

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  
JANUARY 21, 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 SESSION**

**Discussion/update on Zoning;**

- Status of regulations and zoning of massage establishments
- Discussion on regulations and zoning of “Dollar” Stores

**Discussion on any subject addressed on the agenda for January 21, 2020**

**REGULAR SESSION**

**CALL TO ORDER**

**INSPIRATIONAL READING – DAN DAVIS**

**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.

**CITY MANAGER UPDATE**

Update on current events and city issues.

**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.***

**REGULAR AGENDA**

1. Consideration and possible action to authorize the City Manager to sign and close on land (Gentry Property – ID Investments, Inc.)
2. Consideration and possible action to approve the Overpass Agreement between BNSF Railway Company and City of Manvel for the Meridiana Parkway Overpass Project.
3. Consideration and possible action to approve a Railroad Overpass Agreement between the City of Manvel and Brazoria County Municipal District No. 56.
4. Consideration and possible action to approve a Subdivision variance for property located at 18218 Morris Avenue for Redeemer Church, seeking relief from Chapter 62, Section 62-111, *Additional Street Requirement* and authorize the Mayor to execute the Development Agreement.
5. Consideration and possible action to approve an Agreement for Professional Inspection Services between BBG Consulting, Inc. and the City of Manvel and authorize the City Manager to execute the agreement.
6. Consideration and possible action to approve Ordinance 2020-O-01;  
**AN ORDINANCE AMENDING ORDINANCE NO. 2019-O-28 AMENDING THE CITY FISCAL YEAR 2020 BUDGET ENDING SEPTEMBER 30, 2020, BY AMENDING THE CAPITAL PROJECT FUND BUDGET TO ACCOUNT FOR THE LARGE AVENUE PHASE 3 PROJECT, 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.**
7. Consideration and possible action to direct the City Manager on Monthly Performance Emails and Department Updates. (Requested by Council Member Davis).

8. **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. Approve Preliminary Plat for Meridiana Section 39A;  
**BEING A SUBDIVISION OF 10.89 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS.**

- c. **Approve Preliminary Plat for Meridiana Section 39B;  
BEING A SUBDIVISION OF 12.40 ACRES OUT OF THE H.T. & B.R.R. CO.  
SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS.**
- d. **Acceptance of infrastructure improvements for Del Bello Blvd & Manvel Parkway to begin the One Year Maintenance Period.**
- e. **Acceptance of infrastructure improvements for *Del Bello Lakes Phase 1 Detention* to begin the One Year Maintenance Period.**
- f. **Acceptance of infrastructure improvements for *Del Bello Lakes Lift Station 1* to begin the One Year Maintenance Period.**
- g. **Acceptance of infrastructure improvements for *Del Bello Lakes Section 1* to begin the One Year Maintenance Period.**
- h. **Acceptance of infrastructure improvements for *Del Bello Lakes Section 2* to begin the One Year Maintenance Period.**
- i. **Final Acceptance of the infrastructure improvements for *Pomona Lake F* and release the associated maintenance bonds.**

#### 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*

*Kyle J. Jung, City Manager*

#### REGULAR SESSION

- 9. **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 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 January 17, 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 January 21, 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.*

