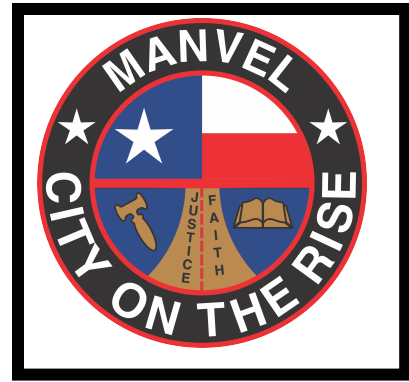


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE 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 15, 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 Workshop and regular City Council meeting Via Teleconference for the purpose of discussing and, if appropriate, take action with respect to the following items:

**This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing. Citizens may join the meeting (in listen mode only) by calling 210-469-0207 or Toll-Free 1-877-257-2190 and entering the Meeting **ID: 541 962 684#**

To view the agenda packet for this meeting, visit our website at www.cityofmanvel.com. A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

***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.
***All Public Comment Requests must be received before 5:00 P.M. on March 1, 2021.

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 for further information.

Workshop Session

Presentation by Hillwood Communities on the Sowell Property

Discussion on any subject addressed on the Agenda for March 15, 2021

Regular Session

Call To Order

Inspirational Reading - Council Member 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 x4 for staff assistance.*

Presentation

Proclamation - March 2021 - Women's History Month

Proclamation - April 2021 - Fair Housing Month

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" and Texas Government Code, Section 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss Purchasing Real Property

Discuss Economic Development Incentives on the Sowell Tract

City Manager Update

Update on current events and city issues.

Update on the following;

*Emergency Declaration/COVID 19

Regular Agenda

1. Consideration and possible action to approve Resolution MEDC 2021-R-01;
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 2020-02 “CITY 160 ACRE MUNICIPAL COMPLEX” (“PROJECT”); APPROVING FUTURE EXPENDITURES OF NINETY PERCENT (90%) OF FUTURE MEDC SALES TAX REVENUE TO FUND THE “CITY 160 ACRE MUNICIPAL COMPLEX” PROJECT; APPROVING AN ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE MEDC AND THE CITY; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
2. Consideration and possible action to approve;
ROAD CONSTRUCTION AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, TEXAS, GULF COAST WATER AUTHORITY, VDB PARTNERS LTD., AND ASHTON HOUSTON RESIDENTIAL LLC.
3. Consideration and possible action to approve the Ninth Amendment to Amended and Restated Development Agreement between the City of Manvel, Texas, Sedona Lakes Municipal Utility District No. 1 of Brazoria County, and Ashton Houston Residential LLC.
4. Consideration and possible action to accept the FY 20-21 Audit.
5. Consideration and possible action to approve Resolution 2021-R-06;
A RESOLUTION BY THE CITY OF MANVEL SUSPENDING THE MAY 3, 2021 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 2020 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.
6. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-06;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 9.998-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 48, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

7. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-07;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 14.237-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING THE RESIDUE OF LOT 50, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.
8. Consideration and possible action to approve the second and final reading of Ordinance 2021-O-08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 10.009-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 49, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.
9. Consideration and possible action to approve the Seventh Amendment to Development Agreement between the City of Manvel, Pomona Investment, LLC, Brazoria County Municipal Utility District 39, and Brazoria County Municipal District 40.
10. Consideration and possible action to approve Ordinance 2021-O-10;
AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-09, 2020-O-11, 2020-O-13, 2020-O-18, 2020-O-19, 2020-O-20, 2020-O-24, 2020-O-35 AND ORDINANCE 2021-O-01 WHICH ADOPTED EMERGENCY MEASURES IN RESPONSE TO A LOCAL STATE OF DISASTER DECLARED DUE TO COVID-19 PANDEMIC; PROVIDING FOR THE CONTINUATION OF TEMPORARY SUSPENSION OR MODIFICATION OF CERTAIN ORDINANCES AND REGULATIONS DURING THE DECLARED LOCAL STATE OF DISASTER; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
11. Consideration and possible action to approve a variance to the Subdivision Ordinance Chapter 62-111 (a) and (c) Additional Street Requirements for property located at 7900 Bissell Road and authorize the Mayor to execute the Development Agreement.
12. Discussion on the CARES Act Funding Program Budget.
13. Consideration and possible action to direct staff on minimum design requirements for future city facilities. (Requested by Council Member Albert) (Tabled 3/1/2021)

14. Discussion on the following as requested by Council Member Davis;
 - a. Documentation for Social Media Plan
 - b. Grant Writing Policy
 - c. Take Home Vehicle Policy
 - d. Revisions to Food Truck Ordinance
 - e. Suggested Standing Agenda Items
 - f. Chocolate Bayou Road
 - g. In Person Meetings
 - h. Budget Workshops
 - i. Financial Update

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.

A. Approve the second and final reading of Ordinance 2021-O-04;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 8. ANIMALS, BY ADOPTING NEW PROVISIONS GOVERNING CHAINING AND TETHERING OF DOGS, ANIMALS RUNNING AT LARGE, AND ANIMAL WASTE REMOVAL; PROVIDING A PENALTY FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (Tabled on 2/16/2021)

B. Approve Master Plan of Rodeo Palms, an amendment to add "The Lakes Section 5" dated March 15, 2021. (Forwarded with recommendation by PD&Z)

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 12, 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.

On File

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, and Manvel Economic Development Corporation may be in attendance via teleconference for the March 15, 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 action of the Planning Development and Zoning Commission or Manvel Economic Development Corporation taken during the meeting.