



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

ADRIAN GASPAR, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
JOHN COX, COUNCIL PLACE 3
MELODY HANSON, MAYOR PRO-TEM COUNCIL PLACE 4
LARRY AKERY, COUNCIL PLACE 5
LEW SHUFFLER, COUNCIL PLACE 6

DELORES MARTIN, MAYOR

KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
FEBRUARY 8, 2016
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 Meeting Room, located at 20025 Morris Avenue (Hwy 6), Manvel Tx 77578 on February 8, 2016 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 for further information.

WORKSHOP

Presentation by AISD on the CTE Center Project.

Discussion on any subject addressed on the agenda for February 8, 2016.

ORDER OF BUSINESS

REGULAR SESSION

CALL TO ORDER

INVOCATION

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

- **A "COMMENT CARD" must be completed and presented to the City Secretary prior to the opening of Citizens Comments.**
- **Any Manvel Citizen residing within the Manvel City Limits with business before the Council, not scheduled on the Agenda as a public hearing, (that has submitted a "comment card") may speak to the City Council.**
- **There is a three (3) minute time limit per speaker.**
- **The Council 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.**

PUBLIC HEARING:

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND LOCATED AT 2695 COUNTY ROAD 58, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY 12.84 ACRES OF LAND, BEING A PART OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 78, H.T. & B. R. R. SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 2 AT PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP), PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #53113 STORAGE FACILITY, 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.

1. CITY MANAGER UPDATE

Update on current events and city issues.

REGULAR AGENDA

2. Consideration and possible action to approve a variance from Chapter 62, Article IV, Sec 62-108 (b) (2) of the Subdivision Ordinance as stated in Manvel's Code of Ordinances, as requested by Cathy Fontenot to allow for the front of the lots to maintain the current widths of 140' and 60' respectively; and 60-108 (a)(9) to allow for Lot 2 to remain a "flag" lot for property located at 9108 Quail Ridge Drive, Manvel Tx 77578.
3. Consideration and possible action to approve the first of two readings of Ordinance 2016-O-01;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND LOCATED AT 2695 COUNTY ROAD 58, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY 12.84 ACRES OF LAND, BEING A PART OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 78, H.T. & B. R. R. SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 2 AT PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP), PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #53113 STORAGE FACILITY, 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.
4. Consideration and possible action to approve on first reading, Ordinance 2016-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 7, 2016, FOR THE PURPOSE OF ELECTING TWO COUNCIL MEMBERS: ONE EACH FOR PLACE 4, AND PLACE 6; 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.

5. **Consideration and possible action to approve Ordinance 2016-O-03; AN ORDINANCE AMENDING ORDINANCE NO. 2015-O-32, ADOPTING THE CITY OF MANVEL, TEXAS, GENERAL AND ENTERPRISE (UTILITY) FUND BUDGET FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2016 TO PROVIDE FOR VARIOUS REVENUES, EXPENDITURES AND EXPENSES 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 THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**
6. **Consideration and possible action to approve a Memorandum of Understanding (MOU) between the City of Manvel and the Manvel Economic Development Corporation for the installation of an 8” gravity sewer line approximately 2300 lf from Spillane Road at Large Road to the C1 Ditch, including manholes, and corresponding appurtenances and installation of a Sanitary Sewer Lift Station.**
7. **Consideration and possible action to approve Resolution 2016-R-02; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, AUTHORIZING THE TEXAS COALITION FOR AFFORDABLE POWER, INC. (TCAP) TO NEGOTIATE AN ELECTRIC SUPPLY AGREEMENT FOR FIVE YEARS FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018; AUTHORIZING TCAP TO ACT AS AN AGENT ON BEHALF OF THE CITY TO ENTER INTO A CONTRACT FOR ELECTRICITY; AUTHORIZING THE CITY MANAGER OR FINANCE DIRECTOR TO EXECUTE AN ELECTRIC SUPPLY AGREEMENT FOR DELIVERIES OF ELECTRICITY EFFECTIVE JANUARY 1, 2018 AND COMMITTING TO BUDGET FOR ENERGY PURCHASES IN 2018 THROUGH 2022 AND TO HONOR THE CITY’S COMMITMENTS TO PURCHASE POWER FOR ITS ELECTRICAL NEEDS IN 2018 THROUGH 2022 THROUGH TCAP**
8. **Consideration and possible action to approve a Professional Services Agreement between the City of Manvel and Burditt for preparation of a Master Parks Plan.**
9. **Consideration and possible action to approve a Professional Services Agreement between the City of Manvel and Freese and Nichols for preparation of a Master Wastewater Plan.**
10. **Consideration and possible action to approve a Professional Services Agreement between the City of Manvel and Freese and Nichols for preparation of a Master Water Plan.**
11. **Consideration and possible action to approve a Developer Agreement between the City of Manvel and Stripes LLC., in regard to the construction of the “Stripes” establishment located at the northwest corner of S.H.6 and FM 1128.**
12. **Consideration and possible action to approve a variance to section 62-41(24) and section 62-46 of the subdivision ordinance to allow permits to start 16 homes prior to the recording of the final plat for Lakeland Section 3;**

6739 Lone Star Ridge	6706 Granger Lane	6635 Arrowhead Trail
6726 Granger Lane	6722 Granger Lane	6711 Sommerville Lane
6614 Abilene Court	6603 Abilene Court	
6627 Lone Star Ridge	6615 Lone Star Ridge	6602 Sommerville Lane
6618 Abilene Court	6723 Granger Lane	6606 Lone Star Ridge
6714 Granger Lane	6610 Arrowhead Trail	
13. **Consideration and possible action to direct staff on proposed pay increases.**
14. **Consideration and possible action to direct staff regarding an exemption to the residential building requirements for carports. (Requested by Council Member Gaspar)**

15. 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. **Acceptance of the City Council Minutes dated January 25, 2016.**
- b. **Acceptance of second and final reading of Ordinance 2015-O-40;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY ESTABLISHING THE ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2015-O-30 (AREA 14) AS OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT SAID ANNEXED TRACTS BEING APPROXIMATELY 266.99 ACRES, MORE OR LESS, BEING LOCATED GENERALLY AS FOLLOWS: SOUTH OF CR 59, EAST OF CR 48, NORTH OF THE AMERICAN CANAL AND WEST OF THE SOUTHFORK SUBDIVISION, BRAZORIA COUNTY, TEXAS, (AREA 14); DESCRIBING SUCH TERRITORY; 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.**

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code § 551.071 – “Consultation with Attorney” and pursuant to Texas Government Code, Sec. 551.074. Personnel Matters - to deliberate the conduct and duties of a public officer; to hear a complaint on a public officer (Mayor Martin and Council Member Hanson). Requested by Council Member Hehn.

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.

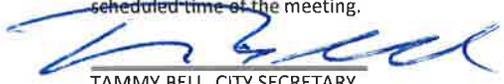
Items of community interest include:

- ❖ 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.

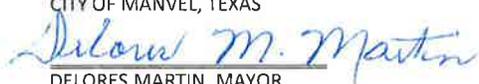
ADJOURN

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 February 5, 2016 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



DELORES MARTIN, MAYOR
CITY OF MANVEL, TEXAS



NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel Planning Development and Zoning Committee and the Manvel Economic Development Corporation may be in attendance at the February 8, 2016 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 City business or action of the aforementioned bodies taken during the meeting.