



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
OCTOBER 11, 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 process for appointing volunteers to city boards.

Discussion on the Manvel Town Center Planned Unit Development. (Requested by Council Member Hehn)

Discussion on any subject addressed on the agenda for October 11, 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.

1. CITY MANAGER UPDATE

Update on current events and city issues.

REGULAR AGENDA

2. Consideration and possible action to approve A Final Plat of Pomona Section 6;

A SUBDIVISION OF 27.358 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOTS 36,37,38,46,47,48,49,50, & 60 OF SECTION 79, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. (Forwarded with favorable recommendation by PD&Z on 10-3-2016).

3. Consideration and possible action to approve A Final Plat of Sedona Lakes Section 9A; BEING A SUBDIVISION OF 10.496 ACRES OF LAND LOCATED IN THE R.B. LYLE SECTION 92 SURVEY, A-541 AND THE ERASTUS LITLE SURVEY, A-320 BRAZORIA COUNTY, TEXAS. (Forwarded with favorable recommendation by PD&Z on 10-3-2016).

4. Consideration and possible action to approve a Final Plat of Sedona Lakes Section 9B; BEING A SUBDIVISION OF 28.11 ACRES OF LAND LOCATED IN THE R.B. LYLE SECTION 92 SURVEY, A-541 AND THE ERASTUS LITLE SURVEY, A-320 BRAZORIA COUNTY, TEXAS. (Forwarded with favorable recommendation by PD&Z on 10-3-2016).

5. Consideration and possible action to approve payment for the following and authorize the City Manager to execute the contract, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 5. Signature Authority of City Manager. All Purchases requiring an expenditure exceeding \$25,000 must be presented to Council for approval;

Road projects Lewis Lane, Jordon Rd East, Crest Ridge	\$ 450,000
Rogers/Holley Street Construction	\$ 60,000
Lift Station generator	\$ 50,000
Computers for patrol vehicles	\$ 36,000
Vehicle and equipment-Patrol	\$ 50,500
Elevated Storage Tank	\$ 1,400,000
Purchase of Surface Water Rights	\$ 1,900,000
Regional Wastewater Treatment Plan#1-Professional Services	\$ 1,200,000
Front End Loader	\$ 95,000
Dump Truck – 12 yard	\$ 100,000
Phillips 66 Reimbursement Project-Jordan, Large & Pine Streets	\$ -0- (Phillips 66 to pay \$464,304)

6. Consideration and possible action to award the contract for the Rogers Road West Water and Wastewater Improvements MEDC project to Texas Pride Utilities for \$180,000.00 and authorize the City Manager to execute the agreement.

7. Consideration and possible action to approve a Contract for Planning Services between the City of Manvel and HDR for a Master Water Plan in the amount of \$49,975.

8. Consideration and possible action to approve Contract for Planning Services between the City of Manvel and Freese and Nichols for a Master Wastewater Plan in the amount of \$49,892.

9. **Consideration and possible action to approve Resolution 2016-R-15;
A RESOLUTION DESIGNATING A REPRESENTATIVE AND ALTERNATE
HOUSTON-GALVESTON AREA COUNCIL 2017 GENERAL ASSEMBLY**
10. **Consideration and possible action to direct staff on amending Chapter 44 Article II Discharge
of Firearms in the Code of Ordinances. (Requested by Council Member Gaspar).**
11. **Consideration and possible action for City Council to schedule a date for an Emergency
Management Retreat. (Requested by Council Member Gaspar).**

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 September 26, 2016.**
- B. **Acceptance of the infrastructure improvements for Pomona Section 3 and release
the associated maintenance bonds.**
- C. **Approve the second and final reading 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.**
- D. **Approve the second and final reading 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 TOTTALLING
APPROXIMATELY 33.684 ACRES AND TWO (2) TRACTS TOTTALING
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.**

E. Approve the second and final reading 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.

F. Approve the second and final reading 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.

EXECUTIVE SESSION (Requested by Council Member Hehn)

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 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 October 7, 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 October 11, 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.

