



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 18, 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 – (Requested by Council Member Wilmer)**

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.***

**Discussion on any subject addressed on the agenda for June 18, 2018**

**REGULAR SESSION**

**CALL TO ORDER**

**INSPIRATIONAL READING – COUNCIL MEMBER AKERY**

**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.

**PUBLIC HEARING**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND APPROXIMATELY 19.7466 ACRES LOCATED AT THE CORNER OF FM 1128 AND LEWIS LANE, IN THE MANVEL MANOR SUBDIVISION RECORDED IN VOLUME 8, PAGE 149 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL (OSFR) AND HIGHWAY MIXED USE (HMU) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND BEING APPROXIMATELY 14,000 SQ. FEET LOCATED AT 7226 KING STREET, (BLOCK 53, LOT 15-16) MANVEL TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL (OSFR) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A 20' CITY UNIMPROVED RIGHT-OF-WAY CONSISTING OF 1.0067 ACRES OR 43,852 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS, SAID 1.0067 ACRE TRACT BEING OUT OF LOTS 2, 3, AND 4 IN LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS**

IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

**PUBLIC HEARING**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A 20' CITY UNIMPROVED RIGHT-OF-WAY CONSISTING OF 0.8554 ACRES OR 37,261 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS, SAID 0.8554 ACRE TRACT BEING OUT OF LOTS 14 AND 15 IN LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

**PUBLIC HEARING**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 60' CITY UNIMPROVED RIGHT-OF-WAY BEING OLEANDER STREET, EAST OF BLOCK 1, OF THE TOWN OF MANVEL, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

1. **CITY MANAGER UPDATE**

Update on current events and city issues.

**REGULAR AGENDA**

2. Consideration and possible action to approve the first of two readings of Ordinance 2018-O-17;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND APPROXIMATELY 19.7466 ACRES LOCATED AT THE CORNER OF FM 1128 AND LEWIS LANE, IN THE MANVEL MANOR SUBDIVISION RECORDED IN VOLUME 8, PAGE 149 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL (OSFR) AND HIGHWAY MIXED USE (HMU) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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.**

3. **Consideration and possible action to approve the first of two readings of Ordinance 2018-O-18;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND BEING APPROXIMATELY 14,000 SQ. FEET LOCATED AT 7226 KING STREET, (BLOCK 53, LOT 15-16) MANVEL TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL (OSFR) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); 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.**

4. **Consideration and possible action to approve the first of two readings of Ordinance 2018-O-21;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A 20' CITY UNIMPROVED RIGHT-OF-WAY CONSISTING OF 1.0067 ACRES OR 43,852 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS, SAID 1.0067 ACRE TRACT BEING OUT OF LOTS 2, 3, AND 4 IN LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

5. **Consideration and possible action to approve the first of two readings of Ordinance 2018-O-22;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A 20' CITY UNIMPROVED RIGHT-OF-WAY CONSISTING OF 0.8554 ACRES OR 37,261 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS, SAID 0.8554 ACRE TRACT BEING OUT OF LOTS 14 AND 15 IN LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

6. **Consideration and possible action to approve the first of two readings of Ordinance 2018-O-23;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 60' CITY UNIMPROVED RIGHT-OF-WAY BEING OLEANDER STREET, EAST OF BLOCK 1, OF THE TOWN OF MANVEL, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR**

**PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

7. **Consideration and possible action to approve the first of two readings of Ordinance 2014-O-24;  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, APPROVING THE RENAMING OF THE SEGMENT OF THE ROAD CURRENTLY NAMED "COUNTY ROAD 59" AND "SOUTHFORK PARKWAY" (FROM COUNTY ROAD 48 TO COUNTY ROAD 90) TO "MAGNOLIA BOULEVARD"; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**
8. **Consideration and possible action to approve Ordinance 2018-O-25;  
AN ORDINANCE AMENDING ORDINANCE NO. 2018-O-14 AMENDING THE CITY FISCAL YEAR 2018 BUDGET ENDING SEPTEMBER 30, 2018, BY AMENDING THE GENERAL FUND BUDGET TO ACCOUNT FOR ADDITIONAL RENTAL SPACE AND RENOVATIONS TO THE MANVEL LIBRARY, 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 THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**
9. **Consideration and possible action to authorize the City Manager to negotiate and execute the contract between AMAENS Investments, LLC and the City of Manvel for the additional lease space for the Manvel Library.**
10. **Consideration and possible action to approve a Minor Plat of Lucky Jupiter Inc.;  
BEING A SUBDIVISION OF 1.6903 ACRES OR 73,628 SQUARE FEET OF LAND SITUATED IN THE M. O'DONNELL SURVEY, ABSTRACT NO. 469 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**
11. **Consideration and possible action to approve an Amending Plat for the Church on Mastersroad;  
BEING AN AMENDING PLAT OF LOT 1 BLOCK 1 OF THE FIRST BAPTIST CHURCH OF MANVEL, A MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2006036841 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.**
12. **Consideration and possible action to approve a variance to section 62-111(c) of the City Code, as requested by Access Church to allow platting without requiring construction of a public street between McCoy Road and Wilson Road along the southwest border of the property, located at outlot 104 of the Dr. A.A. Luther Subdivision and out of the H.T.&B.R.R. Survey, A-28., Manvel Texas.**
13. **Consideration and possible action to a approve a variance to the Subdivision Ordinance as requested by Derek Dalmolin;**
  - a. **Variance to section 62-41 (b) 27 to allow for platting without submitting a drainage plan and 62-41 (b) 31 waiving the requirement to improve Cemetery Road to current city standards.**
  - b. **Variance to section 62-146 to allow an open ditch subdivision on Cemetery Road.**
14. **Consideration and possible action to approve authorizing the City Manager to approve a 180 day extension for the placement of electrical and gas facilities in the City ROW's by Centerpoint throughout the city, pending the finalization of the franchise agreement.**

15. **Consideration and possible action to approve Resolution 2018-R-12;**  
**A RESOLUTION DESIGNATING CITY OFFICIALS AS SIGNATORIES AT TEXPOOL FOR THE CITY'S TEXPOOL ACCOUNT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**
16. **Consideration and possible action to approve Resolution 2018-R-13;**  
**RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A PARTICIPATION AGREEMENT AND TRUST INSTRUMENT FOR PARTICIPATION IN A PUBLIC FUNDS INVESTMENT POOL, DESIGNATING THE BOARD OF TRUSTEES OF THE POOL AS AN AGENCY AND INSTRUMENTALITY TO SUPERVISE THE POOL, APPROVING INVESTMENT POLICIES OF THE POOL, APPOINTING AUTHORIZED REPRESENTATIVES AND DESIGNATING INVESTMENT OFFICERS.**
17. **Consideration and possible action to approve Resolution 2018-R-14;**  
**A RESOLUTION APPROVING A REVIEW OF THE INVESTMENT POLICY OF THE CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL TO AMEND THE POLICY AND ESTABLISH RULES, POLICIES AND CODE OF ETHICS FOR THE INVESTMENT OF CITY FUNDS**
18. **Consideration and possible action on the Solid Waste Franchise.**

**19. 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 WTP Water Line Extension to begin the One Year Maintenance Period.**
- C. **Approve the City Manager's designation of Chief Keith Traylor as acting city manager to perform the duties in case of his absence or disability, as required by Section 5.02 (f) of the City Charter.**

**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 June 15, 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 18, 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.*