

**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
April 15, 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 on debt issuance for the Wastewater Regional Facilities, Streets, and Sidewalk Improvements.

Presentation on WeBUILT (We Build Unique Independent Lives Together) Development.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Perry

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

Proclamations

Mountain on MastersRoad Fun Run - April 27, 2024
Professional Municipal Clerks Week - May 5-11, 2024
Military Appreciation Month - May 2024
Motorcycle Safety Awareness Month - May 2024

Staff Recognition

Scott Karpowicz - 15 years of dedicated service to the City of Manvel
Tammy Bell - 20 years of dedicated service to the City of Manvel

Public Hearing Presentation

Overview of proposed Ordinance 2024-O-12

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER DEVELOPMENT; 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.

Public Comments: "Comment Card" Required

o 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. o 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.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve the second and final reading of Ordinance 2024-O-12;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND WEST OF FARM TO MARKET 1128, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO THE VALENCIA PLANNED UNIT DEVELOPMENT; 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 4/1)
3. Consideration and possible action to approve Resolution 2024-R-12;
A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE WATER AND WASTEWATER RATE INCREASES PROPOSED BY UNDINE, LLC. FOR THEIR CUSTOMERS IN THE BRANDI ESTATES SUBDIVISION FOR NINETY (90) DAYS, THE MAXIMUM PERIOD ALLOWED BY LAW; REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.
4. Consideration and possible action to approve Resolution 2024-R-13;
A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE MAY 11, 2024 EFFECTIVE DATE OF THE PROPOSAL BY UNIVERSAL NATURAL GAS, LLC D/B/A UNIVERSAL NATURAL GAS, INC. TO IMPLEMENT GRIP INTERIM RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2023 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.
5. Acceptance of infrastructure improvements for Manvel East Retail Center to begin the Two-Year Maintenance Period.
6. Acceptance of infrastructure improvements for Meridiana 24A to begin the Two-Year Maintenance Period.
7. Acceptance of infrastructure improvements for Meridiana Section 24B to begin the Two- Year Maintenance Period.
8. Acceptance of infrastructure improvements for Meridiana Section 5 East to begin the Two-Year Maintenance Period.

Items Removed from Consent Agenda

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney," to discuss the following:

- *Certificate of Obligation Publication*
- *Legal advice on Public Improvement Districts (PID)*

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2024-O-17;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER DEVELOPMENT; 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 7/0).
2. Consideration and possible action to approve Ordinance 2024-O-19;
AN ORDINANCE AUTHORIZING ISSUANCE OF UP TO \$50,000,000 CITY OF MANVEL, TEXAS, COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2024; PRESCRIBING THE TERMS AND CONDITIONS THEREOF; PROVIDING FOR THE PAYMENT THEREOF; MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES AND MATTERS INCIDENT THERETO; AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PAYING AGENT REGISTRAR AGREEMENT.
3. Consideration and possible action to approve Ordinance 2024-O-20;
AN ORDINANCE AMENDING ORDINANCE NO. 2023-O-32 AMENDING THE CITY FISCAL YEAR 2024 BUDGET ENDING SEPTEMBER 30, 2024, BY AMENDING THE GENERAL FUND BUDGET TO TRANSFER FUNDS FROM COMMUNITY DEVELOPMENT SERVICES TO COURTS FOR A CLERK POSITION, TO TRANSFER FUNDS TO THE LIBRARY FOR REPAIRS FROM THE ADMINISTRATION DEPARTMENT, AND TO FUND THE ADDITIONAL COST ON THE ELEVATED WATER STORAGE TOWER FROM THE GENERAL FUND BALANCE. 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.
4. Update by Waste Connections on the CPI Rate Adjustment (Authorized under the Franchise Agreement)
5. Consideration and possible action to approve;
SECOND AMENDMENT TO INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS, AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 43
6. Consideration and possible action to approve a Funding Agreement between the City of Manvel, Texas, and Rodeo Palms Community Association, Inc to provide the terms between the CITY and ASSOCIATION with regards to the CITY painting certain lanes and street markings on the street by the entrance to the gate house in Rodeo Palms Subdivision.

April 15, 2024 CITY COUNCIL MEETING AGENDA

7. Consideration and possible action to approve a Signal and Crossing Surface License Agreement between The City of Manvel, and BNSF Railway Company.
8. Consideration and possible action to decline the default increase in rates for the 2024 CPI Adjustment to Municipal Telecommunications Right-Of-Way Access Line Rates.
9. Consideration and possible action to direct staff on a Tree Preservation Ordinance as requested by Council Member Lands and Council Member Akery.
10. Consideration and possible action to direct staff on creating a checklist for new businesses.
11. Consideration and possible action to schedule a City Council Planning Session Meeting on April 29, 2024.
12. Consideration and possible action to approve a Special Called City Council Meeting on May 13, 2024, for the Canvass of the May 4, 2024, General Election.

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.

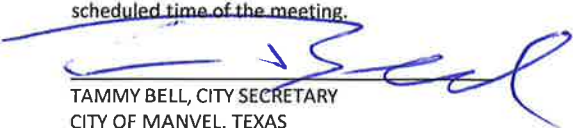
Items of community interest include:

- 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 04/12/2024 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

