



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
MARCH 28, 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 March 28, 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 on FY 2014-15 Audit.

Update of Monthly Financials.

Discussion on Capital Improvement Plan Goals and Land Use Assumptions and Capital Improvement Plan for Water & Wastewater Impact Fees.

Direct staff on compensation plan. (Tabled on 2/22/2016)

Discussion on any subject addressed on the agenda for March 28 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

- o **A "COMMENT CARD" must be completed and presented to the City Secretary prior to the opening of Citizens Comments.**
- o *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.*
- o *There is a three (3) minute time limit per speaker.*
- o *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.*

1. CITY MANAGER UPDATE

Update on current events and city issues.

- a) **Update on development and economic development in the city.**

REGULAR AGENDA

- 2. **Consideration and possible action to accept the FY 2014-15 Audit as presented by Belt Harris Pechacek, LLLP.**
- 3. **Consideration and possible action to approve a development agreement between the City of Manvel and CR 58 Storage, LP in regard to the construction of a storage facility located at 2695 CR 58.**
- 4. **Consideration and possible action to approve Ordinance 2016-O-08;
AN ORDINANCE ESTABLISHING THE DEPARTMENT OF UTILITIES AS A NEW DEPARTMENT OF THE CITY; AMENDING AND ADOPTING A NEW ORGANIZATION CHART; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY. (Tabled on 3/14/2016)**
- 5. **Consideration and possible action to direct staff on concerns with city policy on infrastructure requirements. (Requested by Council Member Hanson).**
 - a) **Discussion on the original Manvel Town Site.**
 - b) **Discussion and possible action on the construction and funding of Rogers Road, including new installation, upgrade, or relocation of water and wastewater lines and drainage from S. Masters to McCoy.**
 - c) **Discussion and possible action on a approving a culvert permit on Rogers at Palmetto. (Requested by Council Member Gaspar).**
 - d) **Discussion and possible action on the construction and funding of Large Road, including new installation, upgrade, or relocation of water and wastewater lines and drainage from S. Masters to McCoy.**
 - e) **Discussion and possible action on allowing drainage to be routed out of the current watershed to the C1 ditch. (Requested by Council Member Gaspar).**
- 6. **Consideration and possible action to direct staff on entering into an agreement for the acceptance of the Almost Heaven Park site. (Requested by Council Member Hanson).**
- 7. **Consideration and possible action to approve the expenditure of budgeted funds in the amount of \$292,000.00 for the reconstruction of Bissell Road from Masters to the City Limits.**

8. 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 March 14, 2016.**
- b. **Acceptance of County Road 94 and Mohave projects in Sedona Lakes and begin the one-year maintenance period.**
- c. **Approve the second and final reading of Ordinance 2016-O-05;**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17, *BUILDINGS AND BUILDING REGULATIONS*, ARTICLE III, TECHNICAL CODES, SECTION 17-256(3) "AMENDMENTS TO RESIDENTIAL BUILDING CODE," TO AMEND THE LOCAL AMENDMENT PERTAINING TO PERMITTING OF CARPORTS; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code § 551.087 – Deliberation Regarding Economic Development Negotiations

To deliberate the offer of a financial or other incentive to the following businesses:

**Manvel Seafood, Inc.
HCS Group (Shu-Chem)**

REGULAR AGENDA

- 9. Consideration and possible action on a development agreement between the City of Manvel and Manvel Seafood Inc. for related topics dealing with drainage and access.**

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.

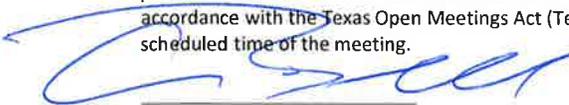
Items of community interest include:

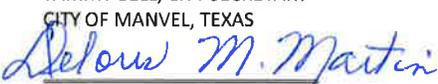
- ❖ Expressions of thanks, congratulations, or condolence;
- ❖ Information regarding holiday schedules;
- ❖ An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment 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 24, 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, Manvel Parks and Recreation Board, and the Manvel Economic Development Corporation may be in attendance at the March 28, 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.