



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 SPECIAL CITY COUNCIL MEETING
OF THE CITY OF MANVEL
AUGUST 29, 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 special called 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.

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 second public hearing 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.

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

PUBLIC HEARING

The Manvel City Council will hold a public hearing to hear comments on:

THE PROPOSED ANNUAL BUDGET FOR THE FISCAL YEAR OF OCTOBER 1, 2016 TO SEPTEMBER 30, 2017. THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$519,085 OR 18.96%, AND OF THAT AMOUNT, \$269,779 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.

1. **CITY MANAGER UPDATE**
Update on current events and city issues.

REGULAR AGENDA

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

3. **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 Pomona Waterline Interconnect and release the associated maintenance bonds with this project.**

- B. **Approve the second and final reading 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.

C. Approve the second and final reading 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.

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code § 551.087 – “Economic Development Negotiations” and Texas Government Code § 551.071 – “Consultation with Attorney” to discuss;

DISCUSS THE AMENDED AND RESTATED INTERLOCAL AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MANVEL, TEXAS AND BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42. AND ECONOMIC INCENTIVES IN PROPOSED PUD AGREEMENT.

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.

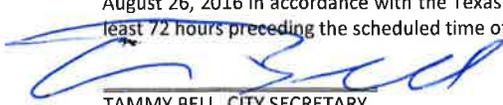
Items of community interest include:

- ◆ 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 26, 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, Manvel Charter Commission and the Manvel Economic Development Corporation may be in attendance at the August 29, 2016 special called 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.