



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  
MELISSA SIFUENTES, COUNCIL PLACE 4  
LARRY AKERY, COUNCIL PLACE 5  
JEROME HUDSON, 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  
AUGUST 22, 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 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**

**Discussion on the proposed 2016-17 FY Budget.**

**Update on monthly financials.**

**Discussion on any subject addressed on the agenda for August 22, 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.**

**PUBLIC HEARING**

The Manvel City Council will hold the first of two public hearings to hear comments on:

**THE 2016 TAX YEAR PROPOSED PROPERTY TAX RATE FOR THE CITY OF MANVEL**

A tax rate of \$0.570000 per \$100 valuation has been proposed for adoption by the governing body of CITY OF MANVEL. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

The governing body of CITY OF MANVEL proposes to use revenue attributable to the tax rate increase for the purpose of Increase due mainly due to full year impact of compensation study implementation, Development Services Director position and an amendment to the employee retirement plan for updated service credits and cost of living adjustments.

<b>PROPOSED TAX RATE</b>	<b>\$0.570000 per \$100</b>
<b>PRECEDING YEAR'S TAX RATE</b>	<b>\$0.580000 per \$100</b>
<b>EFFECTIVE TAX RATE</b>	<b>\$0.515991 per \$100</b>
<b>ROLLBACK TAX RATE</b>	<b>\$0.570845 per \$100</b>

Second Public Hearing Date: August 29, 2016 at 7:00 PM at Manvel City Hall located at 20025 Hwy 6 in Manvel, Texas 77578.

**PUBLIC HEARING**

TO HEAR INPUT FROM THE PUBLIC REGARDING 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 22221-D WEST HWY 6, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY 1.0 ACRES OF THE MOST SOUTHERLY ½ OF 2.0 ACRES OF LAND, BEING A PART OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 2.3544 ACRE TRACT DESCRIBED IN A DEED TO MORTGAGE ASSURANCE COMPANY RECORDED IN VOLUME (84)1, PAGE 991, OFFICIAL RECORD BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT 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 813110 CHURCHES; 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. Update by Manvel Fire Marshal on dumping complaints on CR 58 west of Old Crest Parkway.
3. Consideration and possible action to approve a burn ban for 90 days, and authorizing the Fire Marshal to lift it early should the Keetch-Byram Drought Index, as monitored and reported by the Texas Forest Service, reach and maintain 400 or less for five consecutive days.

4. **Consideration and possible action to approve the first of two readings of Ordinance 2016-O-21;**

**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 22221-D WEST HWY 6, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY 1.0 ACRES OF THE MOST SOUTHERLY ½ OF 2.0 ACRES OF LAND, BEING A PART OF THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS AND BEING A PART OF THAT CERTAIN CALLED 2.3544 ACRE TRACT DESCRIBED IN A DEED TO MORTGAGE ASSURANCE COMPANY RECORDED IN VOLUME (84)1, PAGE 991, OFFICIAL RECORD BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT 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 813110 CHURCHES; 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.**

5. **Consideration and possible action to approve the first of two readings of Ordinance 2016-O-24;**

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF MANVEL, TEXAS, TO ANNEX AND INCLUDE ALL OF THE TERRITORY DESCRIBED AS AN AREA LOCATED GENERALLY AT COUNTY ROAD 48, SOUTH OF PALM DESERT DRIVE, BEING FOUR (4) TRACTS TOTALING APPROXIMATELY 33.684 ACRES AND TWO (2) TRACTS TOTALING APPROXIMATELY 10.00 ACRES OF LAND, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT A; APPROVING A SERVICE PLAN FOR ALL OF THE AREA WITHIN SUCH TERRITORY; MAKING FINDINGS; CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING A SAVING AND A SEVERABILITY CLAUSES.**

6. **Consideration and possible action to approve the FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT between the CITY OF MANVEL and MC 288 LLC, BCMUD NO. 39, and BCMUD NO. 40, to approve a roadway phasing plan.**
7. **Status update on the Pomona Development.**

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 August 8, 2016.**
- B. **Acceptance of the infrastructure improvements for Pomona Section 1 and release the associated maintenance bonds with this project.**
- C. **Approve the second and final reading of Ordinance 2016-O-18;**

**AN ORDINANCE AMENDING CHAPTER 17. "BUILDINGS AND BUILDING REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX "IMPACT FEES," SECTIONS 17-404 TO 17-406 TO UPDATE PROVISIONS PERTAINING TO THE ASSESSMENT OF WATER AND WASTEWATER IMPACT FEES ON NEW DEVELOPMENT WITHIN THE CITY; APPROVING THE 2016 UPDATE STUDY OF LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, & IMPACT FEES; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN**

**AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.**

**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.

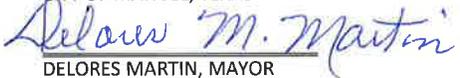
**ADJOURN**

**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 August 19, 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 August 22, 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.*

