Lands

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Presentations

Proclamation

Black History Month - February 2024

Public Comments: "Comment Card" Required

Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

City Manager Update

Update on current events and city issues.

- Staffing
- Traffic Study CR 58 @ Rodeo Palms
- FY 2024 2025 Budget Calendar
- Wastewater Seasonal Average Billing
- Eggstravaganza Event

Consent Agenda

1. Approve the second and final reading of Ordinance 2024-O-01;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 0.7796 ACRES LOCATED AT 19201 MORRIS AVE, MANVEL, TEXAS (ABUTTING STARBUCKS LOCATED AT 7326 BLUEWATER ST, MANVEL, TX), 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 441310 "AUTOMOTIVE PARTS AND ACCESSORIES STORES"; 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 1/8/2024 - 6/0)

2. Acceptance of the meeting minutes to date.

3. Consideration and possible action to approve Resolution 2024-R-03;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2023-01 APPROVING AN EXPENDITURE OF UP TO \$7,213.75 TO BE PAID TO CO-APPLICANTS MANVEL RETAIL AND BILLY DANO'S DONUTS INC. to CONSTRUCT A NEW GREASE TRAP TO SERVE A RETAIL STRIP CENTER AT 19931 MORRIS AVENUE, A COMMERCIALY TARGETED AREA,

February 5, 2024 CITY COUNCIL MEETING AGENDA

WHICH WILL FURTHER ECONOMIC DEVELOPMENT AND RETAIN JOBS IN the CITY OF MANVEL; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

4. Acceptance of the Racial Profiling Report
5. Acceptance of infrastructure improvements for Meridiana Detention Basin A-2 and Detention Basin B-2 to begin the Two-Year Maintenance Period.
6. Final acceptance of infrastructure improvements for Manvel Town Center Waterline Interconnect and release the associated maintenance bond.
7. Acceptance of the Special Warranty Deed from Brazoria County MUD No. 43;
Being a 1.785-acre tract of land located in Brazoria County, Texas, described as Reserve D on the plat of Del Bello Lakes Section 8, recorded in the Official Public Records of Brazoria County, Texas, under Clerk's File Number 2023017218 ("Property").

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the contract for Planning Services - Comprehensive Plan, Thoroughfare Plan (Update), and Strategic Plan between Kendigt Keast Collaborative (KKC) and the City of Manvel and authorize the City Manager to execute said contract.
2. Consideration and possible action to approve an Animal Transfer Agreement between the Houston Humane Society and the City of Manvel and authorize the City Manager to execute said agreement.
3. Consideration and possible action to appoint Evan DuVall as the city's *Zoning official*, to administer and enforce the zoning regulations of the city (section 77-3 of The City Code).
4. Consideration and possible action to approve Resolution 2024-R- 04;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING PROCEDURES FOR POST-ISSUANCE COMPLIANCE (THE "POST-ISSUANCE REQUIREMENTS") CONTAINED IN SECTIONS 103 AND 141 THROUGH 150 OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED, AND THE APPLICABLE TREASURY REGULATIONS PROMULGATED THEREUNDER.
5. Consideration and possible action to approve Ordinance 2024-O-10;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 4, 2024, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 1, AND PLACE 2; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

6. Consideration and possible action to approve Ordinance 2024-O-11;
AN ORDINANCE AMENDING ORDINANCE NO. 2023-O-32 AMENDING THE CITY FISCAL YEAR 2024 BUDGET ENDING SEPTEMBER 30, 2024, BY AMENDING THE CAPITAL PROJECTS FUND BUDGET TO ACCOUNT FOR ADDITIONAL FUNDS NEEDED FOR THE POLICE STATION CONSTRUCTION. DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
7. Consideration and possible action to award Flintco the contract for the construction of the Manvel Police Station in the amount of \$21,250,000 and authorize the City Manager to execute the contract.
8. Consideration and possible action on the acceptance of a Special Warranty Deeds from Brazoria County Municipal Utility District No. 42 transferring the water and wastewater plants to the City of Manvel, approving Utility Conveyance and Security agreements and related easement assignments, authorizing the Mayor to execute all documents needed for this transfer.
 - MUD 42 Water Plant - Utility Conveyance and Security Agreement
 - MUD 42 Water Plant - Special Warranty Deed
 - MUD 42 WWTP - Utility Conveyance and Security Agreement
 - MUD 42 WWTP - Special Warranty Deed
 - Related easement assignments

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".

Daniel S Johnson, City Manager and Robert Gervais, City Attorney

Regular Agenda

9. Consideration and possible action regarding compensation and terms of employment of the City Attorney.

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 Manvel City Council 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 February 2, 2024, 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

