

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  
AUGUST 19, 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 SESSION**

**Presentation/Discussion on the proposed Fiscal Year 2020 Budget.**

**Discussion on any subject addressed on the agenda for August 19, 2019**

**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 THE ZONING CLASSIFICATION OF APPROXIMATELY 11.944 ACRES BOUNDED BY LEWIS LANE (NORTH), LARGE AVENUE (SOUTH), SCHOOL DRIVE (EAST), AND FARM TO MARKET 1128 (WEST), MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6), LIGHT COMMERCIAL DISTRICT (LC), AND OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT, LIGHT COMMERCIAL DISTRICT, AND OPEN SINGLE-FAMILY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP, LC-SUP, AND O-SFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 611110 “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.**

**PUBLIC HEARING**

**TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.00 ACRES LOCATED AT 20703 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”; 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 2019-O-05;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 11.944 ACRES BOUNDED BY LEWIS LANE (NORTH), LARGE AVENUE (SOUTH), SCHOOL DRIVE (EAST), AND FARM TO MARKET 1128 (WEST), MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6), LIGHT COMMERCIAL DISTRICT (LC), AND OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6**

**OVERLAY DISTRICT, LIGHT COMMERCIAL DISTRICT, AND OPEN SINGLE-FAMILY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP, LC-SUP, AND O-SFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 611110 “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**

2. **Consideration and possible action to approve the first of two readings of Ordinance 2019-O-26;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.00 ACRES LOCATED AT 20703 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”; 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 2019-O-27;**

**AN ORDINANCE AMENDING ARTICLE VII OF CHAPTER 35 “LICENSES AND SPECIAL BUSINESS REGULATIONS” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADDING A NEW SECTION 35-173. “SOLICITATION IN PUBLIC ROADWAY/RIGHT OF WAY” TO REGULATE SOLICITATION IN A PUBLIC ROADWAY; 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.**

4. **Consideration and possible action to approve payment for the following and authorize the City Manager to execute the contract, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 5. Signature Authority of City Manager. All Purchases requiring an expenditure exceeding \$25,000 must be presented to Council for approval;**

**A) Interlocal Agreement between the City of Manvel and the City of Pearland for implementation and operation of information and dispatch system and execution of all related contract documents.**

**B) Authorization to proceed with the construction of the DelBello Blvd Bridge over the GCWA Canal/DD4 Ditch, and construction of the road, waterline extension, storm sewer, and other infrastructure improvements as included in the First Amendment to Interlocal and Development Agreement between the City of Manvel and MUD 43 dated June 3, 2019.**

5. **Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2019 and scheduling of Public Hearings on Tuesday September 3, 2019 at 7:00 p.m. and Monday September 9, 2019 at 6:00 p.m. at Manvel City Hall.**

**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 infrastructure improvements for the Tankersley Waterline Loop to begin the One Year Maintenance Period.**
- c. **Acceptance of the infrastructure improvements for Pomona Section 13 to begin the One Year Maintenance Period (note – all of the internal roads in this section are private: Almond Crest Drive, Arbor Hollow Drive, Berry Trace Court, Oak Glen Court, Parker Grove Drive). Collector road Plum Creek Drive is public.**
- d. **Approve Henderson Minor Plat located on Tankersley;  
BEING A 1.968 ACRE, 1-BLOCK, 1-LOT “MINOR PLAT” OF A 1.98 ACRE TRACT OUT OF A CALLED 3 ACRE TRACT OF LAND SITUATED IN THE HT & BRR COMPANY SURVEY, ABSTRACT 283 IN BRAZORIA COUNTY, TEXAS, RECORDED IN COUNTY CLERKS FILE NO 1995-014916 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, BEING THE SAME CALLED 1.98 ACRE TRACT CONVEYED TO THE ESTATE OF MICHAEL D. HENDERSON (EXECUTOR OF THE ESTATE DUANDALIN PEREZ) RECORDED IN COUNTY CLERKS FILE NO. 2018-027382 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.**
- e. **Approve Minor Plat of Cullen RV Resort;  
BEING A 15.45 ACRE SUBDIVISION OF 1-BLOCK, 3-LOTS, AND 0-RESERVES OUT OF LOT 10 OF THE ALLISON RICHEY GULF COAST SUBDIVISION, SECTION-23 AS RECORDED IN VOLUME 2, PAGE 89, O.R.B.C.T. SITUATED IN THE H.T. & B. COMPANY SURVEY, ABSTRACT-290 BRAZORIA COUNTY, TEXAS.**

**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.***

**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.

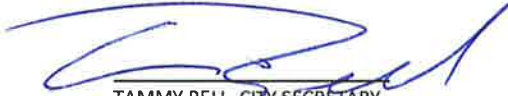
Items of community interest include:

- ❖ 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 August 16, 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 August 19, 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.*

