



**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  
DAN DAVIS, 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  
MARCH 2, 2020**

**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/presentation on the FY 2018-19 audit as presented by Belt Harris Pechacek, LLLP**

**Discussion on any subject addressed on the agenda for March 2, 2020**

**REGULAR SESSION**

**CALL TO ORDER**

**INSPIRATIONAL READING – JEROME HUDSON**

**PLEDGE –**

*Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."*

**PUBLIC COMMENTS: “COMMENT CARD” REQUIRED**

- o *Anyone 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, AMENDING ORDINANCE NO. 2019-O-09, BEING THE ORDINANCE ESTABLISHING A SPECIFIC USE PERMIT (SUP) FOR NAICS USE 813110 “RELIGIOUS ORGANIZATIONS” AND NAICS USE 6111 “ELEMENTARY AND SECONDARY SCHOOLS”, BY AMENDING THE SITE PLAN, AND AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.022 ACRES LOCATED AT 18218 MORRIS AVENUE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 “RELIGIOUS ORGANIZATIONS” AND NAICS USE 6111 “ELEMENTARY AND SECONDARY SCHOOLS” 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.**

**CITY MANAGER UPDATE**

Update on current events and city issues.

**REGULAR AGENDA**

1. **Consideration and possible action to approve the first of two readings of Ordinance 2020-O-07;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2019-O-09, BEING THE ORDINANCE ESTABLISHING A SPECIFIC USE PERMIT (SUP) FOR REDEEMER CHURCH LOCATED AT 18218 MORRIS AVENUE, BY: (1) AMENDING THE SITE PLAN; AND (2) GRANTING A SPECIFIC USE PERMIT AND AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.022 ACRES ADJACENT TO 18218 MORRIS AVENUE, MANVEL, TEXAS, BY REZONING FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP), SAID ADDITIONAL PROPERTY TO BE COMBINED WITH THE ORIGINAL PROPERTY REZONED BY ORDINANCE NO. 2019-O-09 UNDER THE SAME SPECIFIC USE PERMIT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIFIC USE PERMIT; 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.**

2. **Consideration and possible action to approve Ordinance 2020-O-06;  
AN ORDINANCE AMENDING ORDINANCE NO. 2019-O-35 AMENDING THE CITY FISCAL YEAR 2019 BUDGET ENDING SEPTEMBER 30, 2019, BY AMENDING THE DEBT SERVICE FUND BUDGET, 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.**
3. **Consideration and possible action on the appointments to the Manvel Economic Development Corporation Board position #1, #2, and #3 with a term to expire March 2022.**
4. **Consideration and possible action on the appointments to the Planning Development and Zoning Commission position #5, #6, and #7 with a term to expire March 2022.**
5. **Consideration and possible action on the appointment of alternates to the Building and Standards Commission.**

6. **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 FY 2019-20 Audit**
- c. **Acceptance of the infrastructure improvements for *Bodark Drive* to being the one-year maintenance period.**
- d. **Approve a *Preliminary Plat for Meridiana Detention Reserve S*;  
BEING A SUBDIVISION OF 6.14 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS**
- e. **Approve a *Preliminary Plat for Meridiana Section 30A*;  
BEING A SUBDIVISION OF 17.25 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS**
- f. **Approve a *Preliminary Plat for Brazoria County MUD No. 56 Lift Station*;  
BEING A SUBDIVISION OF 0.17 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS**

**EXECUTIVE SESSION**

**City Council will convene into Executive Session pursuant to Texas Government Code § 551.071 – “Consultation with Attorney” and pursuant to Texas Government Code, Sec. 551.074. Personnel Matters - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; -**

**Director of Community Services Position  
Director of Public Works Position  
Utilities Supervisor Position**

**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.

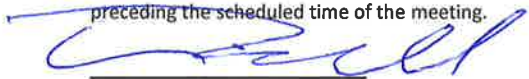
Items of community interest include:

- ❖ 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 February 28, 2020 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 March 2, 2020 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.*

