



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  
JANUARY 22, 2019**

**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 City Council 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**

**Discussion on any subject addressed on the agenda for January 22, 2019**

**REGULAR SESSION**

**CALL TO ORDER**

**INSPIRATIONAL READING – LARRY 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**

**TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 83.209 ACRE TRACT OF LAND, BEING A PORTION OF QUAIL VALLEY RANCHES, SECTION 1 (RECORDED IN VOLUME 18, PAGES 335-336 OF THE BRAZORIA COUNTY PLAT RECORDS), QUAIL VALLEY RANCHES, SECTION 2 (RECORDED IN VOLUME 19, PAGES 35-36 OF THE BRAZORIA COUNTY PLAT RECORDS), AND A CALLED 3.906 ACRE TRACT CONVEYED TO LINDON SMITH AND JEANNA SMITH IN COUNTY CLERK'S FILE 10-023174 OF THE BRAZORIA COUNTY OFFICIAL RECORDS AND SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.**

**CITY MANAGER UPDATE**

Update on current events and city issues.

**REGULAR AGENDA**

1. Consideration and possible action to approve a Subdivision variance request for property located between Cemetery Road and Mississippi Road approximately 400 feet north of SH 6 for relief from Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements* and authorize the Mayor the execute the Development Agreement (For Variance).  
(Tabled by City Council on 1/7/2019)
2. Consideration and possible action to approve a Subdivision variance request for property located at 3690 ½ Rodeo Palms Parkway for relief from Chapter 62, Section 62-111, *Additional Street Requirements*.
3. Consideration and possible action to approve a *Preliminary Plat of DelBello Lakes Section One; BEING 21.8± ACRES OF LAND CONTAINING 68 LOTS (50'/55'/60' X 120' TYP) AND SEVEN RESERVES IN FOUR BLOCKS OUT OF THE H.T. & B.R.R. CO. SURVEY, A-460, BRAZORIA COUNTY, TEXAS.*  
(Favorable recommendation by PD&Z **FAILED** 3-3 vote)
4. Consideration and possible action to approve a *Preliminary Plat of DelBello Lakes Section Two; BEING 22.2± ACRES OF LAND CONTAINING 65 LOTS (50'/60' X 120' TYP) AND FOUR RESERVES IN THREE BLOCKS OUT OF THE H.T. & B.R.R. CO. SURVEY, A-460, BRAZORIA COUNTY, TEXAS.*  
(Favorable recommendation by PD&Z **FAILED** 3-3 vote)
5. Consideration and possible action to provide direction to the City Manager in negotiating the terms of the Franchise Agreement with Waste Connections Inc., in regards to the number of days for trash pickup.
6. Consideration and possible action to approve the first of two readings of Ordinance 2019-O-03;

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 83.209 ACRE TRACT OF LAND, BEING A PORTION OF QUAIL VALLEY RANCHES, SECTION 1 (RECORDED IN VOLUME 18, PAGES 335-336 OF THE BRAZORIA COUNTY PLAT RECORDS), QUAIL VALLEY RANCHES, SECTION 2 (RECORDED IN VOLUME 19, PAGES 35-36 OF THE BRAZORIA COUNTY PLAT RECORDS), AND A CALLED 3.906 ACRE TRACT CONVEYED TO LINDON SMITH AND JEANNA SMITH IN COUNTY**

**CLERK'S FILE 10-023174 OF THE BRAZORIA COUNTY OFFICIAL RECORDS AND SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.**

7. **Consideration and possible action to authorize Chief Traylor to execute the DPS Mobile ID System and the FBI'S Rapid Search of the Repository for Individuals of Special Concern User Agreement.**
8. **Consideration and possible action to direct staff on the proposed Sowell/MUD 75 PUD document.**

**9. 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 *Pomona Section 7* and release of the associated maintenance bond.**
- c. **Acceptance of the infrastructure improvements for Bluewater Lakes East Detention Pond Safety Shelf to begin the One Year Maintenance Period.**
- d. **Acceptance of the Quarterly Investment Report dated December 31, 2018.**
- e. **Approve a *Final Plat for Meridiana Detention Reserve M*;**  
**BEING A SUBDIVISION OF 18.64 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**  
***(Forwarded with favorable recommendation by PD&Z 6-0 vote)***
- f. **Approve a *Minor Plat of Alvin ISD Junior High School Site No. 8*;**  
**BEING A SUBDIVISION OF 28.32 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT NO. A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**  
***(Forwarded with favorable recommendation by PD&Z 6-0 vote)***
- g. **Approve a *Preliminary Plat of DelBello Boulevard & Manvel Parkway Street Dedication*;**  
**BEING A SUBDIVISION OF 29.059 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, (A.K.A.) KATE R. EHRMANN SURVEY, A-459 AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72, (A.K.A.) KATE R. EHRMANN SURVEY, A-460, BRAZORIA COUNTY, TEXAS.**  
***(Forwarded with favorable recommendation by PD&Z 6-0 vote)***
- h. **Approve a *Preliminary Plat of DelBello Lakes Section Three*;**  
**BEING 19.5± ACRES OF LAND CONTAINING 55 LOTS (60'/70' X 130' TYP) AND TWO RESERVES IN FIVE BLOCKS OUT OF THE H.T. & B.R.R. CO. SURVEY, A-460, BRAZORIA COUNTY, TEXAS.**  
***(Forwarded with favorable recommendation by PD&Z 6-0 vote)***
- i. **Approve second and final reading of Ordinance 2018-O-52;**  
**AN ORDINANCE AMENDING CHAPTER 35 "LICENSES AND SPECIAL BUSINESS REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW ARTICLE X "MOBILE FOOD VENDORS" TO REGULATE TEMPORARY FOOD SERVICE**

**OPERATIONS; AMENDING CHAPTER 35, ARTICLE VII "PEDDLERS, CANVASSERS, AND SOLICITORS"; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.**

**EXECUTIVE SESSION**

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

*Bobby Gervais, City Attorney*

**REGULAR SESSION**

- 10. Consideration and possible action regarding compensation and terms of employment of the City Attorney.**

**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.

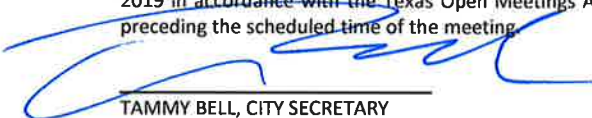
Items of community interest include:

- ◆ 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 January 18 , 2019 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 January 22, 2019 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.*

