

THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §



LARRY AKERY, COUNCIL PLACE 1  
LORRAINE HEHN, COUNCIL PLACE 2  
BRIAN WILMER, COUNCIL PLACE 3  
MELISSA SIFUENTES, COUNCIL PLACE 4  
JASON ALBERT, COUNCIL PLACE 5  
JEROME HUDSON, COUNCIL PLACE 6

DEBRA DAVISON, MAYOR  
KYLE JUNG, CITY MANAGER  
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING  
OF THE CITY OF MANVEL  
JUNE 4, 2018**

**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, located at 20025 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 SESSION**

**EXECUTIVE SESSION**

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

***DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY AND DISCUSS ECONOMIC INCENTIVES IN PROPOSED CHAPTER 380 AGREEMENT (SOWELL TRACT)***

**Discussion on any subject addressed on the agenda for June 4, 2018**

## **REGULAR SESSION**

### **CALL TO ORDER**

### **INSPIRATIONAL READING – COUNCIL MEMBER SIFUENTES**

### **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.

### **PRESENTATIONS**

**Recognition of 10 year old Anthony Plunkett for courageous actions taken during an emergency situation.**

### **PUBLIC HEARING**

**TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A REPLAT OF LOT 2, 3, AND 4 BLOCK 1 SEDONA LAKES SECTION 9; BEING A SUBDIVISION OF 0.2197 ACRE OF LAND BEING ALL OF LOT 3, AND A PORTION OF LOTS 2 AND 4 BLOCK 1 SEDONA LAKES SECTION 9 A SUBDIVISION RECORDED IN DOC. NO 2017003498 OF BRAZORIA COUNTY PLAT RECORDS LOCATED IN THE ERASTUS LITTLE SURVEY, ABSTRACT NO. 320 AND THE R.B. LYLE SURVEY 92, ABSTRACT 541 CITY OF MANVEL BRAZORIA COUNTY, TEXAS.**

#### **1. CITY MANAGER UPDATE**

Update on current events and city issues.

### **REGULAR AGENDA**

2. **Consideration and possible action to approve Ordinance 2018-O-20;  
AN ORDINANCE AUTHORIZING ISSUANCE OF [NOT TO EXCEED \$10,000,000] CITY OF MANVEL, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2018; PRESCRIBING THE TERMS AND CONDITIONS THEREOF; PROVIDING FOR THE PAYMENT THEREOF; MAKING OTHER PROVISIONS REGARDING SUCH CERTIFICATES AND MATTERS INCIDENT THERETO; AND AUTHORIZING EXECUTION AND DELIVERY OF A PAYING AGENT/REGISTRAR AGREEMENT.**
3. **Consideration and possible action to approve an Interlocal and Developer Financing Agreement between the City of Manvel and Four Forty-Three, LTD., Four Forty-Three Annex No. 1, LTD.; 102929 Brazoria County, Inc.; Sowell Family Trust; Westbank Bayou, L.P.; and Eastbank Bayou, L.P., on behalf of themselves (collectively, the "Developer"), and on behalf of**

- the proposed Brazoria County MUD NO. 75 (the "District"), currently in the process of creation. (Contingent on the purchase and transfer of the 150 acre property under contract).
4. Consideration and possible action to approve a Replat for Sedona Lakes Section 9 (forwarded with favorable recommendation by PD&Z);  
BEING A REPLAT OF LOT 2, 3, AND 4 BLOCK 1 SEDONA LAKES SECTION 9;  
BEING A SUBDIVISION OF 0.2197 ACRE OF LAND BEING ALL OF LOT 3, AND A PORTION OF LOTS 2 AND 4 BLOCK 1 SEDONA LAKES SECTION 9 A SUBDIVISION RECORDED IN DOC. NO 2017003498 OF BRAZORIA COUNTY PLAT RECORDS LOCATED IN THE ERASTUS LITLE SURVEY, ABSTRACT NO. 320 AND THE R.B. LYLE SURVEY 92, ABSTRACT 541 CITY OF MANVEL BRAZORIA COUNTY, TEXAS.
  5. Consideration and possible action to approve a Final Plat of Sedona Lakes Section 10 (forwarded with favorable recommendation by PD&Z);  
BEING A SUBDIVISION OF 5.335 ACRE OF LAND OUT OF LOT 29, SECTION 92, ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION RECORDED IN VOL 2, PAGE 91 BRAZORIA COUNTY MAP RECORDS LOCATED IN THE ERASTUS LITLE SURVEY, ABSTRACT NO. 320 AND THE R.B. LYLE SURVEY 92, ABSTRACT 541 CITY OF MANVEL BRAZORIA COUNTY, TEXAS
  6. Consideration and possible action to approve the Eighth Amendment to Amended and Restated Development Agreement between the City of Manvel and WSLD Sedona Lakes VI, L.P., and Sedona Lakes Municipal Utility District No. 1 of Brazoria County.
  7. Consideration and possible action to approve a Final Plat of Pomona Section 9 (forwarded with favorable recommendation by PD&Z);  
BEING A SUBDIVISION OF 23.275 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 6, 7, 16, 17, 18, 27, 28, & 29 OF SECTION 79 OF THE ALLISON-RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION RECORDED IN VOL 2, PAGE 98 PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
  8. Consideration and possible action to approve a Final Plat of Pomona Section 10 (forwarded with favorable recommendation by PD&Z);  
BEING A SUBDIVISION OF 19.133 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 5, 6, 15, 16, & 17 OF SECTION 79 OF THE ALLISON-RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION RECORDED IN VOL 2, PAGE 98 PLAT RECORDS OF BRAZORIA COUNTY, TEXAS
  9. Consideration and possible action to approve the Fifth Amendment to Development Agreement between the City of Manvel, MC288 LLC, Brazoria County MUD No. 39, and Brazoria County MUD No. 40
  10. Consideration and possible action to approve a variance to section 62-111 (c) of the City Code, to allow Emily Foreman, Coastal Swim Academy to plat outlot 83 located in the 7000 block of Rodgers Road without requiring construction of (one-half) of the perimeter streets.
  11. Consideration and possible action to approve Resolution 2018-R-10;  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, SELECTING HDR, INC. TO PROVIDE THE PROFESSIONAL ENGINEERING SERVICES FOR THE IMPLEMENTATION OF THE CITY'S MASTER WATER PLAN; AUTHORIZING THE CITY MANAGER TO ENGAGE HDR, INC. FOR SPECIFIC PROJECTS OF THE MASTER WATER PLAN, WHERE FUNDS ARE BUDGETED; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT;

**PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**

- 12. Consideration and possible action to approve Resolution 2018-R-11;  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, SELECTING FREESE AND NICHOLS, INC. TO PROVIDE THE PROFESSIONAL ENGINEERING SERVICES FOR THE IMPLEMENTATION OF THE CITY'S MASTER WASTEWATER PLAN; AUTHORIZING THE CITY MANAGER TO ENGAGE FREESE AND NICHOLS, INC. FOR SPECIFIC PROJECTS OF THE MASTER WASTEWATER PLAN, WHERE FUNDS ARE BUDGETED; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**
- 13. Consideration and possible action to approve an Interlocal Cooperation Agreement between the City of Manvel and the City of Alvin for use of the Alvin Animal Adoption Center.**

**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 to date.**  
**B. Acceptance of the infrastructure improvements for Sedona Lakes Section 9 and release of the associated maintenance bonds.**

**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 June 1, 2018 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

**NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS**

*A quorum of the Manvel Planning, Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the June 4, 2018 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.*

