



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
MELODY HANSON, MAYOR PRO-TEM COUNCIL PLACE 4
LARRY AKERY, COUNCIL PLACE 5
LEW SHUFFLER, COUNCIL PLACE 6

DELORES MARTIN, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MINUTES 3/28/2016

WORKSHOP

Mayor Martin called the workshop of the Manvel City Council to order at 6:00 p.m.
Those in attendance were:

Present: Mayor Delores M Martin
Council Member, Place 1 Adrian Gaspar
Council Member, Place 2 Lorraine Hehn
Council Member, Place 3 John Cox
Council Member, Place 4 Melody Hanson
Council Member, Place 5 Larry Akery
Council Member, Place 6 Lew Shuffler

Absent: None

Also Present: City Manager Kyle Jung
City Attorney Bobby Gervais
City Secretary Tammy Bell

Presentation on FY 2014-15 Audit.

Belt Harris Pechacek, LLLP., provided an overview of the FY 2014-15 audit.

Update of Monthly Financials.

Provided by the Director of Finance.

Discussion on Capital Improvement Plan Goals and Land Use Assumptions and Capital Improvement Plan for Water & Wastewater Impact Fees.

City Engineer, Dan Johnson reviewed the CIP plan goals and answered various questions. City Manager, Kyle Jung stated that the Ordinance to adopt the CIP will be on the next meeting agenda.

Direct staff on compensation plan. (Tabled on 2/22/2016)

Mayor Martin requested a pay increase for the Utilities Supervisor, but stated that she felt like the city is not in a position to address the compensation for the rest of the staff at this time and reminded the council that they need to be cautious with their funds.

MINUTES Manvel City Council Meeting March 28, 2016

Discussion on any subject addressed on the agenda for March 28 2016.

None

Mayor Martin adjourned the workshop of the Manvel City Council at 6:53 p.m.

ORDER OF BUSINESS

REGULAR SESSION

CALL TO ORDER

Mayor Martin called the meeting of the Manvel City Council to order at 7:04 p.m.

Those in attendance were:

Present: Mayor Delores M Martin
Council Member, Place 1 Adrian Gaspar
Council Member, Place 2 Lorraine Hehn
Council Member, Place 3 John Cox
Council Member, Place 4 Melody Hanson
Council Member, Place 5 Larry Akery
Council Member, Place 6 Lew Shuffler

Absent: None

Also Present: City Manager Kyle Jung
City Attorney Bobby Gervais
City Secretary Tammy Bell

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

Monica Morgan

Spoke on behalf of the Alvin Community College Bond

Gary Gordon – 9435 Gates Loop

Disappointed in the lack of growth in Manvel.

Frank Hagdorn – 6919 Charlotte

Further discussion on the City of Manvel entertaining a liaison between the city, businesses, developers and home owners.

Raymond Ruiz

Spoke in favor of economic development and the need for Manvel to be more business friendly and search out new businesses and or development to come to the city.

1. CITY MANAGER UPDATE

Update on current events and city issues.

a) Update on development and economic development in the city.

Housing permits issued from 2010-2016

1,502

Property values from 2010-2015

Up 34.76%

Sales Tax from 2010-2015

Up 100.38%

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City Budget from 2010-2015
69.03 % Increase

REGULAR AGENDA

2. Consideration and possible action to accept the FY 2014-15 Audit as presented by Belt Harris Pechacek, LLLP.

Mayor Delores Martin made a motion to approve. Council Member, Place 1 Adrian Gaspar seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: None

Absent: None

Abstained: None

3. Consideration and possible action to approve a development agreement between the City of Manvel and CR 58 Storage, LP in regard to the construction of a storage facility located at 2695 CR 58.

Mayor Delores Martin made a motion to approve. Council Member, Place 1 Adrian Gaspar seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: None

Absent: None

Abstained: None

**4. Consideration and possible action to approve Ordinance 2016-O-08;
AN ORDINANCE ESTABLISHING THE DEPARTMENT OF UTILITIES AS A NEW DEPARTMENT OF THE CITY; AMENDING AND ADOPTING A NEW ORGANIZATION CHART; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY. (Tabled on 3/14/2016)**

No action taken on the Ordinance.

Mayor Delores Martin made a motion to direct staff to bring back a budget amendment to increase the pay for Mike White. Council Member, Place 1 Adrian Gaspar seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: None

Absent: None

Abstained: None

5. Consideration and possible action to direct staff on concerns with city policy on infrastructure requirements. (Requested by Council Member Hanson).

Mayor Delores Martin made a motion to open for discussion. Council Member, Place 4 Melody Hanson seconded the motion.

a) Discussion on the original Manvel Town Site.

City Council agreed to have the City Engineer include asphalt and open ditches in the amendment to the subdivision ordinance.

b) Discussion and possible action on the construction and funding of Rogers Road, including new installation, upgrade, or relocation of water and wastewater lines and drainage from S. Masters to McCoy.

Mayor Delores Martin made a motion to direct staff bring back a budget amendment to include the construction of Rogers Road to Holly. Council Member, Place 1 Adrian Gaspar seconded the motion.

The motion carried with a vote:

Vote: 6-1

Yes: Mayor Delores M Martin, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: Council Member, Place 1 Adrian Gaspar,

Absent: None

Abstained: None

c) Discussion and possible action on approving a culvert permit on Rogers at Palmetto. (Requested by Council Member Gaspar).

No action taken.

d) Discussion and possible action on the construction and funding of Large Road, including new installation, upgrade, or relocation of water and wastewater lines and drainage from S. Masters to McCoy.

No action taken.

e) Discussion and possible action on allowing drainage to be routed out of the current watershed to the C1 ditch. (Requested by Council Member Gaspar).

No action taken.

6. Consideration and possible action to direct staff on entering into an agreement for the acceptance of the Almost Heaven Park site. (Requested by Council Member Hanson).

Council Member, Place 4 Melody Hanson made a motion to direct staff to include the following in the negotiations for the Almost Heaven Park Site; installation of a gazebo, parking, fishing pier, aeration of ponds, and safety signage. Mayor Delores Martin seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: None

Absent: None

Abstained: None

7. Consideration and possible action to approve the expenditure of budgeted funds in the amount of \$292,000.00 for the reconstruction of Bissell Road from Masters to the City Limits.

Mayor Delores Martin made a motion to approve. Council Member, Place 1 Adrian Gaspar seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: None

Absent: None

Abstained: None

8. CONSENT AGENDA

a. Acceptance of the City Council Minutes dated March 14, 2016.

b. Acceptance of County Road 94 and Mohave projects in Sedona Lakes and begin the one-year maintenance period.

c. Approve the second and final reading of Ordinance 2016-O-05;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17, *BUILDINGS AND BUILDING REGULATIONS*, ARTICLE III, TECHNICAL CODES, SECTION 17-256(3) "AMENDMENTS TO RESIDENTIAL BUILDING CODE," TO AMEND THE LOCAL AMENDMENT PERTAINING TO PERMITTING OF CARPORTS; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

Council Member, Place 1 Adrian Gaspar made a motion to approve. Council Member, Place 6 Lew Shuffler seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: None

Absent: None

Abstained: None

Mayor Martin recessed the meeting at 9:28 p.m. for executive session.

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code § 551.087 – Deliberation Regarding Economic Development Negotiations

To deliberate the offer of a financial or other incentive to the following businesses:

Manvel Seafood, Inc.

HCS Group (Shu-Chem)

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Mayor Delores Martin re-convened the meeting at 9:48 p.m. There was no action taken in executive session.

REGULAR AGENDA

9. Consideration and possible action on a development agreement between the City of Manvel and Manvel Seafood Inc. for related topics dealing with drainage and access.

Mayor Martin made a motion to table at the request of the Manvel Seafood. Council Member, Place 5 Larry Akery seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

No: None

Absent: None

Abstained: None

MAYOR AND COUNCIL COMMENTS

ADJOURN

Council Member, Place 6 Lew Shuffler made a motion to adjourn at 9:49 p.m. Mayor Delores Martin seconded the motion.

The motion carried with a vote:

Vote: 7-0

Yes: Mayor Delores M Martin, Council Member, Place 1 Adrian Gaspar, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 John Cox, Council Member, Place 4 Melody Hanson, Council Member, Place 5 Larry Akery, and Council Member, Place 6 Lew Shuffler

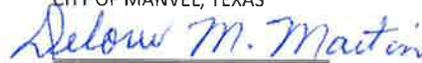
No: None

Absent: None

Abstained: None

CERTIFICATION


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 March 28, 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.

