



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 26, 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**

**Presentation/update and direct staff on the Manvel Town Center Planned Unit Development.**

**Update of monthly financials**

**Discussion on any subject addressed on the agenda for September 26, 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 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 have three (3) minutes to address the City Council.
- 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.

**RECOGNITION**

*25 Year Anniversary – Isaac Hernandez, Public Works Department*

**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 ESTABLISHING THE INITIAL ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2016-O-24 (MT. HEBRON OUT OF AREA 2); ESTABLISHING THE ANNEXED AREA AS OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR), SAVE AND EXCEPT FOR SIX ACRES WITHIN SAID TERRITORY OWNED BY RMC DEVELOPMENT, LLC TO BE ZONED AS LIGHT COMMERCIAL (LC) DISTRICT; SAID ANNEXED AREA BEING LOCATED GENERALLY AT COUNTY ROAD 48, SOUTH OF PALM DESERT DRIVE, COMPRISING FOUR (4) TRACTS TOTALLING APPROXIMATELY 33.684 ACRES AND TWO (2) TRACTS TOTALING APPROXIMATELY 10.00 ACRES OF LAND; 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.

**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 6.577 ACRE TRACT OF LAND IN THE "BLUE WATER LAKES OF MANVEL" LOCATED ON HIGHWAY 6 APPROXIMATELY 1,850 FEET WEST OF CORPORATE DRIVE FROM LIGHT COMMERCIAL (LC) TO SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SUCH TRACT BEING A 6.577 ACRE TRACT OF LAND IN THE H.T.& B.R.R. CO. SURVEY, ABSTRACT NO 483, BRAZORIA COUNTY, TEXAS, OUT OF THE 40 ACRE TRACT DESCRIBED IN THE DEED FROM ERNEST R. MARSHALL AND ANNA MARIE MARSHALL, TRUSTEES OF THE MARSHALL LIVING TRUST, TO BROAD REACH PARTNERS III, LP, RECORDED UNDER DOCUMENT NUMBER 2006006000, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND THE 1.5152 ACRE TRACT DESCRIBED AS "TRACT 4" IN THE DEED FROM URANIA G GARZA TO BROAD REACH PARTNERS III LP, RECORDED UNDER DOCUMENT NUMBER 2006017347, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, OUT OF OUTLOTS 176 AND 179 OF THE DR. A.A. LUTHER SUBDIVISION OR RECORD UNDER VOLUME 1, PAGE 71 IN THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS; 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.

**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

**BEING TRACT 2: 1.00 ACRE KNOWN AS TRACT 1 MANVEL HEIGHTS SUBDIVISION, SECTION II AN UNRECORDED SUBDIVISION BEING PART OF OUTLOT 149 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 1, PAGES 71-72 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL DISTRICT (LC) TO OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) 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.

- a) Official ribbon cutting and grand opening for the Stripes Store #1080 on September 29, 2016 at 11:00 a.m.**

**REGULAR AGENDA**

- 2. Discussion/update on the water concerns in the Lakeland Subdivision. (Requested by Council Member Sifuentes)**
- 3. Consideration and possible action to approve Resolution 2016-R-14  
A RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.**
- 4. Consideration and possible action to approve the first of two readings of Ordinance 2016-O-30;  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING SECTION 41-4 "SCHOOL ZONES" OF THE CODE OF ORDINANCES TO INCREASE THE DISTANCE OF THE MARKED SCHOOL ZONE ALONG FM 1128 BY CHANGING THE ZONE FROM A POINT 619 FEET NORTH OF THE CENTERLINE OF LEWIS LANE TO A POINT 919 FEET NORTH OF THE CENTERLINE OF LEWIS LANE (ZONE ENDING AT THE POINT 525 FEET TO SOUTH OF THE CENTERLINE OF LEWIS LANE), INCREASING THE DISTANCE OF THE ZONE FROM APPROXIMATELY 0.216 MILES TO A DISTANCE OF APPROXIMATELY 0.273 MILES; AUTHORIZING THE ENFORCEMENT OF ALL STATE REGULATIONS; AUTHORIZING THE PLACEMENT OF SIGNS INDICATING THE SPEED LIMITS ON THE STREETS AND PORTIONS OF STREETS DESIGNATED HEREIN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HEREWITH; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.**
- 5. Consideration and possible action to approve on first reading Ordinance 2016-O-31  
AN ORDINANCE AMENDING ORDINANCE NO. 2015-O-32 ADOPTING THE CITY FISCAL YEAR 2016 BUDGET ENDING SEPTEMBER 30, 2016, BY AMENDING THE GENERAL FUND BUDGET TO ACCOUNT FOR YEAR END ADDITIONAL REVENUES AND EXPENDITURES, 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 the first of two readings of Ordinance 2016-O-25;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY ESTABLISHING THE INITIAL ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2016-O-24 (MT. HEBRON OUT OF AREA 2); ESTABLISHING THE ANNEXED AREA AS OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR), SAVE AND EXCEPT FOR SIX ACRES WITHIN SAID TERRITORY OWNED BY RMC DEVELOPMENT, LLC TO BE ZONED AS LIGHT COMMERCIAL (LC) DISTRICT; SAID ANNEXED AREA BEING LOCATED GENERALLY AT COUNTY ROAD 48, SOUTH OF PALM DESERT DRIVE, COMPRISING FOUR (4) TRACTS TALLING APPROXIMATELY 33.684 ACRES AND TWO (2) TRACTS TOTALING APPROXIMATELY 10.00 ACRES OF LAND; 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.**

7. **Consideration and possible action to approve the first of two readings of Ordinance 2016-O-26;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A 6.577 ACRE TRACT OF LAND IN THE "BLUE WATER LAKES OF MANVEL" LOCATED ON HIGHWAY 6 APPROXIMATELY 1,850 FEET WEST OF CORPORATE DRIVE FROM LIGHT COMMERCIAL (LC) TO SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SUCH TRACT BEING A 6.577 ACRE TRACT OF LAND IN THE H.T.& B.R.R. CO. SURVEY, ABSTRACT NO 483, BRAZORIA COUNTY, TEXAS, OUT OF THE 40 ACRE TRACT DESCRIBED IN THE DEED FROM ERNEST R. MARSHALL AND ANNA MARIE MARSHALL, TRUSTEES OF THE MARSHALL LIVING TRUST, TO BROAD REACH PARTNERS III, LP, RECORDED UNDER DOCUMENT NUMBER 2006006000, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND THE 1.5152 ACRE TRACT DESCRIBED AS "TRACT 4" IN THE DEED FROM URANIA G GARZA TO BROAD REACH PARTNERS III LP, RECORDED UNDER DOCUMENT NUMBER 2006017347, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, OUT OF OUTLOTS 176 AND 179 OF THE DR. A.A. LUTHER SUBDIVISION OR RECORD UNDER VOLUME 1, PAGE 71 IN THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS; 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.**

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

**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 BEING TRACT 2: 1.00 ACRE KNOWN AS TRACT 1 MANVEL HEIGHTS SUBDIVISION, SECTION II AN UNRECORDED SUBDIVISION BEING PART OF OUTLOT 149 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 1, PAGES 71-72 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL DISTRICT (LC) TO OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) 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.**

9. **Consideration and possible action to approve A Minor Plat for the Manvel RV Park and Storage Facility Phase I;  
A SUBDIVISION OF 8.593 ACRES BEING OUT OF THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION 92, DIVISION "L", RECORDED IN VOLUME 2, PAGE 91, BRAZORIA COUNTY MAP RECORDS, ALSO BEING OUT OF THE A.C.H. & B. SURVEY, A-541 AND THE ERASTUS LITTLE SURVEY, A-320 BRAZORIA COUNTY, TEXAS.**
10. **Consideration and possible action to approve a Preliminary Plat of Pomona Section Eight; BEING A 21.1 ± ACRES OF LAND CONTAINING 59 LOTS (65' X 125' TYP.) AND TWO RESERVES IN THREE BLOCKS OUT OF THE R.B. LYLE SURVEY, A-540 BRAZORIA COUNTY, TEXAS.**
11. **Consideration and possible action to approve a change order for the parking lot expansion project in the amount of \$10,608.00.**
12. **Consideration and possible action to direct staff on a request by Brazoria County to be a financial participant in the funding of sidewalks being constructed on the west side of Kirby on the section south of CR 59 where sidewalks do not exist today. (requested by Mayor Martin)**
13. **Discussion on establishing a process for nominating and appointing volunteers to city boards. (Requested by Council Member Hehn).**

**14. 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 September 12, 2016.**
- B. **Acceptance of the Pomona Wastewater Treatment Plant and begin the one-year maintenance period.**
- C. **approve the second and final reading 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.**

**EXECUTIVE SESSION**

**Texas Government Code, Sec. 551.074. Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee.**

**Kyle J. Jung, City Manager**

**REGULAR AGENDA**

15. **Consideration and possible action regarding compensation and terms of employment of the City Manager.**

**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.

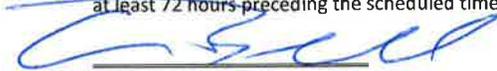
Items of community interest include:

- ◆ 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 September 23, 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 26, 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.*

