



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  
SEPTEMBER 12, 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.**

**Discussion on any subject addressed on the agenda for September 12, 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.

**PRESENTATION**

**Donation by Waste Connections of Texas to support the Christmas in Manvel Event.**

**1. CITY MANAGER UPDATE**

Update on current events and city issues.

**REGULAR AGENDA**

**2. Consideration and possible action to approve an updated Master Plan for the Rodeo Palms Subdivision;**

**A 583.20 ACRE COMMUNITY LOCATED IN THE CITY OF MANVEL AND/OR BRAZORIA COUNTY, TEXAS**

**3. Consideration and possible action to approve a Minor Plat of the San Miguel Estate located at 8101 Kirchner;**

**BEING 2.052 ACRES SUBDIVISION OUT OF LOT 163 OF THE DR. A.A. LUTHER SUBDIVISION, RECORDED IN VOL 1, PG. 71-72 OF THE B.C.P.R., AND A CALL 5.00 ACRE TRACT RECORDED IN THE NAME OF LOUIS SAN MIGUEL AND LUCIA SAN MIGUEL IN VOLUME 1043, PAGE 411 OF THE BRAZORIA COUNTY DEED RECORDS, LOCATED IN THE M.V. O'DONNELL SURVEY, A-484 BRAZORIA COUNTY, TEXAS.**

**4. Consideration and possible action to approve a Preliminary Plat of Pomona Section Seven; BEING A 42.8 ± ACRES OF LAND CONTAINING 49 LOTS (75' X 130' TYP.) AND THREE RESERVES IN TWO BLOCKS OUT OF THE R.B. LYLE SURVEY, A-540 BRAZORIA COUNTY, TEXAS.**

**5. Consideration and possible action on the Official Ballot for the election of places 6-9 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool.**

**6. Consideration and possible action to approve on first and final reading, Ordinance 2016-O-27;**

**AN ORDINANCE APPROVING AND ADOPTING THE CITY OF MANVEL, TEXAS, GENERAL BUDGET AND MANVEL ECONOMIC DEVELOPMENT BUDGET FOR THE FISCAL YEAR 2016-2017; MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; ESTABLISHING THE PROCEDURE FOR INTRA-BUDGET TRANSFERS; APPROVING AND ADOPTING THE MANVEL ECONOMIC DEVELOPMENT BUDGET FOR THE FISCAL YEAR 2016-2017 AND APPROVING ALL PROGRAMS AND EXPENDITURES CONTAINED THEREIN; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

**7. Consideration and possible action to ratify the property tax increase reflected in the 2016-2017 fiscal year budget that was just adopted that raises more property taxes than the fiscal year 2015-2016 budget.**

**8. Consideration and possible action to approve on first and final reading, Ordinance 2016-O-28;**

**AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES FOR THE CITY OF MANVEL, TEXAS, FOR THE YEAR 2016, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

**THIS YEAR'S TAX LEVY TO FUND MAINTENANCE AND OPERATIONS EXPENDITURES EXCEEDS LAST YEAR'S MAINTENANCE AND OPERATIONS TAX LEVY.**

**THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 7.80 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$ -19.42.**

9. Consideration and possible action to approve the first of two readings of Ordinance 2016-O-29;

**AN ORDINANCE AUTHORIZING AND ALLOWING, UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM, "UPDATED SERVICE CREDITS" IN SAID SYSTEM FOR SERVICE PERFORMED BY QUALIFYING MEMBERS OF SUCH SYSTEM WHO PRESENTLY ARE MEMBERS OF THE CITY OF MANVEL; PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE FOR SUCH ACTIONS.**

10. Consideration and possible action to appoint Derek Hehn to the Parks Board with a term to expire 9/2017.

11. Update on the status of the Almost Heaven Park. (Requested by Council Member Gaspar)

#### 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.*

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

*Donald Lee Lawson, II and Suzanne Lawson v. City of Manvel and Landeavor, LLC.*

#### 12. 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 22, 2016.
- B. Acceptance of the City Council Minutes dated August 29, 2016

#### 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.

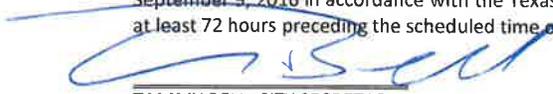
Items of community interest include:

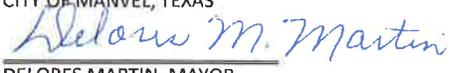
- ◆ Expressions of thanks, congratulations, or condolence;
- ◆ Information regarding holiday schedules;
- ◆ An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory 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 September 9, 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 September 12, 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.*