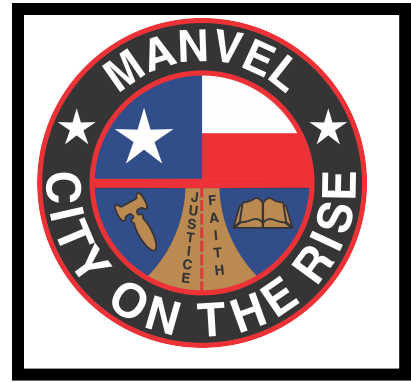


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICOLE TYSON, 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 1, 2021**

**NOTICE IS HEREBY GIVEN
6:00 P.M. WORKSHOP – 7:00 P.M. REGULAR SESSION**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the meeting (in listen mode only) by calling **210-469-0207** or **Toll-Free 1-877-257-2190** and entering the **Meeting ID: 316 686 497#**

To view the agenda packet for this meeting, visit our website at www.cityofmanvel.com.

A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

*****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.**

*****All Public Comment Requests must be received before 5:00 P.M. on March 1, 2021.**

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 on the Pomona 7th Amendment to the Development Agreement

Discussion on any subject addressed on the Agenda for March 1, 2021

Regular Session

Call To Order

Inspirational Reading - Mayor Davison

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

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.*

Presentation

Proclamation – African American History Month

City Manager Update

Update on current events and city issues.

Update on current events and city issues.

Update on the following;

*Emergency Declaration/COVID 19

Regular Agenda

1. Discussion/Update on the recovery status of the February 2021 Winter Storm.

2. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-04; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 8. ANIMALS, BY ADOPTING NEW PROVISIONS GOVERNING CHAINING AND TETHERING OF DOGS, ANIMALS RUNNING AT LARGE, AND ANIMAL WASTE REMOVAL; PROVIDING A PENALTY FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. (Tabled on 2/16/2021)
3. Consideration on possible action on Ordinance 2021-O-05; AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE CAPITAL PROJECT FUND BUDGET TO ACCOUNT FOR THE CARES ACT GRANT REVENUES AND EXPENSES, 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.
4. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-06; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 9.998-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 48, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, 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.
5. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-07; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 14.237-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING THE RESIDUE OF LOT 50, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, 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.

6. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-08; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 10.009-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 49, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, 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 approve Resolution 2021-R-05; A RESOLUTION OF THE CITY OF MANVEL, TEXAS, TEMPORARILY WAIVING THE BUILDING, ELECTRICAL, AND PLUMBING PERMIT FEES ASSOCIATED WITH THE REPAIR OF HOMES AND BUSINESSES DAMAGED AS A RESULT OF THE FEBRUARY 2021 WINTER STORM; PROVIDING THAT SUCH WAIVER SHALL EXPIRE AFTER SIXTY (60) DAYS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT AND PROVIDING AN EFFECTIVE DATE.
8. Consideration and possible action to approve an Interlocal Agreement between the City of Manvel and Brazoria County Toll Road Authority concerning Law Enforcement and Public Safety.
9. Consideration and possible action to authorize the City Manager to negotiate and execute the contract between AMAENS Investments, LLC and the City of Manvel for the Manvel Library.
10. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board position #4, #5, #6 and #7 with a term to expire March, 2023.
11. Consideration and possible action on the appointments of the Planning Development and Zoning Board position #1, #2, #3 and #4 with a term to expire March, 2023.
12. Consideration and possible action on the appointment of the Croix Park Task Force Members. (Tabled on 2/1/2021, and 2/16/2021).
13. Consideration and possible action to approve; Preliminary Plat for Meridiana Cumulus Drive Phase 3;
BEING A SUBDIVISION OF 3.02 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(Motion to forward with favorable recommendation failed with a 0-6 Vote by PD&Z)

14. Consideration and possible action to approve a variance to the Subdivision Ordinance Chapter 62-111 (a) and (c), additional Street Requirements as requested by Amy Crawford-Fiallos for property at 5425 Del Bello Lane and authorize the Mayor to execute the Development Agreement.
15. Discussion on the following as requested by Council Member Davis; (Items tabled on 2/16/21)
 - a. Development of an off-street trails system.
 - b. CR 58 Sandpit
 - c. Regulatory Ordinance for Hotels
 - d. Meridiana Parkway and safety measures being considered
16. Consideration and possible action to direct staff on minimum design requirements for future city facilities. (Requested by Council Member Albert) (Tabled 2/16/2021)

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 minutes to date.

B. Final acceptance of infrastructure improvements for Pomona Section 12 and release the associated maintenance bond.

C. Final acceptance of infrastructure improvements for Pomona Section 13 and release the associated maintenance bond.

D. Final acceptance of infrastructure improvements for Pomona Section 14 and release the associated maintenance bond.

E. Final acceptance of infrastructure improvements for Pomona Section 15 and release the associated maintenance bond.

F. Acceptance of infrastructure improvements for Pollard Boulevard Phase 2 in the Bluewater Lakes Subdivision and begin the One Year Maintenance Period.

G. Approve items forwarded with favorable recommendation by PD&Z;

I. Preliminary Plat for Meridiana Section 28B;

BEING A SUBDIVISION OF 14.35 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

II. Final Plat of Meridiana Section 27;

BEING A SUBDIVISION 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AD 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

III. Final Plat of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant;

BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22; PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL.22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, 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:

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:
Purchasing Opportunities

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 February 26, 2021 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.

On File

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

Proclamation

OFFICE OF THE MAYOR CITY OF MANVEL

Whereas, African American History Month was created by Dr. Carter G Woodson in 1926 to highlight the contributions made to the history of our country that for years had been omitted; and

Whereas, in 1976 President Gerald Ford urged Americans to "seize the opportunity to honor the too-often neglected accomplishments of Black Americans in every area of endeavor throughout our history"; and

Whereas, National African American History Month is an occasion to rediscover the enduring stories of African Americans and the gifts of freedom, purpose, and opportunity they have bestowed on future generations. It is also a time to commemorate the countless contributions of African Americans, many of whom lived through and surmounted the scourge of segregation, racial prejudice, and discrimination to enrich every fiber of American life. Their examples of heroism, patriotism, and enterprise have given people of all backgrounds confidence, courage, and faith to pursue their own dreams; and

Whereas, This year's theme "The Black Family: Representation, Identity, and Diversity", explores the wide-ranging diversity of black family life - from single to two-parent households to nuclear, extended and, more recently, bi-racial; and

Whereas, National African American History Month is a call to each and every citizen of our great land to reflect on the cultural, scientific, political, and economic contributions of African Americans, which are woven throughout American society. We remember, learn from, and build on the past, so that, together, we can build a better and more prosperous future for all Americans; and

Now, Therefore, I, **Debra Davison**, by virtue of the authority vested in me as Mayor of the City of Manvel, Texas, do hereby proclaim February 2021 as



"African American History Month "

in the City of Manvel, Texas,

*In witness thereof, I have hereunto set my hand and
caused the seal of the City of Manvel to be affixed.*

Debra Davison, Mayor

ORDINANCE NO. 2021-O-04

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 8. ANIMALS, BY ADOPTING NEW PROVISIONS GOVERNING CHAINING AND TETHERING OF DOGS, ANIMALS RUNNING AT LARGE, AND ANIMAL WASTE REMOVAL; PROVIDING A PENALTY FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Manvel Police Department oversees animal control and enforces violations of the City Code concerning animals; and

WHEREAS, the City of Manvel presently has a need to address chaining and tethering of dogs, animals running at large, and removal of animal waste; and

WHEREAS, the City Council deems it in the best interest of the City of Manvel to adopt new provisions governing chaining and tethering of dogs, animals running at large, and removal of animal waste; **now, therefore**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. Chapter 8. *Animals* of **The Code of Ordinances of the City of Manvel** is hereby amended to read and provide as follows:

“CHAPTER 8. ANIMALS

Sec. 8-1. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adequate Shelter means a clean and sturdy structure:

- (1) That allows the dog protection from rain, hail, sleet, snow, and subfreezing temperatures; and

(2) With dimensions that allow the dog while in the shelter to stand erect, sit, turn around, and lie down in a normal position.

Animal means any living creature, including but not limited to, mammals, reptiles, fish, fowl, and birds, but excluding human beings.

Animal holding facility means any facility used by the city to house or keep animals. This facility may be either a public or private facility.

Collar means a band of constructed nylon, leather, or similar material, specifically designed to be placed around the neck of a dog.

Dangerous animal means any nonhuman primate, skunk, raccoon, jaguar, leopard, lynx, tiger, lion, ocelot, bobcat, cheetah, mountain lion, wildcat, panther, bear, wolf, coyote, fox, poisonous reptile, or any wild animal capable of or inclined to do serious bodily harm to humans or other animals, or any hybrid of a dangerous animal.

Electronic Training Collars means a collar used chiefly on a dog that typically delivers a mild shock or sometimes a vibration or sound upon receiving a signal from a remote transmitter and is used specifically to train a dog to respond to commands, stop unwanted behaviors.

Fence means to enclose with a fence.

Fighting animal means any dog, rooster, or other animal that has been trained, used, exhibited, purchased, sold, or kept for the purpose of fighting with another animal.

Harness means a set of straps constructed of nylon, leather, or similar material, specifically designed to restrain or control a dog.

~~[*Leash* means a tether, length of rope, lead or other material used control an animal so that the animal may not roam at will, or run at large.]~~

Livestock means cattle, horses, mules, donkeys, goats, sheep, and swine.

Menacing conduct means growling, snarling, snapping, charging, or any other threat display employed by the species of animal, or any other conduct that would lead a reasonable person to be apprehensive that an attack by the animal is imminent.

Neglect an animal means to fail to provide appropriate food, water, shelter, and veterinary care for the animal.

Own means to possess, harbor, keep, give food, water, or shelter, or own any animal, or to permit an animal to remain on premises subject to that person's ownership, custody, possession, or control.

Owner means any person who owns, or who has custody or control of a dog as defined herein, an animal.

Properly Fitted means, with respect to al collar or harness. A collar or harness that;

(1) Is appropriately sized for the dog based on the dog's measurements and weight;

(2) Does not choke the dog or impede the dog's normal breathing or swallowing; and

(3) Is attached around the dog in a manner that does not allow for escape and does not cause pain or injury to the dog.

Restraint means a tether, length of rope, chain, leash, cable, lead or other material used to control an animal so that the animal may not roam at will, or run at large.

Running at large means the going upon public or private property, other than the property of the owner of the animal, by an animal without the owner or person in charge thereof having direct, clearly effective, physical control over the animal.

(a) Not completely confined by a building, wall, fence or other enclosure of sufficient strength, or construction to restrain the animal confined thereby, to the premises of the owner. An electronic or invisible fence shall not be considered a fence or other enclosure of sufficient strength or construction to restrain the animal confined thereby in compliance with this section.

(b) Not completely restrained by a leash or tether sufficiently strong to prevent the animal from escaping and which restricts the animal to the owner's premises in such a manner that it shall not have access to within ten feet of any sidewalk or entry to the home or any mail box at the home.

Spay means surgery performed on female animals in which the ovaries and uterus are removed, preventing an animal from having estrus (heat) cycles and eliminating the ability to become pregnant.

Stray animal means an animal running at large, not on a leash, the owner of which is unknown to the person enforcing this chapter concerning said animal.

Unaltered dog or cat means a dog or cat that has not been spayed or neutered.

Unreasonable noise means and shall include continued barking for long periods of time, or repeated barking, but the term "unreasonable noise" is not restricted to barking.

Veterinarian means any person who is duly licensed to practice as a doctor of veterinary medicine by the licensing authority of any one or more of the 50 United States or the District of Columbia, provided that such person is acting within the course and scope of his license and practicing in a state or district in which such license is recognized for the practice of veterinary medicine.

Vicious animal means a member of any species of animal or any individual animal that has a dangerous disposition likely to be harmful to humans or other animals. The term vicious animal shall include but is not limited to any animal that molests, threatens, attacks, or bites any person, vehicle, or other animal.

Sec. 8-2. - Findings of fact.

The city council finds that the keeping, harboring, or possession of any animal in violation of this chapter constitutes a nuisance that endangers the people of the city and their property, disturbs the peace, impairs the use and enjoyment of public and private property, and impairs the value and marketability of public and private property.

Sec. 8-3. - Nuisance animals.

The keeping, harboring, or possession of any of the following animals is hereby found and declared to be a nuisance:

- (1) Any animal that molests, threatens, attacks, or bites any person, vehicle, or other animal, without deliberate provocation;
- (2) Any animal that damages private or public property that does not belong to the owner of the animal;
- (3) Any animal that makes unreasonable noise or noise that would be offensive to a reasonable person, that can be heard in a public place or on private property not owned, possessed, or controlled by the owner of the animal;
- (4) Any vicious animal;
- (5) Any dangerous animal;
- (6) Any livestock running at large;
- (7) Any dog or cat over six months old running at large that is not wearing a current, valid rabies vaccination tag;
- (8) Any abandoned animal;
- (9) Any stray animal;
- (10) Any fighting animal;
- (11) Any animal that is kept in such a way as to produce a foul odor that would be offensive to a reasonable person and that can be smelled on public property or on private property not owned, possessed, or controlled by the owner of the animal;
- (12) Any neglected animal;
- (13) Any animal treated by its owner in a manner that includes the elements of the offense of cruelty to animals;
- (14) Any animal that is in violation of this chapter or that is kept, harbored, or possessed in violation of this chapter;
- [(15) —Any animal running at large; and
- (16) —Any animal roaming free and not enclosed by a fence or on a leash, tether, lead, or rope to control the animal's ability to roam.]

Sec. 8-4. - Additional animal nuisances.

The following are also found and declared to be nuisances:

- (1) The neglect of an animal by its owner;
- (2) Cruelty to an animal;
- (3) The abandonment of an animal by its owner;
- (4) The release of any confined animal without the consent of its owner; and
- (5) Any violation of this chapter.

Sec. 8-5. - Prohibition of nuisances.

- (a) No person shall commit a nuisance as declared in this chapter.
- (b) No person shall permit any animal owned by that person to be a nuisance as declared in this chapter.
- (c) No person shall own any animal that is a nuisance as declared in this chapter.

....

Sec. 8-11. - Penalty.

Any person who violates this chapter shall be punished by a fine of not more than ~~[\$200.00]~~ \$500.00 plus any cost; provided however that for any violation governing public health and sanitation, the fine may not exceed \$2,000.00. ~~[; as provided by law for each violation of this chapter.]~~ Each day or any part thereof that said violation occurs or continues shall constitute a separate offense.

....

Sec. 8-13. – Chaining and Tethering Prohibitions.

Staking, Tying or Tethering

(a) An owner may not leave a dog outside and unattended by use of a restraint unless the owner provides the dog access to:

1. adequate shelter;
2. an area that allows the dog to avoid standing water;
3. shade from direct sunlight; and
4. potable water.

(b) An owner may not restrain a dog outside and unattended by use of a restraint that:

1. is a chain;

2. has weights attached;
3. is shorter in length than the greater of:
 - a. five times the length of the dog, as measured from the tip of the dog's nose to the base of the dog's tail, or;
 - b. 10 feet;
4. is not attached to a properly fitted collar or harness; or
5. causes pain or injury to the dog.

(c) A person commits an offense if the person knowingly violates this section. The restraint of each dog that is in violation is a separate offense.

Sec 8-14 – Exceptions

(a) It is an exception to the application to this section that:

1. The owner uses a restraint on the dog in a public camping or recreational area in compliance with the requirements of the public camping or recreational area as defined by a federal, state, or local authority or jurisdiction;
2. The owner uses a restraint on the dog while the owner and dog engage in, or actively train for an activity conducted under a valid license issued by the state provided the activity is associated with the use or presence of a dog;
3. The owner uses a restraint on the dog while the owner and dog engage in conduct directly related to the business of shepherding or herding cattle or livestock;
4. The owner uses a restraint on the dog while the owner and dog engage in conduct directly related to the business of cultivating agricultural products;
5. The owner leaves the dog unattended in an open-air truck bed only for the time necessary for the owner to complete a temporary task that requires the dog to be left unattended in the truck bed.
6. The owner uses a restraint on the dog while the owner and dog are engaged in, or actively training for, hunting or field trialing.

(b) Section 8-13 does not apply to a restraint attached to a trolley system that allows a dog to move along a running line for a distance equal to or greater than the lengths specified under that subdivision.

(c) This subchapter does not prohibit a person from walking a dog with a handheld leash.

Sec. 8-15.-- Running at Large Prohibited

(a) An owner of an animal shall ensure that such animal does not run at large in violation of this chapter.

(b) It shall be unlawful for any person owning, keeping or having any animal in their possession or control to allow it to run at large.

(c) The provisions of this section shall not apply if:

(1) The animal is under physical restraint by the owner;

(2) The animal is participating in obedience training or competition, dog shows, field trails or performing acts such as herding under the control and supervision of an owner.

(3) The animal has an electronic training collar affixed to the body. Electronic training collars are an acceptable means of meeting the aforementioned Code requirement in city parks and designated dog parks, if the animal is at all times responsive to the owner's command; however, such training collars are unacceptable in city parks when organized activities or sporting events are underway.

(d) Each time an animal runs at large in violation of this section shall be a violation. Each violation shall be considered a separate punishable offense

Sec. 8-16. - Animal waste removal.

(a) It shall be unlawful for any person to fail to immediately remove and dispose of, in a sanitary manner, feces left by a dog being handled by that person on property, public or private, other than the premises of the owner or handler of such dog.

(b) It shall be unlawful for any person to walk a dog on public property or the private property of someone other than the owner or handler of such dog without having in their possession a container or other instrument suitable for the removal and disposal of the dog's feces in a sanitary manner.

(c) This section shall not, however apply to handicapped persons using guide dogs or to peace officers while using animals in the discharge of emergency law enforcement activities.”

Section 2. Repealer. All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 3. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other

than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

Section 4. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$500.00; provided however that for any violation governing public health and sanitation, the fine may not exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this ____ day of _____,
2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this ____ day of _____, 2021.

Debra Davison, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

ORDINANCE NO. 2021-O-05

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-30 AMENDING THE CITY FISCAL YEAR 2021 BUDGET ENDING SEPTEMBER 30, 2021, BY AMENDING THE CAPITAL PROJECT FUND BUDGET TO ACCOUNT FOR THE CARES ACT GRANT REVENUES AND EXPENSES, 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.

WHEREAS, by Ordinance No. 2020-O-30, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2021; and

WHEREAS, by Ordinance No. 2021-O-05, the City Council of the City of Manvel, Texas, amended its budget for Fiscal Year ending September 2021; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, the Capital Projects Fund budget amendment is needed to account for the CARES Act Grant revenues and expenses; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the budget for Fiscal Year ending September 30, 2021 of the City of Manvel, Texas, is hereby amended as follows:

50-07-4704	Grant Revenues	\$322,000	\$109,513	\$431,513
50-09-4999	Transfer In – Fund Balance	\$ 0	\$634,747	\$634,747
	Total Revenue Increase		\$744,260	
50-91-7419	CARES Act Projects	\$ 0	\$744,260	\$744,260
	Total Expenditure Increase		\$744,260	

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

TDEM disbursed the last of the \$744,260 to the City of Manvel on February 5th, 2021. The funds are available to use for projects and can now be recognized as an expense line item in the Capital Projects Fund. Line item 50-91-7419 was created for this recognition. The corresponding revenues must be recognized as well. \$634,746.94 of the total disbursement was recognized in FY 2019-20 to reimburse expenses used for police and safety workers' salaries. That portion was excess revenue in FY 2019-20 and moved into the fund balance at the end of the fiscal year. The additional \$109,513.06 was used to reimburse salaries in FY 2020-21 from October through December. That portion can be recognized as grant revenue in the current fiscal year. Therefore, the following budget amendments are needed to correctly complete the receipt of the funds from TDEM.

50-07-4704	Grant Revenues	\$322,000	\$109,513	\$431,513
50-09-4999	Transfer In – Fund Balance	\$ 0	\$634,747	\$634,747
	Total Revenue Increase		\$744,260	
50-91-7419	CARES Act Projects	\$ 0	\$744,260	\$744,260
	Total Expenditure Increase		\$744,260	

Tammy Bell

From: Chris Thomas
Sent: Tuesday, February 23, 2021 1:51 PM
To: Tammy Bell; Kyle Jung
Subject: Budget Amendment for CARES Act
Attachments: TDEM Disbursement CARES Act.docx

Here are the numbers for the budget adjustment along with a very simplified (I think) explanation so there should be fewer questions. I did not know whether to include the generator cost and ADA doors inside the narrative, but something along the lines of, "Approximately \$50,000 for a generator for the police department and \$20,000-\$25,000 for ADA-compliant doors to City Hall will be used from line item 50-91-7419" could be tacked on. I'll leave it to you two to decide what should be part of the resolution, part of the supporting text or part of the conversation sure to follow at the meeting.

Thank you,

Christopher Thomas - Finance Director
City of Manvel
20025 Highway 6
(281) 489-0630 x130
cthomas@cityofmanvel.com

ORDINANCE NO. 2021-O-06

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 9.998-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 48, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, 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.

* * * * *

WHEREAS, the City of Manvel received a letter dated January 21, 2021 from Ignacio Alpizar, property owner of the below described property, petitioning the city for disannexation of owner's property from the city limits, in conjunction with application from Hillwood Communities, who has the property under contract; and,

WHEREAS, the Property is described as 9.998 acres, being Lot 48, Section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens in the H.T.& B.R.R. CO. SURVEY Section 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, Brazoria County, Texas said 9.998 acres being more particularly described by metes and bounds and depicted by map in Exhibit A (the "Property"); and

WHEREAS, on the 16th day of February, 2021, a public hearing was held before the City Council of the City of Manvel, Texas, regarding the proposed disannexation. All persons wishing to be heard were given an opportunity to do so; and

WHEREAS, such the Property is sparsely populated; and

WHEREAS, the property owner and applicant stipulate that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees; and

WHEREAS, the City Council of the City of Manvel, Texas, hereby finds and determines that the disannexation or discontinuance of the Property from the City is necessary and appropriate; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Property described above, and more particularly described on the metes and bounds and depicted on the map attached hereto as Exhibit A, is hereby disannexed and discontinued from the corporate limits of the City of Manvel, Texas. This disannexation is conditioned on there first being a Seventh Amendment to Development Agreement approved and executed by and between the City of Manvel, MC288, LLC., Brazoria County Municipal Utility District 39, and Brazoria County Municipal Utility District 40. Until and unless said Seventh Amendment to Development Agreement is fully approved and executed, this disannexation is not effective.

Section 3. Upon the completion of the condition stated above. the Mayor is hereby authorized and directed to enter an Order into the records of the City Council stating that this Ordinance was duly adopted, and that the disannexation and discontinuance of the above-described territory is effective as of the date of such Order.

Section 4. The City Secretary is hereby authorized and directed to forthwith cause a certified copy of this Ordinance and the Mayor's Order to be delivered to the County Clerk of Brazoria County, Texas, as required by § 41.0015, Texas Local Government Code.

Section 5. The City Council finds and hereby determines that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees from the affected landowners.

PASSED AND APPROVED on first reading this ____th day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

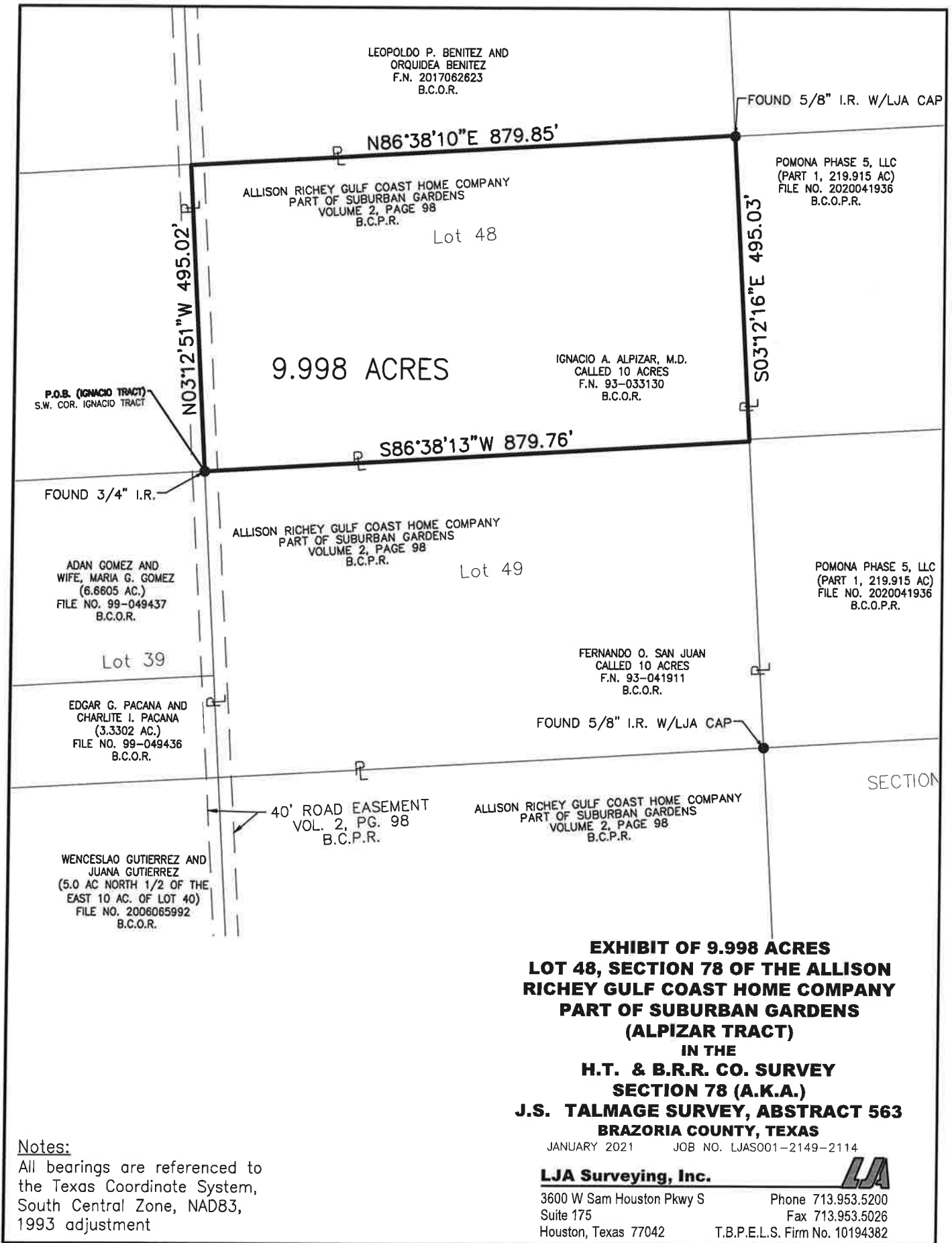
Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney



DESCRIPTION OF
9.998 ACRES
LOT 48, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF
SUBURBAN GARDENS
(ALPIZAR TRACT)

Being 9.998 acres of land located in the H.T. & B.R.R. CO. Survey, Section 78 (A.K.A.) J.S. Talmage Survey, Abstract 563, Brazoria County, Texas, being all of Lot 48 of Section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records of Brazoria County, Texas (B.C.P.R.), said 9.998 acres also being all of that certain called 10 acre tract conveyed to Ignacio A. Alpizar, M.D., by instrument of record in File Number 93-033130, of the Official Records of said Brazoria County (B.C.O.R.), said 9.998 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

BEGINNING at a 3/4-inch iron rod marking the southwest corner of said Alpizar tract, same being the northwest corner of that certain called 10 acre tract conveyed to Fernando O. San Juan by instrument of record in File Number 93-041911, B.C.O.R., the northeast corner of that certain called 6.6605 acre tract conveyed to Adan Gomez and Wife, Maria G. Gomez, and the common corner of said Lot 49 and Lot 38, 39 and 48 of said Section 78, same being the southeast corner of that certain called 20.005 acre tract (described as Tract 5, Part 3) conveyed to Pomona Phase 2A, LLC, by instrument of record in File Number 2016045410, of the Official Public Records of said Brazoria County (B.C.O.P.R.);

Thence, North 03° 12' 51" West, along the common line of said Alpizar tract and said 20.005 acres, and the common line of Lot 38 and Lot 48, of said Section 78, 495.02 feet to a point for corner, same being the northwest corner of said Alpizar tract, and the common corner of Lot 37, Lot 38, Lot 47 and Lot 48, of said Section 78, same being the southwest corner of that certain tract conveyed to Leopoldo P. Benitez, by instrument of record in File Numbers, 2017035794 2017062623, B.C.O.R.;

Thence, North $86^{\circ} 38' 10''$ East, departing the east line of said 20.005 acres, along the common line of said Benitez tract and said Alpizar tract, and the common line of Lot 47 and Lot 48 of said Section 78, 879.85 feet to a point for corner, same being the northeast corner of said Alpizar tract, the southeast corner of said Benitez tract, the common corner of Lot 47, Lot 48, Lot 57, Lot 58 of said Section 78, and on the westerly line of that certain called 219.915 acre tract (described as Part 1) conveyed to Pomona Phase 5, LLC, by instrument of record in File Number 2020041936, B.C.O.P.R.;

Thence, South $03^{\circ} 12' 16''$ East, along the common line of said Alpizar tract, said 219.915 acres and Lot 48 and Lot 58 of said Section 78, 495.03 feet to a point for corner, same being the southeast corner of said Alpizar tract, and the northeast corner of aforementioned San Juan tract, and the common corner of Lot 48, Lot 49, Lot 58 and Lot 59 of said Section 78;

Thence, South $86^{\circ} 38' 13''$ West, along the common line of said Alpizar tract and said San Juan tract, and the common line of said Lot 48 and Lot 49, 879.76 feet to the POINT OF BEGINNING and containing 9.998 acres of land.

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Surveying, Inc.

January 21, 2021

City of Manvel
20025 State Highway 6
Manvel, Texas 77578

Re: Pomona – De annexation of land

To Whom It May Concern:

Ignacio A Alpizar (“Owner”) owns approximately 10 acres described on Exhibit A attached hereto (the “Property”). The Property is under contract to sell to MC 288, LLC, a Delaware limited liability company (“Applicant”).

Owner hereby authorizes Applicant to pursue the de-annexation of the Property from the City. Owner hereby authorizes Applicant to take any action necessary to apply for and complete the de-annexation of the Property from the City, in Applicant’s sole discretion. Applicant has the right to pursue de-annexation of the Property from the City but is not obligated to do so.

Sincerely,

 <i>Ignacio A. Alpizar</i>	dotloop verified 01/25/21 5:21 PM CST ULKM-E9DZ-KKP3-OF56	01/25/2021
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ORDINANCE NO. 2021-O-07

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 14.237-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING THE RESIDUE OF LOT 50, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, 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.

* * * * *

WHEREAS, the City of Manvel received a letter dated January 21, 2021 from Walter and Deborah Landry, property owners of the below described property, petitioning the city for disannexation of owner's property from the city limits, in conjunction with application from Hillwood Communities, who has the property under contract; and,

WHEREAS, the Property is described as 14.237 acres, being the residue of Lot 50, Section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens in the H.T.& B.R.R. CO. SURVEY Section 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, Brazoria County, Texas said 14.237 acres being more particularly described by metes and bounds and depicted by map in Exhibit A (the "Property"); and

WHEREAS, on the 16th day of February, 2021, a public hearing was held before the City Council of the City of Manvel, Texas, regarding the proposed disannexation. All persons wishing to be heard were given an opportunity to do so; and

WHEREAS, such the Property is sparsely populated; and

WHEREAS, the property owner and applicant stipulate that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees; and

WHEREAS, the City Council of the City of Manvel, Texas, hereby finds and determines that the disannexation or discontinuance of the Property from the City is necessary and appropriate; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Property described above, and more particularly described on the metes and bounds and depicted on the map attached hereto as Exhibit A, is hereby disannexed and discontinued from the corporate limits of the City of Manvel, Texas. This disannexation is conditioned on there first being a Seventh Amendment to Development Agreement approved and executed by and between the City of Manvel, MC288, LLC., Brazoria County Municipal Utility District 39, and Brazoria County Municipal Utility District 40. Until and unless said Seventh Amendment to Development Agreement is fully approved and executed, this disannexation is not effective.

Section 3. Upon the completion of the condition stated above, the Mayor is hereby authorized and directed to enter an Order into the records of the City Council stating that this Ordinance was duly adopted, and that the disannexation and discontinuance of the above-described territory is effective as of the date of such Order.

Section 4. The City Secretary is hereby authorized and directed to forthwith cause a certified copy of this Ordinance and the Mayor's Order to be delivered to the County Clerk of Brazoria County, Texas, as required by § 41.0015, Texas Local Government Code.

Section 5. The City Council finds and hereby determines that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees from the affected landowners.

PASSED AND APPROVED on first reading this ____th day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

ADAN GOMEZ AND
WIFE, MARIA G. GOMEZ
(6.6605 AC.)
FILE NO. 99-049437
B.C.O.R.

Lot 39

EDGAR G. PACANA AND
CHARLITE I. PACANA
(3.3302 AC.)
FILE NO. 99-049436
B.C.O.R.

WENCESLAO GUTIERREZ AND
JUANA GUTIERREZ
(5.0 AC NORTH 1/2 OF THE
EAST 10 AC. OF LOT 40)
FILE NO. 2006065992
B.C.O.R.

FELIPE BARRERO AND DANA
BARRERO
(SOUTH 1/2 OF THE EAST
10 AC. OF 16.7 AC.
DESCRIBED AS LOT 40)
FILE NO. 2004043374
B.C.O.R.

BRAZORIA COUNTY, TEXAS
(1.087 AC.)
FILE NO. 2007039244
B.C.O.P.R.

Lot 49

FERNANDO O. SAN JUAN
CALLED 10 ACRES
F.N. 93-041911
B.C.O.R.

FOUND 5/8" I.R. W/LJA CAP

POMONA PHASE 5, LLC
(PART 1, 219.915 AC)
FILE NO. 2020041936
B.C.O.P.R.

SECTION 7

N86°38'13"E 879.68'

40' ROAD EASEMENT
VOL. 2, PG. 98
B.C.P.R.

ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS
VOLUME 2, PAGE 98
B.C.P.R.

Lot 50

WALTER LANDRY, SR. AND
DEBORAH W. LANDRY
(16.7 ACRES)
F.N. 98-032617
B.C.O.R.

14.237 ACRES

BRAZORIA COUNTY, TEXAS
(1.817 AC.)
CAUSE NO. C038111
FILE NO. 2008008777
B.C.O.P.R.

P.O.B. (LANDRY TRACT)
N.E. COR OF 16.7 AC. BEARS
N03°13'52"W 704.90'

FOUND 5/8" I.R. W

BRAZORIA COUNTY
CALLED 1.818 ACRES
PARCEL 563-60
F.N. 2007037563
B.C.O.R.

S86°38'13"W 879.89'
H.T. & B.R.R. CO. SURVEY
SECTION 78 (A.K.A.)
J.S. TALMAGE SURVEY, ABSTRACT 563
H.T. & B.R.R. CO. SURVEY, ABSTRACT 299

COUNTY ROAD 58

**EXHIBIT OF 14.237 ACRES
RESIDUE OF LOT 50, SECTION 78 OF THE
ALLISON RICHEY GULF COAST HOME
COMPANY PART OF SUBURBAN GARDENS
(LANDRY TRACT)**

**IN THE
H.T. & B.R.R. CO. SURVEY
SECTION 78 (A.K.A.)
J.S. TALMAGE SURVEY, ABSTRACT 563
BRAZORIA COUNTY, TEXAS**

Notes:

All bearings are referenced to
the Texas Coordinate System,
South Central Zone, NAD83,
1993 adjustment

JANUARY 2021

JOB NO. LJA001-2149-2114

LJA Surveying, Inc.



3600 W Sam Houston Pkwy S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

DESCRIPTION OF
14.237 ACRES
RESIDUE OF LOT 50, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME
COMPANY PART OF SUBURBAN GARDENS
(LANDRY TRACT)

Being 14.237 acres of land located in the H.T. & B.R.R. CO. Survey, Section 78 (A.K.A.) J.S. Talmage Survey, Abstract 563, Brazoria County, Texas, being a portion of Lot 50 of Section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records of Brazoria County, Texas (B.C.P.R.), said 14.237 acres also being a residue of that certain called 16.7 acre tract conveyed to Walter Landry, Sr. and Deborah W. Landry by instrument of record in File Number 98-032617, of the Official Records of said Brazoria County (B.C.O.R.), said 14.237 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

BEGINNING at a 5/8-inch iron rod with cap from which the northeast corner of said 16.7 acres bears North 03° 13' 52" West, 704.90 feet, same being the northeast corner of that certain called 1.817 acre tract conveyed to Brazoria County, by instrument of record in File Numbers 2008008777 and 200801224 (Cause No. CI038111, eminent domain proceeding for the purpose of widening of County Road 58), of the Official Public Records of said Brazoria County (B.C.O.P.R.), same being on the northerly right-of way line of County Road 58, and on the common line of said Lot 50 and Lot 60 of said Section 78, same being the southwest corner of that certain called 219.915 acre tract (described as Part 1) conveyed to Pomona Phase 5, LLC, by instrument of record in File Number 2020041936, B.C.O.P.R.;

Thence, South 86° 38' 13" West, along the north line of said 1.817 acres, 879.89 feet to a point for corner, same being the northwest corner of said 1.817 acres, and on the common line of said 16.7 acres, said Lot 40 and Lot 50 of said Section 78;

14.237 Acres

January 22, 2020
Job No. LJAS001-2149-2114

Thence, North 03° 12' 51" West, along said common line, 704.90 feet to a point for corner, same being the northwest corner of said 16.7 acres, the southwest corner of that certain called 10 acre tract conveyed to Fernando O. San Juan, by instrument of record in File Number 93-041911, B.C.O.R., the southeast corner of that certain called 3.3302 acre tract conveyed to Edgar G. Pacana and Charlite I. Pacana, by instrument of record in File Number 99-049436, B.C.O.R., and the common corner of said Lot 50 and Lot 40, and Lot 39 and Lot 49 of said Section 78;

Thence, North 86° 38' 13" East, along the common line of said Lot 49 , Lot 50, 10 acres and 16.7 acres, 879.68 feet to a 5/8-inch iron rod with LJA cap marking the northeast corner of said 16.7 acres and the southeast corner of said 10 acres, same being on the westerly line of the aforementioned 219.915 acres, and the common corner of Lot 49, 50, 59 and 60, of Section 78;

Thence, South 03° 13' 52" East, along the common line of said 16.7 acres, said 219.915 acres, said Lot 50 and said Lot 60, 704.90 feet to the POINT OF BEGINNING and containing 14.237 acres of land.

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Surveying, Inc.

January 21, 2021

City of Manvel
20025 State Highway 6
Manvel, Texas 77578

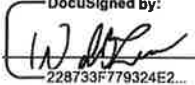
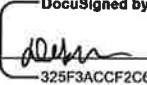
Re: Pomona – De annexation of land

To Whom It May Concern:

Walter Landry Sr & Deborah W Landry (“Owner”) owns approximately 14.883 acres described on Exhibit A attached hereto (the “Property”). The Property is under contract to sell to MC 288, LLC, a Delaware limited liability company (“Applicant”).

Owner hereby authorizes Applicant to pursue the de-annexation of the Property from the City. Owner hereby authorizes Applicant to take any action necessary to apply for and complete the de-annexation of the Property from the City, in Applicant’s sole discretion. Applicant has the right to pursue de-annexation of the Property from the City but is not obligated to do so.

Sincerely,

DocuSigned by:  228733F779324E2...	DocuSigned by:  325F3ACCF2C64D7...
1/21/2021	
WALTER B LANDRY DEBORAH W. LANDRY	

ORDINANCE NO. 2021-O-08

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 10.009-ACRE TRACT OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, BEING LOT 49, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS IN THE H.T.& B.R.R. CO. SURVEY SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, 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.

* * * * *

WHEREAS, the City of Manvel received a letter dated February 26, 2021, from Fernando San Juan, property owner of the below described property, petitioning the city for disannexation of owner's property from the city limits, in conjunction with application from Hillwood Communities, who has the property under contract; and,

WHEREAS, the Property is described as 10.009 acres, being Lot 49, Section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens in the H.T.& B.R.R. CO. SURVEY Section 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, Brazoria County, Texas said 10.009 acres being more particularly described by metes and bounds and depicted by map in Exhibit A (the "Property"); and

WHEREAS, on the 16th day of February, 2021, a public hearing was held before the City Council of the City of Manvel, Texas, regarding the proposed disannexation. All persons wishing to be heard were given an opportunity to do so; and

WHEREAS, such the Property is sparsely populated; and

WHEREAS, the property owner and applicant stipulate that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees; and

WHEREAS, the City Council of the City of Manvel, Texas, hereby finds and determines that the disannexation or discontinuance of the Property from the City is necessary and appropriate; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Property described above, and more particularly described on the metes and bounds and depicted on the map attached hereto as Exhibit A, is hereby disannexed and discontinued from the corporate limits of the City of Manvel, Texas. This disannexation is conditioned on there first being a Seventh Amendment to Development Agreement approved and executed by and between the City of Manvel, MC288, LLC., Brazoria County Municipal Utility District 39, and Brazoria County Municipal Utility District 40. Until and unless said Seventh Amendment to Development Agreement is fully approved and executed, this disannexation is not effective.

Section 3. Upon the completion of the condition stated above, the Mayor is hereby authorized and directed to enter an Order into the records of the City Council stating that this Ordinance was duly adopted, and that the disannexation and discontinuance of the above-described territory is effective as of the date of such Order.

Section 4. The City Secretary is hereby authorized and directed to forthwith cause a certified copy of this Ordinance and the Mayor's Order to be delivered to the County Clerk of Brazoria County, Texas, as required by § 41.0015, Texas Local Government Code.

Section 5. The City Council finds and hereby determines that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees from the affected landowners.

PASSED AND APPROVED on first reading this ____th day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this ____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

POMONA PHASE 5, LLC
(PART 1, 219.915 AC)
FILE NO. 2020041936
B.C.O.P.R.

ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS
VOLUME 2, PAGE 98
B.C.P.R.

Lot 48

IGNACIO A. ALPIZAR, M.D.
CALLED 10 ACRES
F.N. 93-033130
B.C.O.R.

FOUND 3/4" I.R.

P.O.B. (SAN JUAN)
N.W. COR. SAN JUAN TRACT

ADAN GOMEZ AND
WIFE, MARIA G. GOMEZ
(6.6605 AC.)
FILE NO. 99-049437
B.C.O.R.

Lot 39

EDGAR G. PACANA AND
CHARLITE I. PACANA
(3.3302 AC.)
FILE NO. 99-049436
B.C.O.R.

ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS
VOLUME 2, PAGE 98
B.C.P.R.

Lot 49

10.009 ACRES

FERNANDO O. SAN JUAN
CALLED 10 ACRES
F.N. 93-041911
B.C.O.R.

FOUND 5/8" I.R. W/LJA CAP

S86°38'13"W 879.68'

S03°12'16"E 495.62'

SECTION

40' ROAD EASEMENT
VOL. 2, PG. 98
B.C.P.R.

ALLISON RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS
VOLUME 2, PAGE 98
B.C.P.R.

WENCESLAO GUTIERREZ AND
JUANA GUTIERREZ
(5.0 AC NORTH 1/2 OF THE
EAST 10 AC. OF LOT 40)
FILE NO. 2006065992
B.C.O.R.

Lot 50

WALTER LANDRY, SR. AND
DEBORAH W. LANDRY
(16.7 ACRES)
F.N. 98-032617
B.C.O.R.

POMONA PHASE 5, LLC
(PART 1, 219.915 AC)
FILE NO. 2020041936
B.C.O.P.R.

**EXHIBIT OF 10.009 ACRES
LOT 49, SECTION 78 OF THE ALLISON
RICHEY GULF COAST HOME COMPANY
PART OF SUBURBAN GARDENS
(SAN JUAN TRACT)
IN THE
H.T. & B.R.R. CO. SURVEY
SECTION 78 (A.K.A.)
J.S. TALMAGE SURVEY, ABSTRACT 563
BRAZORIA COUNTY, TEXAS**

JANUARY 2021 JOB NO. LJA001-2149-2114

LJA Surveying, Inc.



3600 W Sam Houston Pkwy S
Suite 175
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

Notes:

All bearings are referenced to
the Texas Coordinate System,
South Central Zone, NAD83,
1993 adjustment

DESCRIPTION OF
10.009 ACRES
LOT 49, SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF
SUBURBAN GARDENS
(SAN JUAN TRACT)

Being 10.009 acres of land located in the H.T. & B.R.R. CO. Survey, Section 78 (A.K.A.) J.S. Talmage Survey, Abstract 563, Brazoria County, Texas, being all of Lot 49 of Section 78 of the Allison Richey Gulf Coast Home Company Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records of Brazoria County, Texas (B.C.P.R.), said 10.009 acres also being all of that certain called 10 acre tract conveyed to Fernando O. San Juan, by instrument of record in File Number 93-041911, of the Official Records of said Brazoria County (B.C.O.R.), (all bearings referenced to the Texas Coordinate System, South Central Zone, NAD 83 (1993 adjustment));

BEGINNING at a 3/4-inch iron rod marking the northwest corner of said 10 acres, same being the southwest corner of that certain called 10 acres tract conveyed to Ignacio A. Alpizar, M.D., by instrument of record in File Number 93-033130, B.C.O.P.R., the southeast corner of that certain called 20.005 acre tract (described as Tract 5, Part 3) conveyed to Pomona Phase 2A, LLC, by instrument of record in File Number 2016045410, of the Official Public Records of said Brazoria County (B.C.O.P.R.), the northeast corner of that certain called 6.6605 acre tract conveyed to Adan Gomez and Wife, Maria G. Gomez, by instrument of record in File Number 99-049437, B.C.O.R., and the common corner of said Lot 49 and Lot 38, 39 and 40 of said Section 78;

Thence, North 86° 38' 13" East, along the common line of said San Juan tract and said Alpizar tract, and the common line of said Lot 48 and Lot 49, 879.76 feet to a point for corner, same being the northeast corner of said San Juan tract, the common corner of said Lot 48 and Lot 49, and Lot 58 and Lot 59 of said section 78, same being on the westerly line of that certain called 219.915 acre tract (described as Part 1) conveyed to Pomona Phase 5, LLC, by instrument of record in File Number 2020041936, B.C.O.P.R.;

10.009 Acres

January 22, 2020
Job No. LJAS001-2149-2114

Thence, South $03^{\circ} 12' 16''$ East, along the east line of said San Juan tract, the west line of said 219.915 acres, and the common line of said Lot 49 and Lot 59, 495.62 feet to a 5/8-inch iron rod marking the southeast corner of said San Juan tract, same being the common corner of Lot 49, Lot 50, Lot 59 and Lot 60 of said Section 78, and the northeast corner of that certain called 16.7 acre tract conveyed to Walter Landry, Sr. and Deborah W. Landry, by instrument of record in File Number 98-032617, B.C.O.R.;

Thence, South $86^{\circ} 38' 13''$ West, departing the westerly line of said 219.915 acres, along the common line of said San Juan tract and said 16.7 acres and Lot 49 and Lot 50 of said Section 78, 879.68 feet to a point for corner, same being the southwest corner of said San Juan tract and the northwest corner of said 16.7 acres and the common corner of Lot 39, Lot 40, Lot 49 and Lot 50 of said Section 78, same being the southwest corner of that certain called 3.3302 acre tract conveyed to Edgar G. Pacana and Charlite I. Pacana, by instrument of record in File Number 99-049436, B.C.O.R.;

Thence, North $03^{\circ} 12' 51''$ West, along the west line of said San Juan tract, the east line of said 3.3302 acres, the east line of the aforementioned 6.6605 acre tract and the common line of said Lot 39 and Lot 49, 495.62 feet to the POINT OF BEGINNING and containing 10.009 acres of land.

Note: This document was prepared under 22 TAC § 663.21, does not reflect the results of an on-the-ground survey and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

LJA Surveying, Inc.

February 26, 2021

City of Manvel
20025 State Highway 6
Manvel, Texas 77578

Re: Pomona – De annexation of land

To Whom It May Concern:

Fernando San Juan ("Owner") owns approximately 10 acres described on Exhibit A attached hereto (the "Property"). The Property is under contract to sell to MC 288, LLC, a Delaware limited liability company ("Applicant").

Owner hereby authorizes Applicant to pursue the de-annexation of the Property from the City. Owner hereby authorizes Applicant to take any action necessary to apply for and complete the de-annexation of the Property from the City, in Applicant's sole discretion. Applicant has the right to pursue de-annexation of the Property from the City but is not obligated to do so.

Sincerely,

A handwritten signature in black ink, appearing to read "Fernando San Juan", written over a horizontal line.

RESOLUTION NO. 2021-R-05

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, TEMPORARILY WAIVING THE BUILDING, ELECTRICAL, AND PLUMBING PERMIT FEES ASSOCIATED WITH THE REPAIR OF HOMES AND BUSINESSES DAMAGED AS A RESULT OF THE FEBRUARY 2021 WINTER STORM; PROVIDING THAT SUCH WAIVER SHALL EXPIRE AFTER SIXTY (60) DAYS; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 12th, day of February 2021, Governor Greg Abbott of the State of Texas issued a proclamation declaring a state of disaster throughout Texas as a result of the February 2021 winter storm.

WHEREAS, Under the Texas Disaster Act of 1975, "the governor is responsible for meeting the dangers to the state and people presented by disasters" (Section 418.011 of the Texas Government Code); and the Mayor, has the same powers within the City as are granted to the Governor by Subchapter 418E of the Texas Government Code (Section 418.1015(b) of the Texas Government Code); and the legislature has given the Governor, and consequently the Mayor, broad authority to fulfill that responsibility.

WHEREAS, the recent winter storm severely damaged residential and business properties in the City; and

WHEREAS, it is in the City's best interest to assist affected residents and business owners who are required to repair and/or renovate structures damaged by the winter storm; and

WHEREAS, continuing the building, electrical, and plumbing permit review and inspections will ensure compliance with building codes and life safety that are in the best long-term interests of the residents and the City; and

WHEREAS, normal building, electrical, and plumbing permit fees related to damage caused by the winter storm would add financial costs to affected property owners, and the City is willing to temporarily waive these fees;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The City Council of the City of Manvel, Texas, hereby temporarily waives the collection of building, electrical, and plumbing permit fees for the repair and/or renovation of homes and businesses damaged as a result of the February 2021 winter storm, for a period of sixty (60) days, from March 2, 2021 through and until April 30, 2021.

Section 2. Individuals and contractors will still be required to follow the building permitting process, but the fees associated therewith shall be waived solely for the damage from the February 2021 winter storm.

APPROVED this _____ day of March 2021.

CITY OF MANVEL, TEXAS

ATTEST

By: _____
Debra Davison, Mayor

By: _____
Tammy Bell, City Secretary

CITY OF MANVEL –
BRAZORIA COUNTY TOLL ROAD AUTHORITY
INTERLOCAL AGREEMENT
CONCERNING LAW ENFORCEMENT AND PUBLIC SAFETY ACTIVITIES

This Agreement is made between the **CITY OF MANVEL**, a Texas home-rule municipality, acting through its City Council (the “City”) and **BRAZORIA COUNTY TOLL ROAD AUTHORITY** (“BCTRA”), a local government corporation created pursuant to and authorized by chapter 431, subchapter D of the Texas Transportation Code, acting through its Board. City and BCTRA may collectively be referred to as the “Parties”.

RECITALS:

A. This Agreement is made pursuant to Texas Government Code section 791.011 in that it contemplates the furnishing of governmental functions and services between the parties as defined by Texas Government Code subsections 791.003(3)(A) and (N).

B. Each party agrees that any payments for the performance of governmental functions or services shall be from current revenues available to the paying party and further that such payments shall fairly compensate the performing party for the services it provides for the other party’s benefit.

C. The City warrants that its City Council approved this Agreement on _____, 2021 authorizing its City Manager to execute it on the City’s behalf.

D. BCTRA warrants that its Board approved this Agreement by Brazoria County Toll Road Authority Board Order dated January 21, 2021 and authorized its Chairman to execute on BCTRA’s behalf.

E. Each Party acknowledges and agrees that it shall furnish the services promised, in compliance with State, City and County guidelines and timely provide such monies as promised herein, subject to the following:

- (1) Funding is subject to the availability of current fiscal year revenue or bond revenue and the appropriation of such revenue by the party’s governing body to the services.

F. This Agreement covers the following area (the “Service Area”):

- (1) **Service Area:**

BCTRA is authorized by Chapter 284 of the Texas Transportation Code (the “Code”) to construct, acquire, improve, operate, and maintain certain transportation projects in Brazoria County. BCTRA has constructed, owns, and operates the Brazoria County Toll Road System located in Brazoria County (the “Project”). The Project consists of a 4-lane managed toll road

within the existing median of State Highway 288 which currently extends two hundred feet south of the south abutment of the Clear Creek Bridge to County Road 58 for a total length of approximately 5.1 miles (the “Managed Lanes”). A significant portion of the Managed Lanes is located within the jurisdictional limits of the City for purposes of law enforcement and public safety activities. The Service Area for the purposes of law enforcement, fire and emergency services will consist of the Managed Lanes that are within the City of Manvel city limits.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration and the mutual benefits, covenants and agreements set forth below, the City and BCTRA agree as follows:

I. SERVICES AND FUNDING

1.1 The parties agree to provide the following services, and the following levels of funding subject to the conditions and exceptions in this Agreement.

1.2 The City shall be responsible for the following:

- (1) **Law Enforcement and Public Safety Activities:** The City shall provide law enforcement services within the Service Area on an as needed basis. Services consist of, but are not limited to, items included in “Scope of Services” attached as Exhibit “A”.

These services shall be provided on the Managed Lanes of the Project as well as any adjacent road that provides direct access to the Managed Lanes and may affect the Project. If an incident such as an accident or other non-construction issue arises that closes any section of the Managed Lanes, the City shall provide enough personnel to ensure traffic can continue to move through the affected area unless an emergency arising elsewhere requires the City to divert personnel to such emergency.

- (2) **Criminal Offenses:** The City may issue criminal citations and make arrests as allowed by law on the Managed Lanes of the Project. All citations and arrests shall be filed in the appropriate jurisdiction. The City shall require the appropriate personnel to: attend trials and hearings, appear as a witness, offer supporting testimony, provide necessary documentation of the offense, including audio and video files, and provide other reasonable support to the Brazoria County District Attorney’s Office or other governmental entity in order to prosecute the offense in accordance with the law.
- (3) **Reporting:** The City shall provide BCTRA with a quarterly report not later than 60 days after the close of each quarter which includes the following information related to the Project:

- a) Number of crash investigations
- b) Number of citations issued
- c) Number of motorist assists
- d) Number of debris removal incidents
- e) Additional incidents to which the City responded

1.3 BCTRA shall be responsible for the following:

- (1) **Costs of Services:** BCTRA shall pay \$20,000 to the City for the costs of providing law enforcement and public safety activities for the Project as described above.
- (2) The Cost of Services will be reviewed annually based on the actual response data reported in Section I.1.2(3)

II. GENERAL TERMS

2.1 The Parties recognize and agree that nothing herein shall be construed to create any rights in third parties.

2.2 The Parties expressly agree that no party shall have the right to seek indemnification or contribution from any other party hereto for any losses, costs, expenses, or damages directly or indirectly arising in whole or part from this Agreement.

2.3 The Parties recognize and agree that the City's employees, agents, or assignees are not employees of BCTRA. The law enforcement and public safety personnel will be governed by the policies and procedures of the City.

2.4 Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any section, subsection, paragraph, sentence, clause, phrase, word, or portion of this Agreement is, for any reason, held invalid unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

2.5 The rights and obligations of this Agreement shall not be assigned without prior written consent of the Parties.

2.6 This Agreement and all obligations created hereunder shall be performable in Brazoria County, Texas.

2.7 This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Texas.

2.8 This Agreement shall be binding upon and inure to the benefit of the Parties and their administrators, agents, employees, successors, and assigns permitted by this Agreement.

2.9 This Agreement may be modified or amended only upon the mutual written agreement of the Parties.

2.10 This Agreement shall remain in full force and effect for one year from the date of execution. Upon expiration of the initial year, this Agreement shall renew automatically in one (1) year terms for ten years unless either party hereto provides written notice of nonrenewal at least one hundred and eighty (180) days prior to the end of the then-current term (each a “Renewal Term”).

2.11 Any notices and communications required or permitted hereunder, shall be addressed as follows:

If to City of Manvel:

City of Manvel
20025 Highway 6
Manvel, Texas 77578
Attention: City Manager
Phone Number:(281) 489-0630
Email: kjung@cityofmanvel.com

If to BCTRA:

Kent Burkett
Brazoria County Toll Road Authority
111 E. Locust Street
Angleton, Texas 77515
Phone Number: (979) 864-1265
Email: KentB@brazoria-county.com

With copy to:

Brazoria County Engineer
Brazoria County Engineering Department
111 E. Locust Street
Angleton, Texas 77515
Phone Number: (979) 864-1265
Email: ClayF@brazoria-county.com
matth@brazoria-county.com

2.12 Intending to be legally bound, the parties hereto have executed this Agreement effective as of the effective date of the Agreement, _____, 2021.

CITY OF MANVEL, TEXAS

By: _____

Print Name: Debra Davison

Title: Mayor

Date: _____

BRAZORIA COUNTY TOLL ROAD AUTHORITY

By: _____

Print Name: Gary Idoux_____

Title: Chairman_____

Date: _____

EXHIBIT A SCOPE OF SERVICES

The following list of services is intended to efficiently manage the transportation needs of the public and BCTRA on and around the Managed Lanes of the Project. This list is not exclusive and other services may be required in order to manage transportation needs.

1. Provide law enforcement response to vehicle accidents on the Managed Lanes or any adjacent road that provides direct access to the Managed Lanes.
2. Facilitate roadside assistance to the public via approved wrecker service providers, provided nothing herein obligates the City to bear the cost of the wrecker service.
3. Remove small debris from the Managed Lanes that impacts traffic flow. Debris removal does not include street sweeping or removal of large debris.
4. Report safety concerns or issues to BCTRA
5. Enforce traffic, speeding, vehicle safety and other criminal violations.

Excluded services include, but are not limited to:

1. Street sweeping
2. Traffic sign maintenance, repairs, or replacement
3. Street Lighting or High Mast Lighting maintenance, repairs or replacement
4. Pavement Markings maintenance, repair or replacement
5. Vegetation Control
6. Hazardous material cleanup
7. Clearance of large debris (couches, ladders, construction materials, etc)

COMMERCIAL LEASE AGREEMENT

THE STATE OF TEXAS

COUNTY OF BRAZORIA

THIS LEASE AGREEMENT, entered into by and between **AMAENS INVESTMENTS, LLC., located at PO Box 40, Manvel TX 77578, Phone: 281-658-6286** ("Lessor") and **the City of Manvel, located at 20031 Hwy 6, Manvel TX 77578, Phone: 281-489-0630** ("Lessee"), for the benefit of the Brazoria County Library System, a third-party beneficiary ("Beneficiary").

WITNESSETH

PREMISES

1. Lessor does hereby lease to Lessee and Lessee does hereby lease from Lessor, subject to the terms, provisions and conditions of this Lease, the following lease space (the "Premises") consisting of approximately **4,800** square feet located at **20514 HIGHWAY 6, SUITE B, MANVEL, TEXAS 77578** in the **MORNING STAR BUSINESS CENTER BUILDING**. ("Business Center Building").

TERM

2. The primary term of this Lease shall be for a period of twenty-four **(24)** successive months, plus that portion of a month commencing on the "Commencement Date", being the earlier of the date that Lessor tenders possession of the premises to Lessee ("Tender Date") or the date when Lessee first opens for business. Immediately upon Lessor's request, Lessee agrees to join Lessor in the execution of a memorandum confirming the Commencement Date, it being further agreed that Lessee will, at the time, pay Lessor that portion of the Minimum Rent (as those terms are hereafter defined) prorated to the first day of the month if said Commencement Date is other than the first of the month, and said primary term shall end on the last day of said primary term, unless this Lease has been sooner terminated as provided in this Lease. **The Commencement Date shall be on March 15, 2021. And the termination date shall be on March 14, 2023.**
The Lease is, however, renewable upon mutual agreement of both Lessor and Lessee.

MINIMUM RENT

3. Lessee promises and agrees to pay to Lessor at Lessor's designated office in **Brazoria County, Texas**, as a Minimum Rental for the primary term of this Lease, due and payable **\$5,800 A MONTH** during the term of this agreement in successive equal minimum monthly installments, each payment due in advance on the first day of each month, without deduction or set-off, together with the prorated portion of such rental which shall be due and payable to Lessor on said Commencement Date, for the period of the first day of the month next following the Commencement Date, if same is other than the first day of the month. The first of such regular installments shall be due and payable thereafter as herein provided, with a like installment being due and payable on the first day of each and every month thereafter for the full term hereof, all being obligations due and payable on the first day of each successive month of the full term hereof.

PAYMENT OF RENT

4. (a) Upon execution of this Lease, Lessee shall deposit with Lessor the sum of **\$0.00** of which is to be applied as a non-refundable, non-interest-bearing security guarantee.

CHECKS SHOULD BE MADE PAYABLE TO: AMAENS INVESTMENTS, LLC.
MAIL TO: PO Box 40, Manvel TX 77578

(b) Rental payments are due in our office on the first day of each month. In the event said monthly rental payment is not received by Lessor by the fifth day of the month (or any other obligation hereunder not received with five days of its due date), then Lessee agrees to pay to Lessor as a rental obligation, a late charge equal to 5% of the obligation in arrears, together with \$10.00 per day until said monthly rental payment is made, such charge to be added to such arrearage; provided, however, that the foregoing shall not be construed to be in conflict with the default provisions of Article 15 hereof, but the acceptance of arrearage payments shall be optional with Lessor.

COMMON AREA CHARGE

5. N/A

USE

6. (a) The premises shall be used and occupied by Lessee solely for the purpose of a PUBLIC LIBRARY only and for no other purpose without the prior written consent of Lessor. The Parties agree that the actual occupant is the Brazoria County Public Library System, a component of Brazoria County, over which the City of Manvel exerts no control. The City of Manvel agrees herein to make the rental payments on behalf of said Beneficiary. The Parties acknowledge that the operation of a Public Library is a governmental function.

(b) Consistent with the above use, Lessee will not engage in any activity which would cause Lessor's fire and extended coverage insurance to be canceled, or the rate therefore increased (or at Lessor's option, Lessee will pay any such increase, as hereinafter provided); will not conduct any auction or bankruptcy or fire or "Lost -our-Lease" or "Going-out-of-business" or similar sale; will not make any unlawful use of the premises or permit the use of any portion of the premises as sleeping quarters, lodging rooms or for any immoral or unlawful purpose or for any purpose which might be deemed hazardous on account of fire or explosion; will not use any loud speaker, phonograph, radio or sound amplifier heard outside the premises; will not cause or permit any offensive odors; and will not commit any act or cause or permit the existence of any condition which is a nuisance, menace or annoyance to Lessor, or to other lessees, or which might, in the exclusive judgment of Lessor, damage Lessor's good will or reputation, or tend to injure or depreciate the Business Center, nor use or interfere with the use of said Center outside of the premises. Lessee shall not make any "roof-cuts" or otherwise erect or install on the roof of the building any equipment or structure for air-conditioning, heating or other purpose without Lessor's consent in writing as provided herein. Lessee shall obtain such permits and licenses as its sole duty and at its sole cost required by any authority for the conduct of Lessee's business operations, and shall otherwise comply with all laws and ordinances of any governmental agency or authority which relate to the premises and the use to be made thereof by Lessee during the term of this Lease.

(c) Lessee as its sole obligation further agrees to keep the premises and the area in and about the same at all times in a clean and safe condition for the term of this Lease.

(d) Lessee binds and obligates itself to occupy and use the premises continuously during the term of this Lease for the purpose provided above and according to the generally accepted standards for the operation of the same or similar business, including without limitation, but subject to force majeure, maintaining a sufficient staff of employees and a reasonable business inventory; and remaining open for business on regular business days and during regular business hours.

(e) Hazardous Materials: Neither lessee, nor any of lessee's agents, contractors, employees, licensees or

invitees shall at any time handle , use , manufacture, store or dispose of in or about the Premises or the Shopping Center any flammables, explosives, radioactive materials , hazardous wastes or materials , toxic wastes or material s, or other similar substances, petroleum products or derivatives or any substance (collectively "Hazardous Materials") subject to regulation by or under any federal, state and local laws and ordinances relating to the protection of the environment or the keeping , use or disposition of environmentally hazardous materials , substances, or wastes, presently in effect or hereafter adopted, all amendments to any of them , and all rules and regulations issued pursuant to any of such laws or ordinances (collectively "Environmental Laws") .

UTILITIES

7. Lessee shall contract for and promptly pay all cost and expenses for gas, electrical energy, water and sewerage services and other utilities, and the connection thereto and service thereof for use in the premises. Lessee shall pay the cost of removing its trash and garbage from the premises, but such trash and garbage, when stored outside the premises, must be in the rear of the premises only, in areas designated by Lessor, and the same shall be fully covered in containers approved by Lessor, all in accordance with all applicable laws and ordinances, and regulations of Lessor.

REPAIRS AND ALTERATIONS

8. (a) Subject to certain conditions stated herein below, Lessee will at its own cost and expense reasonably maintain and repair damage to the interior walls of the improvements located on the premises unless such damage is caused by acts or omissions of Lessor, its agents or employees, or others in privity with Lessor, in which event(s), Lessor will bear the cost of all other (b) and Lessor shall have the benefits therein specified. All other maintenance and repairs shall be immediately and effectively carried out by Lessor. Repairs necessary to the foundation, roof, and exterior walls shall be the sole responsibility of the Lessor.

(b) Cumulative of the above, Lessee shall not commit or permit any waste nor injure the premises. Lessor will take good care of the Premises and agree to maintain and keep same in good and constant repair at Lessor's sole cost and expense, including plumbing, heating, gas, water, sewer, air conditioning, electrical and other connections, installations and systems, hardware, doors, windows, and glass, and all fixtures, equipment, connections, and appurtenances, in any way relating to the foregoing, without limitation. At the end of this Lease, however the same comes about, Lessee will surrender said premises to Lessor in good condition, together with all improvements constructed thereon, except for ordinary wear, except to the extent that Lessor has any express obligation to repair the premises under the terms of this Lease, and Lessee will deliver all keys to Lessor. Lessee will not overload the slab or foundation, nor do or cause anything to be done which will have the effect of overloading or damaging the slab or foundation.

(c) Lessor reserves the right, but does not have the obligation, to enter the premises at any reasonable time to inspect the condition thereof, with prior notice.

(d) Lessor further reserves the right, but not the duty, to repair or maintain the premises or any part thereof in those instances where Lessee is obligated to do so, and the reasonable and necessary costs thereof shall constitute a demand obligation against Lessee for the collection thereof, all of which shall constitute a rental obligation.

(e) Lessee shall not make any alterations or additions to the premises except with the written consent of the Lessor, and if such consent is given , from time to time , the same shall be accomplished in a good and workmanlike manner in strict accordance with all laws , regulations and plans approved in writing by Lessor , all at Lessee 's sole cost and expense and the same shall be removed at Lessor's election by notice given to

Lessee at the expiration or termination of this Lease, and Lessee agrees to restore the premises as nearly as is practical to the condition as the same existed before such alterations and/or additions were made; otherwise, the same shall remain as a part of the premises.

(f) Lessee acknowledges Lessee's independent inspection of the premises, and acknowledges the same to be acceptable to Lessee.

(g) In any instance where Lessee undertakes any repair, maintenance, improvement or other work in regard to the premises, Lessee shall not permit any lien to attach to the premises, whether voluntary or otherwise, and in no event shall the premises nor this Lease be subject thereto, nor shall Lessor have any liability whatsoever in connection therewith, except in the case of repairs for which Lessor is responsible for the cost pursuant to this Lease, except in the case of repairs for which Lessor is responsible for the cost pursuant to this Lease.

LIABILITY

9. (a) Lessor agrees to indemnify, defend, and hold Lessee harmless against any and all claims, demands, damages, costs and expenses arising from any breach on the part of Lessor or from any act or omission of Lessor, its agents, contractors, employees, guests, invitees, licensees, concessionaries, or others claiming by, through or under Lessor.

(b) Lessor shall have no liability due to the premises or any appurtenance thereof becoming out of repair, except in the case of repairs for which Lessor is responsible for the cost pursuant to this Lease, nor for damage resulting from leakage of water or any other substance, unless such damage is caused by the acts or omissions of Lessor, its agents or employees.

(c) Insurance: Lessee, as a governmental entity, may self-insure through a governmental risk pool, such as the Texas Municipal League Intergovernmental Risk Pool.

TAXES

10. Lessee is tax-exempt.

INSURANCE

11. At all times during the term of this Lease, Lessor shall, at all sole cost and expenses, keep the building insured against loss or damage by fire, with extended coverage endorsement in amounts and with such insurance companies as Lessor shall determine.

SPECIAL REPAIRS

12. The water and wash closets and urinals shall not be used for any other purpose than that for which they were constructed and intended, and no other substances of any kind shall be thrown or dropped or placed therein, and the expense of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by Lessee. Neither Lessee nor its employees, agents, servants, patrons or invitees shall mark, paint, drill or in any way deface any walls, ceilings, partitions, floors, wood, stone, brick or cement or iron work in and about the premises. Should any water pipes in the premises burst or are permitted to freeze, Lessor shall immediately repair the same at Lessor's sole cost and expense. All damage to the premises, caused by Lessee bringing into the premises, taking therefrom or removal of furniture, fixtures or supplies, or moving during the time the same are on such premises, and shall be repaired by Lessee at Lessee's sole cost and expense.

ASSIGNMENTS AND SUBLETTING

13. Lessee shall not assign this Lease nor sublet the premises or any part thereof without the prior written consent of Lessor and if such consent is given the form of such instrument evidencing the same shall be approved by Lessor's counsel at Lessee's expense; however, in the event of such assigning or subletting, Lessee shall remain liable hereunder and such assignee or sublessee shall become jointly and severally liable with Lessee for all duties and obligations hereunder, and Lessee shall not be released here from. In any event, Lessor may proceed against Lessee, without the joinder of such assignee or sublessee, or vice versa, and neither shall be released here from in any event. Use by Beneficiary shall not constitute an assignment of sublease in contravention of this section.

LESSOR'S LIEN

14. *N/A*

DEFAULTS

15. (a) If Lessee should fail (i) to pay the full amount of any rental obligation when due within five (5) business days of its due date, or (ii) to cure any other default within five (5) business days after written notice specifying the particular default of Lessee, provided that Lessor shall not be required to give any notice to Lessee of any default repeated within six (6) months from date of notice of an earlier default under subparagraph (ii) hereof, notice in that event being expressly waived, or where Lessee shall make or suffer an assignment for the benefit of its creditors or becomes insolvent, or files or suffers a petition in bankruptcy, or under any portion of the Bankruptcy Act, or is adjudicated a bankrupt, or abandons the premises, or if Lessee's leasehold estate is sold or attempted to be sold or seized under any judicial process, or under execution, or passes by operation of law or in any manner which is involuntary as to Lessee; then, without the necessity of notice or demand, Lessor by reason of any of the foregoing occurrences, in addition to any other right or remedy in law or in equity may, at Lessor's option, either terminate this Lease or without terminating this Lease, terminate Lessee's right to possession, and Lessor may re-enter and repossess the premises (any damage by reason of such re-entry being hereby waived). Lessor may institute any action for recovery of rental obligations and other damages suffered by Lessor as the same accrue or at the end of the term of this Lease, or may treat Lessee's default as an entire breach of lease and recover rental obligations for the remainder of the term and such other damages to which Lessor may be entitled, either in one or in separate and distinct action, in addition to Lessor's rights and remedies at law and in equity, as Lessor may from time to time elect to exercise. Cumulative of the foregoing, Lessor may re-enter, repossess and rent the premises or any part thereof to anyone at such rental, and upon such provisions, terms and conditions as Lessor deems practicable, and credit to Lessee any rental thus received, less the expenses of re-renting, including brokers' commissions and making the premises suitable for use by subsequent tenancies, all of which shall constitute rental obligations of the Lessee. Lessor shall, in no event, be liable for failure to re-rent the premises or if the premises are re-rented, for failure to collect the rent due under such re-renting, nor shall Lessee be entitled to any surplus rents should the rental be greater than that now or hereafter specified, any time hereafter. Any re-entry by Lessor shall be without prejudice to any right or remedy of Lessor for Lessor's damages, including collection of any unpaid rental obligation(s).

(b) In addition to the foregoing, and in the event of Lessee's default, Lessee shall be obligated to pay reasonable expenses incurred by Lessor for the collection of any rental obligation and/or the enforcement of this Lease against the Lessee, including reasonable attorney's fees, all being rental obligations on Lessee's part.

(c) *N/A*

(d) In the event the premises are abandoned by Lessee, Lessor shall have a duty to mitigate damages by re-leasing the Premises. In such situation, if the rent received by Lessor through reletting of the premises does not at least equal Minimum Rent, Lessee shall pay and satisfy any deficiency between the amount of the rent so provided for and that received through reletting. Nothing herein shall be construed as in any way denying Lessor the right in the event of abandonment of the premises or other breach of this Agreement by Lessee to treat the same as a breach and at Lessor 's option exercise the rights granted to Lessor in this Article 15 hereof.

(e) All installments of rent and any other payments or monetary obligations of any character on the part of Lessee shall, from their respective due dates, bear interest at a rate of ten (10%) per cent per annum.

EMINENT DOMAIN

16 (a) If all or any part of the premises be taken during the term of this Lease by right of eminent domain or by condemnation, then this Lease shall terminate and all right , title and interest of the Lessee in this leasehold estate shall vest entirely in Lessor at the time of the taking, as that term is hereafter defined, but should twenty (20%) percent or less of the total square feet of the premises be taken under said power, then Lessor may elect to continue this Lease in effect by notice given to Lessee within thirty (30) days from date of said taking , and in this event, the Minimum Rent shall be proportionately reduced for the balance of the term, and consistent with this Lease, Lessor shall then restore the premises, to the extent that the same is practicable and efficient, to the condition that same existed prior to such taking. Lessee shall have the right to terminate this Lease if ten percent or more of the premises be taken by eminent domain or by condemnation, in which event the provisions of the foregoing sentence shall be applicable.

(b) All sums awarded or agreed upon between Lessor and the condemning authority for the taking of the fee, whether as damages, compensation, or otherwise, are hereby set over, assigned and are vested in Lessor free of all claims, right, title and/or interest of Lessee, and all of such sums of every nature will be the property of the Lessor.

(c) A voluntary conveyance by Lessor to any authority under threat of taking under the power of eminent domain or condemnation in lieu of formal proceedings shall be deemed a taking within the meaning of this Article 16. Lessor is hereby vested with the sole and exclusive right to enter into any form of conveyance and upon such terms, provisions and conditions as Lessor in Lessor 's sole discretion may deem advisable or appropriate under the then existing circumstances, free and clear of any claim, right, title, interest or equity on the part of the Lessee.

(d) The taking of any easement or right-of-way shall not impair or affect this Lease in any manner whatsoever, whether by voluntary conveyance or by formal proceedings and Lessee shall have no right, title, interest or equity in the proceeds received in connection therewith by Lessor.

(e) A "taking" as that term is used herein shall mean the date that physical possession of the premises or the part hereof, as the case may be, is required by the authority exercising said power as designated by it whether such taking is under formal proceedings or by voluntary conveyance by Lessor.

IMPROVEMENT DAMAGES

17 (a) In the event that the premises shall be partially damaged (as distinguished from "substantially damaged ", as that term is hereinafter defined) by fire, the elements, casualty , or by any other cause, Lessee agrees to give Lessor immediate notice thereof and subject to the provisions of Article 23(b) hereof , Lessor shall forthwith

proceed to repair such damage and restore the premises , or so much thereof as was originally constructed by Lessor to substantially their condition at the time of such damage , or to such extent as is nearly possible ; but Lessor shall not be responsible for any delay which may result from any cause reasonably beyond its control.

(b) In case during the term hereof, the premises or twenty-five (25%) percent or more of the improvements to the premises shall be substantially damaged or destroyed by fire, the elements, or casualty, Lessee and Lessor shall each have the option to terminate this Lease or rebuild the premises. In the event Lessor elects to rebuild the premises and neither party hereto has elected to terminate this Lease, then Lessor shall proceed with all reasonable dispatch, to repair or rebuild the premises, or so much thereof as was originally constructed by Lessor to substantially their condition at the time of such damage or destruction (subject, however, to zoning laws, deed restrictions and building codes then in existence), but Lessor shall not be responsible for any delay which may result from any cause beyond Lessor's reasonable control.

(c) In the event that the provisions of the proceeding two paragraphs of this section shall become applicable, the Minimum Rent shall be abated during any period in which, by reason of any such damage or destruction , there is substantial interference with the operation of the business of Lessee in the premises, having regard to the extent to which Lessee may be required to discontinue its business in the premises , and such abatement shall continue for the period commencing with such destruction or damage and ending with the completion by lessor of such work of repair and/or reconstruction as Lessor is obligated to do. Nothing in this paragraph shall be construed to abate or reduce or other monetary obligations under this Lease Agreement, with the exception of Minimum Rent, and then only under the limited conditions above set forth. In the event of termination of this Lease pursuant to this Article, this Lease and the term hereof shall cease and come to an end as of the date of such damage or destruction.

(d) The term " substantially damaged " and "substantial damage" as used in this section shall have reference to damage of such character as cannot reasonably be expected to be repaired, or the premises restored, within thirty (30) calendar days from the time that such repair or restoration work would be commenced.

(e) Notwithstanding anything to the contrary herein, should the damage to the premises be caused by the fault or negligence of the Lessee, his agents, representatives and /or those in privity with Lessee, then Lessee shall at once repair such damage to the premises at Lessee's own cost and expense if such loss is not covered by Lessor's insurance, if any, or to the extent that same is insufficient to do so and Lessee shall be liable for the damage to the premises to the extent not covered by insurance; or should said damage not be covered by Lessor's insurance or should the same be inadequate to repair such damage , regardless of the cause thereof , Lessor may elect not to make said repair , and in which event Lessor shall give notice thereof within sixty days from notice by Lessee or such damage , and this Lease shall then terminate.

POSSESSION

18 (a) Lessee shall peaceably hold and enjoy the premises during the term of this Lease if Lessee pays all rental obligations to Lessor and otherwise discharges and performs all of Lessee's obligations pursuant to this Lease, time being of the essence.

(b) Holding over by the Lessee after the end of the term of the is Lease shall not extend the term of this Lease , but shall constitute Lessee from month to month of Lessor , otherwise under the provisions and conditions of this Lease together with all lien rights and other rights granted to Lessor, but the term hereof shall then be strictly on a month-to-month basis with Minimum Rental that provided for this Lease Agreement , with all other monetary obligations being due and payable as herein provided for in this Lease Agreement.

RIGHTS OF LESSOR

19. (a) In the event Lessor shall convey the premises then from and after the effective date of such conveyance, Lessor shall have no further liability under this Lease or other obligations to Lessee. Any such conveyance shall be made expressly subject to this Lease.

(b) The obligation of Lessee to pay all rent and other sums hereunder constitute independent, unconditional obligations to be performed at all times by Lessee, save and except only when an abatement thereof or reduction therein is expressly provided for herein or funding is not approved by the Manvel City Council.

PARKING AREAS

20. Lessee shall have the non-exclusive right to use the parking area in said Center for Lessee and Lessee's invitees, customers, employees, and those transacting business with Lessee, subject to the express reservations and conditions by Lessor that Lessor shall have the right, at Lessor's election, from time to time, to (i) designate the section(s) of the parking area for said use, and that relating to Lessee's customers and employees, (ii) add to, change, modify, improve, build-on, and otherwise control said Center, including the parking area, and also including any access thereto and improvements which may be constructed, altered, and/or demolished on and within said Building and area, (iii) establish rules and regulations relating to said Center and the use of the parking area thereof which shall be binding on Lessee, and/or (iv) establish or declare public or private dedications, easements, right-of-way, covenants and restrictions. Lessee will not load or unload any trucks or permit any trucks serving the premises, whether owned by Lessee or not, to be loaded or unloaded in the Center except in the area designated for such use by Lessor. Lessor shall not block or allow to be blocked any access from a public roadway into the parking area.

SIGNS

21. Lessee shall neither place permanently nor cause to be placed permanently any sign, projection, advertisement, show case, safe or heavy weight of any kind whatsoever outside of the premises, or upon the sidewalks, parking place, streets adjacent thereto or upon the roof or upon any of the outside walls of any building or parking area of which the premises may be a part, without the written consent of Lessor. All advertisements and other media shall relate solely to Lessee's business and not otherwise, to the extent that Lessor may from time-to-time permit Lessee to place signs or other advertising media in or about the premises, consistent with Lessor's policy and practice. Lessee further agrees not to place or maintain any lettering or advertising matter on the glass of any window or door of the premises without first obtaining Lessor's written consent. Lessor shall have the right to place a "For Lease" sign in the window of the said premises thirty days prior to the expiration of this Lease, unless a renewal is agreed upon.

MORTGAGES

22. This lease is subject and subordinate to the lien of any present or future mortgage now or hereafter placed upon Lessor's interest in the premises, or any part thereof. Lessee covenants and agrees to execute and deliver upon request by Lessor such instruments which Lessor may deem necessary or required by the mortgagee, subjecting and subordinating this Lease to the lien of any such mortgage(s); an acknowledgment of the assignment of rentals and other sums due hereunder to any mortgagee and agreement to be bound thereby; an agreement requiring Lessee to advise any such mortgagee of damage to or destruction of the premises by fire or other casualty requiring its reconstruction, and/or requiring Lessee to give the mortgagee written notice of Lessor's default hereunder and permit the lender an opportunity to cure such default within a reasonable time after such notice before exercising any remedy Lessee might possess as a result of such default; and acceptance

or estoppels letter, to be executed upon or after the commencement of the lease term, accepting the premises as completed in accordance with the Lease specifying that all conditions to the commencement of the lease term have been met, or if not, specifying the details why not, and that Lessor is not in default of Lessor's obligations thereunder, if such be the case, and containing such other information as is customarily contained in such acceptance or estoppels letters. In the event Lessor should so request, Lessee shall deliver to Lessor, from time to time, a statement in recordable form certifying that the Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified) and further stating the dates to which rent and other charges payable under the Lease have been paid. IT IS EXPRESSLY AGREED AND UNDERSTOOD THAT ANY SUCH MORTGAGE SHALL CONTAIN A NON-DISTURBANCE AGREEMENT IN FAVOR OF LESSEE.

NOTICE

23. (a) Any notice of communication desired, required or permitted hereunder shall be in writing and shall be either delivered by hand by one party to the other or shall be deemed to have been delivered upon the earlier of three working days after it is deposited in U.S. registered or certified mail, return receipt requested, postage prepaid or the earlier date of actual receipt thereof as evidenced by the return receipt. Such notice, if for Lessor, shall be addressed to **AMAENS INVESTMENTS, LLC. PO Box 40, Manvel, Texas 77578**, or if for Lessee, addressed to City Manager, City of Manvel, 20031 Morris Ave, Manvel, TX 77578 and with copy delivered to the premises. Such addresses may be changed from time to time by either party by giving notice as provided above. A post office receipt for registration or certification, as the case may be, return receipt requested, of such notice shall be conclusive that such notice was delivered in due course of mail, if mailed as provided above.

(b) Lessee will give Lessor written notice of any alleged default by Lessor, specifying the particular default and pointing out the provision of the Lease allegedly violated, after which Lessor will have at least five (5) days, or such greater period of time if elsewhere provided in this Lease, following adjustment for and payment of insurance proceeds to Lessor, if applicable, within which to commence and thereafter with reasonable diligence remedy such default, the provisions of Article 23(a) or elsewhere to the contrary notwithstanding. In any instance where Lessor is obligated to take any course of action, including any duty to repair, or re-work repairs previously undertaken, the aforementioned notice shall be deemed a condition precedent to any liability of Lessor, and in addition to the foregoing, Lessor shall have no liability for delays caused by weather, strike, union disagreement, riot, casualty, material or labor shortages, act of God, and/or any other cause beyond Lessor's reasonable control. Lessor shall pay reasonable diligence to affect the adjustment and payment of insurance proceeds affecting the premises.

WAIVER OF SUBROGATION

24. (a) So long as their respective insurers so permit, lessee and lessor hereby mutually waive their respective rights of recovery against each other for any loss insured by fire, extended coverage, All Risks or other insurance now or hereafter existing for the benefit of the respective party but only to the extent of the net insurance proceeds payable under such policies. Each party shall obtain any special endorsements required by their insurer to evidence compliance with the aforementioned waiver.

LIABILITY OF LESSOR

25. (a) If Lessor shall fail to perform any covenant, term or condition of this Lease, and if Lessee shall recover a money judgment against lessor, the judgment may be satisfied out of the proceeds of sale received upon execution of the judgment and levy against the right, title and interest of lessor in the Shopping Center, or satisfied through any other remedy as provided by law.

MISCELLANEOUS

26. (a) Paragraph headings throughout this instrument are for convenience and reference only, and the words contained in such headings shall in no way be construed to explain, modify, amplify or aid in the interpretation or meaning of the provisions of this Lease.

(b) This Lease is performable and the considerations herein are due and payable in **Brazoria County, Texas**, where venue and jurisdiction shall lie in all matters affecting this Lease.

(c) No receipt of money by Lessor from Lessee after the termination of this Lease shall reinstate, confirm or extend this Lease, or affect any prior notice by Lessor to Lessee. No extension of this Lease shall be valid unless specifically stipulated in writing by Lessor and Lessee in the manner strictly set forth in this Lease. No waiver by Lessor or Lessee of any default or breach of any term, provision or condition of this Lease shall be deemed to be a waiver of any breach of the same or of any other term, provision or condition of this Lease. The rights and remedies provided by this Lease to Lessor and Lessee are cumulative, and the use of any one right or remedy by Lessor or Lessee shall not preclude or waive Lessor's or Lessee's right to use any or all other remedies. Lessor's and Lessee's rights and remedies provided in this Lease are in addition to any other right or remedy which Lessor or Lessee may have by law, statute, ordinance or otherwise.

(d) This Lease shall be binding upon and inure to the benefit of the heirs, legatees, devisees, executors, administrators, successors and assigns of the respective parties hereto, who may come into possession of the premises in any manner whatsoever.

(e) This Lease, constitutes the entire agreement between Lessor and Lessee, no other prior or contemporaneous promises or representations, whether written or oral, shall be binding on them and this agreement shall not be amended, modified or changed in any way except by written instrument signed by the parties hereto.

(f) For the purpose of any suit based on this Lease, the invalidity or unenforceability of any provision in this Lease (except for Lessee's obligation to pay rent) shall in no way affect or invalidate any other provision hereof, and such other provisions shall remain valid and in full force and effect to the fullest extent permitted by law.

(g) If this Lease is not extended past the termination date, Lessor shall have the right to put a "For Lease" sign in the front window of the premises 30 days prior to said termination date. Lessor has the right to show the property to prospective lessees 90 days prior to the termination of the lease.

27. IT IS ACKNOWLEDGED BY THE PARTIES THAT LESSOR OFFERS THE LEASE PREMISES, AND THAT LESSEE, IN CONSIDERATION FOR A REDUCED RENTAL RATE, ACCEPTS THE LEASE PREMISES IN "AS IS" CONDITION WITH NO EXPRESSED OR IMPLIED WARRANTIES AND WITH FULL KNOWLEDGE THAT THE PREMISES ARE NOW BEING USED FOR THEIR INTENDED PURPOSES AND WILL BE RESPONSIBLE FOR ALL CHANGES NEEDED FOR A CERTIFICATE OF OCCUPANCY. LESSEE COVENANTS TO ACCEPT FULL RESPONSIBILITY FOR ANY AND ALL FUTURE BUILD OUT AND/OR IMPROVEMENTS AT LESSEE'S SOLE COST AND EXPENSE.

28. Lessee shall be responsible for damage to Lessor's property due to a forced entry by anyone to gain entry access to Lessee's place of business.

29 SPECIAL PROVISIONS:

1) **Notwithstanding the above, Lessor shall perform the regular repairs, including, but not limited to, lighting, toilet, and roofing.**

EXECUTED IN DUPLICATE ORIGINALS to be effective March 15, 2021 at **Brazoria County, Texas.**

LESSOR:
AMAENS INVESTMENTS, LLC.

LESSEE:
City of Manvel

BY: _____
Robert Yang, Manager

BY: _____
Kyle J. Jung, City Manager



CITY COUNCIL AGENDA

Date: 3/1/2021

Agenda Item: Appointment of
MEDC Board Members

Item/Subject: Appointment of MEDC Board Members to place #4, #5, #6, and #7

Initiating Department/Presenter: City Secretary

Presenter: Tammy Bell

Summary:

The purpose of the MEDC Board is to promote economic development in the City of Manvel and to promote or develop municipal infrastructure related to the development or expansion of the business enterprise.

Directors shall exercise ordinary business judgment in managing the affairs of the Corporation. In acting in their official capacity as Directors of the Corporation, Directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Corporation or which would be lawful and shall refrain from actions not in the best interest of the Corporation or which would be unlawful. A Director shall not be liable if, in the exercise of ordinary care, the Director acts in good faith relying on written financial and legal statements provided by an accountant or attorney retained by the Corporation.

Time Commitment: The time commitment varies somewhat, based on projects being undertaken. Normally, one meeting per month, typically the second Wednesday of the month at 7:00 p.m., in meetings of 1 to 2 hours duration (As of January 1, 2020, the board is meeting quarterly unless a project warrants an extra meeting). Some outside reading and study will be required.

Members: Each Director must reside within three miles of the City of Manvel.

List of Applicants interested in being considered for appointment to the board are;

- Karen Kinlaw
- Larry Akery
- Robina Spruill
- Edward Perry
- Stephanie Hernandez
- William Armstrong
- Corey Scopel
- Aju John
- Gopee Ravipati
- James Scaffidi
- John Cacolice

Below is a listing of the current MEDC Board Members and Board Terms.

Manvel Economic Development Corporation

Board Member

Term

#1 Lorraine Hehn

3/2020-3/2022

#2 Angela Graham

3/2020-3/2022

#3 Chad Bell

3/2020-3/2022

#4 Larry Akery

3/2019-3/2021

#5 Jason Albert

3/2019-3-2021

#6 Karen Kinlaw

3/2019-3/2021

#7 Robina Spruill

3/2019-3/2021

ACTION TAKEN BY COUNCIL

Motion _____ Second _____ APPROVAL ☐ YES ☐ NO Vote _____ TO _____	READINGS PASSED ☐ 1 st ☐ 2 nd	OTHER
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Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: KAREN KINLAW

Please indicate your preference below.

- ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMMA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☐ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 8701 MASTERS

Telephone: 281-799-7324 Fax: _____

E-mail: _____

I have been a Manvel Resident for 44 years

Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☐ No

Business Name: _____

Occupation: RETIRED

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☐ Yes ☒ No

Do you have a current Driver's License?

List Driver's License Number _____ Exp Date _____ DOB 10-11-48

☐ Yes ☒ No

Have you ever been convicted of a felony?

If yes, explain _____

☐ Yes ☒ No

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

If yes, explain _____

☐ Yes ☒ No

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

If yes, explain _____

☐ Yes ☒ No

Have you ever or do you currently serve on any city boards?

If so, what board/city and dates? _____

☐ Yes ☒ No

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? MEDC

Are you involved in any community activities? (Civic or Hobbies)

MVED

☒ Yes ☐ No

Are you related to any City Employee or Council Member?

If so, please state who: _____

☐ Yes ☒ No

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain _____

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

Currently a member in good standing
for approximately 17 years

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with or without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Karen Kinlaw 2-9-21
Signature Date

FOR OFFICE USE ONLY

Date Application Received _____

New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: LARRY AKERY

Please indicate your preference below.

- ☐ Croix Park Task Force (Meeting Dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 1st, and 3rd, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☐ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 5001 Charlotte

Telephone: 281 701 7395 Fax: _____

E-mail: _____

I have been a Manvel Resident for 44 years

Registered voter? ☒ Yes ☐ No

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number: _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☒ Yes ☐ No

If so, what board/city and dates? P&Z Manvel

How many city board meetings have you attended in the last 3 months? _____

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

Are you related to any City Employee or Council Member?
If so, please state who:

☐ Yes ☒ No

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with or without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Robina Spruill

Please indicate your preference below.

☐ Events Task Force (Meeting Dates TBA)

☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)

☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)

☐ Zoning Board of Adjustments (meets as needed)

☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)

☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 29 Bodae Bend Dr

Telephone: (240) 441-8088 Fax: _____

E-mail: rspruill91@gmail.com

I have been a Manvel Resident for 5 years

Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No

Business Name: N/A

Occupation: _____

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☒ Yes ☐ No

If so, what board/city and dates? Manvel Economic Development Board

How many city board meetings have you attended in the last 3 months? 4

What board meetings did you attend? Manvel EDC

Are you involved in any community activities? (Civic or Hobbies) ☒ Yes ☐ No
Church is limited due to COVID-19 Virus

but the Manvel/Alvin Chamber Moserico-Rebuilding
Are you related to any City Employee or Council Member? ☐ Yes ☒ No
comes fixing them
If so, please state who: Storms

Do you have any outstanding taxes or other debt owed to the city? ☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances ☐ Yes ☒ No
If yes, explain

Please indicate briefly why you would like to be appointed to a Board or Commission:

My community and City means a lot to me
being apart of it's economic growth, the quality
of life here, and social production of industry
growth and agriculture on our economy. Growth of
employment level of population. Capital goals, Rate of Develop

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Roberta Smith
Signature

8/21/21
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Edward B. Perry

Please indicate your preference below.

- ☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ **Yes, I would be interested in serving on subcommittees that may be formed.**

Personal Information

Home Address: 11 Leisure Shore Ct
Telephone: 7186074104 Fax: _____
E-mail: ebperry68@gmail.com
I have been a Manvel Resident for 5 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: Houston Regional Office
Occupation: Veterans Outreach Coordinator
Business Address: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____

Exp Date _____

DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☒ Yes ☐ No

If yes, explain deferred adjudication for a speeding ticket in 2015

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 9

What board meetings did you attend? PD+Z 1/25/21 Council 1/19/21 PD+Z 1/11/21 Council 1/4/21 PD+Z 11/23/20 MEDC 11/18/20 Council 11/16/20 PD+Z 11/19/20 Council 11/2/20
Are you involved in any community activities? (Civic or Hobbies) ☒ Yes ☐ No
Martin Luther King Celebration Committee and Scholarship fundraising for Pearland and Alvin ISD Students, NAACP, Scout Parent (Bay Area)
Are you related to any City Employee or Council Member? Youth Economic Mentor. ☐ Yes ☒ No
If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city? ☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances? ☐ Yes ☒ No
If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

I am a very proud and concerned resident of Manvel. I would like to utilize my knowledge, skills and abilities to serve our community achieving successful and managed growth. I am confident I can work well with the City of Manvel Team to promote healthy economic development.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Stephanie N. Hernandez

Please indicate your preference below.

- ☒ Branding Task Force (Meeting dates TBA) ☒ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
____ Zoning Board of Adjustments (meets as needed)
☒ TIRZ 3 Board ____ SMDA Board (meets as needed) ☒ Building & Standards Commission (meets as needed)
____ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ____ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Occupational Information

Home Address: 2223 Blackhawk Ridge Ln
Telephone: 202 765 8677 Fax: _____
E-mail: Stephanienoyestrada@gmail.com
I have been a Manvel Resident for 1 years
Registered voter? ☒ Yes ☐ No

Business Owner? ☐ Yes ☐ No
Business Name: _____
Occupation: _____
Business Address: _____
Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number 1 Exp Date 1 DOB 1

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☐ Yes ☒ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

The primary reason to serve is meaningfully contribute the city of Manvel.
I am a Millennial - and a cultural organization lover. I have found in
this city a potential Grow (Economic, Cultural and Educational).
I really want to be part of it! I also have a lot of ideas.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____
☐ Statement & Oath Completed ☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: William E. Armstrong

Please indicate your preference below.

☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMMA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 9802 Acorn Dr
Telephone: 281-814 2115 Fax: _____
E-mail: Armstrong WJ@sbcglobal.net
I have been a Manvel Resident for 31 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: _____
Occupation: Retired
Business Address: _____
Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☒ Yes ☐ No

If so, what board/city and dates? City Council May '06 - May '10

How many city board meetings have you attended in the last 3 months? None

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies) ☐ Yes ☒ No

Are you related to any City Employee or Council Member? ☐ Yes ☒ No
If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city? ☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances? ☐ Yes ☒ No
If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

I recently retired and I would like to use my free time to help in the community.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

William F. Armstrong
Signature

1-16-21
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Cory Scorel

Please indicate your preference below.

- ☐ Branding Task Force (Meeting dates TBA) ☒ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 9501 Acorn Dr.

Telephone: 713-702-0105 Fax: _____

E-mail: coreyskitchen@gmail.com

I have been a Manvel Resident for _____ years

Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☒ Yes ☐ No

Business Name: Cory's Kitchen

Occupation: _____

Business Address: _____

Telephone: " _____ "Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

List Driver's License Number _____ Exp Date _____ DOB _____

☒ Yes ☐ No

Have you ever been convicted of a felony?

If yes, explain _____

☐ Yes ☒ No

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

If yes, explain _____

☐ Yes ☒ No

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

If yes, explain _____

☐ Yes ☒ No

Have you ever or do you currently serve on any city boards?

If so, what board/city and dates? _____

☒ Yes ☐ No

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain _____

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature _____

Date _____

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Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

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Name: AJU ABRAHAM JOHN

Please indicate your preference below.

- ☐ Branding Task Force (Meeting dates TBA) ☒ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☒ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ **Yes, I would be interested in serving on subcommittees that may be formed.**

Personal Information

Home Address: 6707 HAWKINS ST.
Telephone: 1-832-846-0763 Fax: _____
E-mail: ajuaaj2000@gmail.com
I have been a Manvel Resident for 5 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: _____
Occupation: _____
Business Address: _____
Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ **Exp Date** _____ **DOB** _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? _____

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

Church community activities. _____

Are you related to any City Employee or Council Member?

Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

Yes ☒ No

If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

I am always involved in community activities. though I do not have any prior experience in city community activities I would like to extend my help the City in many ways to the best of my capability for the development of the community. I hope you will consider my request.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

ajc john
Signature

10/05/2020

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: GOPEE RAVIPATI

Please indicate your preference below.

- ☐ Croix Park Task Force (Meeting Dates TBA) ☒ Events Task Force (Meeting Dates TBA)
- ☒ Planning & Zoning Board (meets 1st, and 3rd, Monday @ 7:00 p.m. monthly)
- ☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
- ☐ Zoning Board of Adjustments (meets as needed)
- ☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☒ Building & Standards Commission (meets as needed)
- ☒ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ **Yes, I would be interested in serving on subcommittees that may be formed.**

Personal Information

Occupational Information

Home Address: 4802 ASHLAND GLEN LANE, MANVEL, TX 77578

Business Owner? ☐ Yes ☒ No

Telephone: (281) 245-9349 Fax: _____

Business Name: _____

E-mail: RAVIPATI.G@GMAIL.COM

Occupation: _____

I have been a Manvel Resident for 1 years

Business Address: _____

Registered voter? ☒ Yes ☐ No

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? NO

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who:

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain

Please indicate briefly why you would like to be appointed to a Board or Commission:

- 1) Keep Manvel as a better place to live for children and adults
- 2) Connected with the community by influencing my network
- 3) use my analytical and strategy skills in a productive way
- 4) Make a difference

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.


Signature

02/12/2021
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: JAMES Scaffidi

Please indicate your preference below.

☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 4443 Hickory Ridge Lane
Telephone: 281-541-8818 Fax: —
E-mail: J_SCAFFIDI@AMACC.org
I have been a Manvel Resident for 1 1/2 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: ALVIN-MANUEL Chamber of Commerce
Occupation: PRESIDENT + CEO
Business Address: —
Telephone: — Fax: —

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number: — Exp Date — DOB —

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain —

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain —

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain —

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? —

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

Rodeo Volunteer, Lions Club member

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

I am interested in the growth of our city and I feel that I have leadership skills that could assist in managing and preparing for the growth.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

James Hill
Signature

1-20-21
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: John Cacolice

Please indicate your preference below.

- ☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ **Manvel** Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 13308 BARTON MEADOW LN, Rosharon

Telephone: 281-686-3396 Fax: _____

E-mail: JCACOLICE@GMAIL.COM

I have been a Manvel Resident for 02 years

Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☒ Yes ☐ No

Business Name: THE LAKES GROUP REALTY

Occupation: REALTOR - Co-Owner

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☒ Yes ☐ No

If so, what board/city and dates? BC MUD 21 - DIRECTOR

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

School PTO, AISD ZONING BOARD, AISD BOND COMMITTEE

☒ Yes ☐ No

ALVIN EDUCATION FOUNDATION

Are you related to any City Employee or Council Member?

If so, please state who: _____

☐ Yes ☒ No

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain _____

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I have always been active and supportive of local businesses and community efforts. I have lived in this area for nearly 14 years and I am looking to take a more active role in its leadership and governance.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

John Cash 11/19/20
Date

FOR OFFICE USE ONLY

Date Application Received _____

New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: BERNARDINO LEIJA

Please indicate your preference below.

☒ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☒ Zoning Board of Adjustments (meets as needed)
☒ TIRZ 3 Board ☒ SMDA Board (meets as needed) ☒ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☒ Rental Appeal Board (meets as needed)

☒ **Yes, I would be interested in serving on subcommittees that may be formed.**

Personal Information

Home Address: 6917 CINDY ST
Telephone: 281-460-9788 Fax: _____
E-mail: bernardino.leija@hotmail.com
I have been a Manvel Resident for 4.5 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☒ Yes ☐ No
Business Name: REALITY INVESTORS LLC
Occupation: RESIDENTIAL BUILDER
Business Address: 281-460-9788
Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number 11888974 **Exp Date** 2025 **DOB** 3/17/1970

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 2

What board meetings did you attend? Budget and Parks

Are you involved in any community activities? (Civic or Hobbies)

☐ Yes ☒ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who:

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I want to add value to my community.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Bernardino Leija
Signature

1/7/2021
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.



CITY COUNCIL AGENDA

Date: 3/1/2021

Agenda Item: Appointment of PD&Z
Board Members

Item/Subject: Appointment of PD&Z Board Members to place #1, #2, #3, and #4

Initiating Department/Presenter: City Secretary

Presenter: Tammy Bell

Summary:

The purpose for the PD&Z Board is to review, advise and make recommendations to the City Council on matters relating to City and extraterritorial jurisdiction (ETJ) planning and development.

Applicants: Must be residents of the City of Manvel for at least 12 months, real property owners, and not employees of the City, and **must have attended at least two consecutive PD&Z Meetings prior to being considered for appointment.**

Duties: The Planning and Zoning Commission shall: Serve as an advisory body and adjunct to the City Council, and shall make recommendations regarding amendments to the Master or Comprehensive Plan, changes of zoning, zoning ordinance amendments, and zoning to be given to newly annexed areas, and other planning related matters for the physical development of the City. Approval or disapproval of plats of proposed subdivisions submitted in accordance with City ordinances as adopted or hereafter amended. Serve in an advisory capacity on any planning related item(s) in the City and perform other duties as provided for by the City Charter.

Time Commitments: Twice per month, in the evening, if needed, usually requiring 1 to 2 hours. Additional meetings may be required infrequently to accommodate particular circumstances.

Members: Members must be residents of the City of Manvel, real property owners, and not employees of the City.

List of applicants interested in being considered for appointment to the board are;

**** All applicants below have fulfilled the attendance requirement of attending 2 consecutive PD&Z meetings ****

- Kyle Marasckin
- Alina Rogers
- Ryan Miller
- Alyssa Weekley
- Christine Diaz
- Bernardino Leija
- Adrian Gaspar
- Gabe Garza

Below is a listing of the current PD&Z Board Members and Board Terms.

Planning Development and Zoning Commission

Board Member

Term

#1 George Griffith

3/2019-3/2021

#2 Kyle Marasckin

3/2019-3/2021

#3 Vacant

3/2019-3/2021

#4 Alina Rogers

3/2019-3/2021

#5 Christy Kennard

3/2020-3/2022

#6 Dorothy Wynne

3/2020-3/2022

#7 Muhammed Alam

3/2020-3/2022

ACTION TAKEN BY COUNCIL

Motion _____ Second _____ APPROVAL ☐ YES ☐ NO Vote _____ TO _____	READINGS PASSED ☐ 1 st ☐ 2 nd	OTHER
--	---	--------------

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Kyle Maraschan

Please indicate your preference below.

- ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 7744 Scott Ave.

Telephone: 2817938969 Fax: _____

E-mail: bluepearlfishing@outlook.com

I have been a Manvel Resident for 52 years

Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☐ No

Business Name: _____

Occupation: _____

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☒ Yes ☐ No

If so, what board/city and dates? PD 7

How many city board meetings have you attended in the last 3 months? 6

What board meetings did you attend? PD 7

Are you involved in any community activities? (Civic or Hobbies) ☒ Yes ☐ No

Houston Leo
Are you related to any City Employee or Council Member? ☐ Yes ☒ No
If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city? ☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances? ☐ Yes ☒ No
If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

would like to be appointed. I believe I am an
asset to the community. Work to make the city
better for the community

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Kyle Whistler
Signature

1-11-2021
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Alina Rogers

Please indicate your preference below.

- ☒ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
____ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
____ Zoning Board of Adjustments (meets as needed)
____ TIRZ 3 Board ____ SMDA Board (meets as needed) ____ Building & Standards Commission (meets as needed)
____ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ____ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 7426 Lewis Ln.
Telephone: (281) 294-2944 Fax: _____
E-mail: AlinaRogers@yahoo.com
I have been a Manvel Resident for 15 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☒ Yes ☐ No
Business Name: Sparrow Realty
Occupation: Broker
Business Address: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☒ Yes ☐ No

If so, what board/city and dates? PD & Z

How many city board meetings have you attended in the last 3 months? All the PD & Z meetings

What board meetings did you attend? PD+Z

Are you involved in any community activities? (Civic or Hobbies)

☐ Yes ☒ No

Are you related to any City Employee or Council Member?
If so, please state who:

☐ Yes ☒ No

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances?
If yes, explain

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I have enjoyed my current term on PD+Z
and have learned quite a bit thus far. I
look forward to hopefully meet in person again soon
and continue to learn & serve on PD+Z

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☒ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Ryan Miller

Please indicate your preference below.

- ☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 6202 Texoma Dr. 77578
Telephone: 361 797 0990 Fax: -
E-mail: Ryan3millere@icloud.com
I have been a Manvel Resident for 5 1/2 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: CAPS Mfg
Occupation: Engineering
Business Address:

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain N/A

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain N/A

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain N/A

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? N/A

How many city board meetings have you attended in the last 3 months? 3

What board meetings did you attend? City Council 10/19, PDZ 11/9/20, Joint City Council/PDZ 10/13

Are you involved in any community activities? (Civic or Hobbies)

Lakeland HSA, Lakeland Watch group

☒ Yes ☐ No

Are you related to any City Employee or Council Member?

If so, please state who: Jason Albert, Spence

☒ Yes ☐ No

Do you have any outstanding taxes or other debt owed to the city?

N/A

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain

N/A

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I have enjoyed working with our community here in Lakeland and would like to continue to expand on that into Manvel. My engineering background will hopefully allow me to be a helpful and productive member of PDZ.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

[Signature]
Signature

11/9/2020
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Expires _____

☐ Statement & Oath Completed

Appointment made to _____ Term _____

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Christine Diaz

Please indicate your preference below.

- ☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 6642 Masters Rd
Telephone: 71478-2466 Fax:
E-mail: cm012m@andersoiv.org
I have been a Manvel Resident for 6 years
Registered voter? ☐ Yes ☒ No

Occupational Information

Business Owner? Yes ☒ No
Business Name:
Occupation:
Business Address:
Telephone: Fax:

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number Exp Date DOB

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain traffic ticket

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☐ No

If yes, explain

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? no

How many city board meetings have you attended in the last 3 months? 1

What board meetings did you attend? 11/11/21 + would attend next one

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

gardening, animal rescue

Are you related to any City Employee or Council Member?

Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

like planning + development + seeing how the city is shaped. familiar with survey surveys + plats. would like to still contribute

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

[Signature]
Signature

11/12/21
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Alyssa Weekley

Please indicate your preference below.

☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ **Yes, I would be interested in serving on subcommittees that may be formed.**

Personal Information

Home Address: 7125 King St, Manvel TX 77578
Telephone: 7134100372 Fax: N/A
E-mail: alyssamweekley@gmail.com
I have been a Manvel Resident for 20 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☒ Yes ☐ No
Business Name: Weekley's LLC
Occupation: Owner and General Manager
Business Address: _____
Telephone: _____ Fax: N/A

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ **Exp Date** _____ **DOB** _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain N/A

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain N/A

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain N/A

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? N/A

How many city board meetings have you attended in the last 3 months? 1

What board meetings did you attend? City Council Meeting

Are you involved in any community activities? (Civic or Hobbies)

I was a judge for the Christmas Parade in 2019.

☒ Yes ☐ No

Are you related to any City Employee or Council Member?

If so, please state who: N/A

☐ Yes ☒ No

Do you have any outstanding taxes or other debt owed to the city?

N/A

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

If yes, explain

N/A

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

In the past couple of years as I have become more involved in our town and community, I have learned how valuable these boards can be to the citizens of Manvel. I am excited for the growth coming into the city and would love to play a part in its development. Educating myself as well as others on city ordinances, building regulations, and zoning restrictions would be extremely helpful as new businesses and homeowners make their way to Manvel.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Alyssa Weekley
Signature

12/18/2020

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: ADRIAN GASTAR

Please indicate your preference below.

- ☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 8317 COOK RD. MANVEL 77578
Telephone: 713-419-6099 Fax: _____
E-mail: LAWDOG3484@AOL.COM
I have been a Manvel Resident for 23 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: _____
Occupation: RETIRED
Business Address: _____
Telephone: _____ Fax: _____

Are you a Citizen of the United States? YES

☒ Yes ☐ No

Do you have a current Driver's License?

List Driver's License Number _____ Exp Date _____ DOB _____

☒ Yes ☐ No

Have you ever been convicted of a felony?

If yes, explain _____

☐ Yes ☒ No

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

If yes, explain _____

☐ Yes ☒ No

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

If yes, explain _____

☐ Yes ☒ No

Have you ever or do you currently serve on any city boards?

If so, what board/city and dates? COUNCIL FOR 6 YEARS

☒ Yes ☐ No

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☐ Yes ☒ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain _____

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I AM RETIRED NOW AND HAVE TIME TO BE INVOLVED

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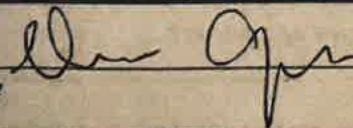
DISCLAIMER AND SIGNATURE

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature



Date

11-18-20

FOR OFFICE USE ONLY

Date Application Received: _____

New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____

Board _____

Via: ☐ website ☐ email ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires: _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: BERNARDINO LEIJA

Please indicate your preference below.

☒ Branding Task Force (Meeting dates TBA) ☒ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☒ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☒ Zoning Board of Adjustments (meets as needed)
☒ TIRZ 3 Board ☒ SMDA Board (meets as needed) ☒ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☒ Rental Appeal Board (meets as needed)

☒ **Yes, I would be interested in serving on subcommittees that may be formed.**

Personal Information

Home Address: 6917 CINDY ST
Telephone: 281-460-9788 Fax: _____
E-mail: bernardino.leija@hotmail.com
I have been a Manvel Resident for 4.5 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☒ Yes ☐ No
Business Name: REALITY INVESTORS LLC
Occupation: RESIDENTIAL BUILDER
Business Address: _____
Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ **Exp Date** _____ **DOB** _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 2

What board meetings did you attend? Budget and Parks

Are you involved in any community activities? (Civic or Hobbies) ☐ Yes ☒ No

Are you related to any City Employee or Council Member?
If so, please state who: _____ ☐ Yes ☒ No

Do you have any outstanding taxes or other debt owed to the city? ☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain _____ ☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I want to add value to my community.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with or without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Bernardino Leija
Signature

1/7/2021
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____.

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Gabriel "Gabe" Garza

Please indicate your preference below.

☐ Branding Task Force (Meeting dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☒ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ **Yes, I would be interested in serving on subcommittees that may be formed.**

Personal Information

Home Address: 6611 Lone Star Ridge

Telephone: (956) 566-9643 Fax: _____

E-mail: gabriel.igarza@gmail.com

I have been a Manvel Resident for 6 years

Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No

Business Name: Marriott Marquis Houston Hotel

Occupation: Senior Sales Executive

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

I am an active member on the Alvin ISD zoning committee

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain

Please indicate briefly why you would like to be appointed to a Board or Commission:

I believe it is important for community members, of all walks of life, to embrace the communities they live in. Community engagement allows residents to share their opinions, explore new perspectives, connect with new people, and most importantly it feels good. There is a sense of pride in ones self for being a part of something greater. There is something great happening in the City of Manvel and I want to be a part of it. I look forward to working with my fellow community members. Thank you!

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

01/07/2021

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: PAUL D. BOFKA

Please indicate your preference below.

☐ Events Task Force (Meeting Dates TBA) ☒ Croix Park Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: MANVEL, TX
5510 MASTERS RD.
Telephone: 713-884-2640 Fax: —
E-mail: WABEFISHING PAUL @ GMAIL . COM
I have been a Manvel Resident for 41 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: —
Occupation: FINANCIAL CONSULTANT
Business Address: —
Telephone: —

Are you a Citizen of the United States?
☐ No ☒ Yes

Do you have a current Driver's License?

List Driver's License Number — Exp Date — , / , DOB — / — / —

Have you ever been convicted of a felony?
If yes, explain —

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?
If yes, explain —

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?
If yes, explain —

Have you ever or do you currently serve on any city boards?
If so, what board/city and dates? —

☒ Yes

☒ Yes ☐ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

How many city board meetings have you attended in the last 3 months? 1
What board meetings did you attend? LAST BOARD MEETING ON JAN. 4TH

Are you involved in any community activities? (Civic or Hobbies) ☒ Yes ☐ No
SACRED HEART CHURCH SOCIAL MINISTRY

Are you related to any City Employee or Council Member? ☐ Yes ☒ No
If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city? ☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances ☐ Yes ☒ No
If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

FOR THE PAST 8 YEARS I HAVE DEVELOPED AN ONGOING
NATURE PRESENT FOR MIGRATORY AND LOCAL BIRDS,
BUTTERFLIES, POLLINATORS AND OTHER SMALL ANIMALS
ON MY 6 AC HOMESITE.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Paul D. Saffo
Signature

JAN 11, 2021
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Ellen Naegeli

Please indicate your preference below.

☐ Events Task Force (Meeting Dates TBA) ☒ Croix Park Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☐ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 6603 Del Bello Spur
Telephone: 713-545-7934 Fax: _____
E-mail: ellenent@email.net
I have been a Manvel Resident for 26 years
Registered voter? ☒ Yes ☐ No

Occupational Information

Business Owner? ☒ Yes ☐ No
Business Name: Naegeli Transportation, Inc
Occupation: manager
Business Address: _____
Telephone: 713

Are you a Citizen of the United States?
☐ No

☒ Yes

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 0
What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

recycling

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

I would like to make sure that, as Manvel grows, the city places great value on its greenspaces and develops responsibly.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Eileen Meyer Jan 11, 2021
Signature Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____.

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Leslie R. Calvert

Please indicate your preference below.

- ☒ Events Task Force (Meeting Dates TBA) ☒ Croix Park Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 2nd, and 4th, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 7202 Oak Hill Rd 77578

Telephone: 713 715 8711 Fax: _____

E-mail: calvertles@yahoo.com

I have been a Manvel Resident for 29 years

Registered voter? ☒ Yes ☐ No

Occupational Information *retired*

Business Owner? ☐ Yes ☒ No

Business Name: _____

Occupation: _____

Business Address: _____

Telephone: _____ Fax: _____

Are you a Citizen of the United States?

☐ No

☒ Yes

Do you have a current Driver's License?

☒ Yes ☐ No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? N/A

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

☐ Yes ☒ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who: _____

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain _____

Please indicate briefly why you would like to be appointed to a Board or Commission:

Paul Sofka and I are very interested in nature
and preserving habitat for birds, etc.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Joshua Colvert
Signature

11/9/21
Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: BRIAN WILMER

Please indicate your preference below.

- ☒ Croix Park Task Force (Meeting Dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 1st, and 3rd, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☒ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☒ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 7824 JORDAN RD.
Telephone: 713.504.4397
E-mail: BRIAN@DISCOVERYGREEN.COM
I have been a Manvel Resident for 12 years
Registered voter? ☒ Yes ☐ No

Are you a Citizen of the United States? YES

Do you have a current Driver's License?

List Driver's License Number _____ exp Date _____ DOB _____

Have you ever been convicted of a felony? NO
If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony within the last 10 years?
If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?
If yes, explain _____

Have you ever or do you currently serve on any city boards?
If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? _____
What board meetings did you attend? NONE IN PERSON.

Occupational Information

Business Owner? ☐ Yes ☒ No
Business Name: DISCOVERY GREEN
Occupation: PARK MANAGER
Business Address _____
Telephone: _____

☒ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

Are you involved in any community activities? (Civic or Hobbies)

☒ Yes ☐ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who:

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain

Please indicate briefly why you would like to be appointed to a Board or Commission:

BECAUSE THE MAYOR ASKED ME TO APPLY.

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I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

Date

1/24/21

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

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QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Jordan Liston

Please indicate your preference below.

☒ Croix Park Task Force (Meeting Dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 1st, and 3rd, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 10625 Leslie Ln

Telephone: 832-434-8682 Fax: _____

E-mail: Jordan_Liston@yahoo.com

I have been a Manvel Resident for 6 years

Registered voter? ☒ Yes ☐ No

Are you a Citizen of the United States?

☒ Yes ☐ No

Do you have a current Driver's License?

☐ Yes ☒ No

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

☐ Yes ☒ No

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

☐ Yes ☒ No

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

☐ Yes ☒ No

If yes, explain _____

Have you ever or do you currently serve on any city boards?

☐ Yes ☒ No

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? 0

What board meetings did you attend? _____

Are you involved in any community activities? (Civic or Hobbies)

Church - NHC

☒ Yes ☐ No

Are you related to any City Employee or Council Member?

If so, please state who: Niccole Tyson - Sister

☒ Yes ☐ No

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances
If yes, explain

☐ Yes ☒ No

Please indicate briefly why you would like to be appointed to a Board or Commission:

I am a proud Manvel resident & an avid birder. I enjoy photographing birds, visiting our National Wildlife Refuges just south of town to view them in their migration, and building birdhouses specific to our birds needs, & traveling around Texas to see all of the different species that God created for us to enjoy. We here in Manvel reside in an excellent place to enjoy birds as we have more bird species in Texas than any other state & our county lies in the center of the central flyway (a major migration pathway). Did you know over 300 species of birds have been spotted in Brazos Bend State Park? That's nearly the most of any state or national park in the entire nation & it's only 17 miles (as the crow flies) from Croix Rd. Park. During my 6 years in Manvel I have been disappointed at the lack of attention to any greenspace for our community & our wildlife. Pearland has many parks, ponds/lakes, bird sanctuaries, bike paths & waterparks - While Manvel only has Croix .. I'd love to help change that & make it better

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with or without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Jordan Liston
Signature

Date

FOR OFFICE USE ONLY

Date Application Received

New Applicant? ☐ Yes ☐ No

If no, applicant previously served on

Board

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to

Term

Expires

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

Board & Commission Application

INSTRUCTIONS: Please complete the entire form and sign at the bottom of the second page. A copy of your Driver's License or other state issued ID will need to be attached to the application in order for it to be processed. Please return your completed application to the City Secretary's Office at 20025 HWY 6, Manvel Tx 77578. Please note, knowingly making a false entry in, or false alteration of, a governmental record is an offense under section 37.10 of the Texas Penal Code and, upon conviction, may subject a violator to criminal penalties.

QUALIFICATIONS: In addition to the qualifications for service on a board required by city ordinances or state law, a person appointed to a board must not be delinquent in the payment of taxes, water service charge or other obligation to the city.

Name: Phyllis Manson

Please indicate your preference below.

- ☒ Croix Park Task Force (Meeting Dates TBA) ☐ Events Task Force (Meeting Dates TBA)
☐ Planning & Zoning Board (meets 1st, and 3rd, Monday @ 7:00 p.m. monthly)
☐ Manvel Economic Development Corporation Board (meets 2nd Wednesday of the month @ 7:00 p.m.)
☐ Zoning Board of Adjustments (meets as needed)
☐ TIRZ 3 Board ☐ SMDA Board (meets as needed) ☐ Building & Standards Commission (meets as needed)
☐ Parks and Recreation Board (meets 1st Wednesday of the month @ 6:30 p.m.) ☐ Rental Appeal Board (meets as needed)

☐ Yes, I would be interested in serving on subcommittees that may be formed.

Personal Information

Home Address: 6225 Cemetery Rd
Telephone: 281-827-5624 Fax: _____
E-mail: pmanson@peoplepc.com
I have been a Manvel Resident for 50 years
Registered voter? ☒ Yes ☐ No

Are you a Citizen of the United States?

Do you have a current Driver's License?

List Driver's License Number _____ Exp Date _____ DOB _____

Have you ever been convicted of a felony?

If yes, explain _____

Have you been convicted of, received probation or deferred adjudication for any offense that was not a felony with in the last 10 years?

If yes, explain _____

Are you, or have you ever been an adversary party to pending litigation against the City of Manvel?

If yes, explain _____

Have you ever or do you currently serve on any city boards?

If so, what board/city and dates? _____

How many city board meetings have you attended in the last 3 months? could-

What board meetings did you attend? Several online

Occupational Information

Business Owner? ☐ Yes ☒ No

Business Name: _____

Occupation: _____

Business Address: _____

Telephone: _____ Fax: _____

☒ Yes ☐ No

☒ Yes ☐ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

N/A

Are you involved in any community activities? (Civic or Hobbies)

☐ Yes ☒ No

Are you related to any City Employee or Council Member?

☐ Yes ☒ No

If so, please state who:

Do you have any outstanding taxes or other debt owed to the city?

☐ Yes ☒ No

Have you been cited in the past year for non-compliance of any City Codes/Ordinances

☐ Yes ☒ No

If yes, explain

Please indicate briefly why you would like to be appointed to a Board or Commission:

I would love to see Croix Park become active again.
I am a Croix descendant so of course I have an
interest. I also enjoy projects and planning from
start to finish. Thanks for the consideration.

PROVIDE ALL INFORMATION REQUESTED: INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED FOR BOARD/COMMISSION OPPORTUNITIES. Your complete application form will be maintained in our active files for one year from the date of the application. I understand that should I not be appointed to a City of Manvel board or commission, this application and any other records obtained, collected or otherwise prepared regarding this application shall be maintained in accordance with the Texas Public Information Act and the City of Manvel's document retention schedule.

DISCLAIMER AND SIGNATURE

I certify that my answers above are true and complete. I understand that the information contained in this application may be considered among other criteria, qualifications and/or information, by the City Council in its evaluation for the position being sought. I further understand that should I be appointed to any City of Manvel board or commission, I serve at the pleasure of the City Council and may be removed from said position at any time and for any reason or no reason at all, with or without notice. I also understand that should I be appointed to a City of Manvel board or commission, I must be responsible for a creditable record of attendance and performance. If this application leads to my appointment to a position on a City of Manvel Board or Commission, I understand that false or misleading information in my application may result in my removal from my position.

I authorize the City of Manvel to conduct a background check to verify all data given in this application.

I have carefully read and understand the above statement.

Signature

Date

FOR OFFICE USE ONLY

Date Application Received _____ New Applicant? ☐ Yes ☐ No

If no, applicant previously served on _____ Board _____

Via: ☐ website ☐ mail ☐ in person ☐ referral ☐ newspaper

Appointment made to _____ Term _____

Expires _____

☐ Statement & Oath Completed

☐ No appointment made at this time, retain application for one year.

PAUL D. SOFKA
PO BOX 736
MANVEL, TEXAS 77578
wadefishingpaul@gmail.com

OCCUPATIONAL HISTORY

May 1974 to Present
Financial Consultant with Lincoln Financial Advisors; Specializing in
Business, Personal & Estate Planning
1972 to 1974 - Manager, Otto's Barbecue (Family Restaurant)
1967 to 1972 - Houston Lighting & Power Co. (Sales)

EDUCATION

St. Thomas High School, Houston, Texas - 1956
University of St. Thomas, BA Economics - 1960
The American College, Bryn Mawr, PA - Chartered Financial Consultant (ChFC)
- Chartered Life Underwriter (CLU)

CHURCH & CHARITABLE EXPERIENCE

2013 to Present - Pure Water for the World, Rutland VT (*PUREWATERFOR THE WORLD.ORG*)
Fundraising and Board Member, 7 Trips to Haiti installing Bio-Sand Filters

2011 to Present - Nehemiah Vision Ministries, Kirklint, IN, USA; (*NVM.ORG*)
Financial / Community Support for Clinic and School in Haiti

2008 to Present - Sacred Heart Social Ministries, Manvel, TX
Financial Support & Advisory Role for Operations

2003 to 2010 - World Family Missions, Santiago, Mexico
Financial Support for Medical Supplies & Food for Indigenous
Indians in the Sierra Madre Mts.; 3 trips to Mexico as volunteer

1999 to 2009 - American Red Cross, Houston, TX
Volunteer on Disaster Team; Captain of Disaster Team; *EXPANDED NEW SHELTERS
IN BRAZORIA, CO*

1988 to 1998 - AIDS FOUNDATION HOUSTON, TX
Hospital Volunteer; Board Member; Chairman for 2 years

1990 to 1995 - Third Age Learning Center, Houston, TX
Board Member; Chairman for 2 years

1985 to 2005 - Office of Aging, Diocese of Galveston-Houston
Board Member; Chairman for 3 years

1963 to 1966 - Diocesan Pastoral Council of Galveston-Houston
Founding Member; Parish Representative; Chairman for 2 years

1987 to 1989 - Sacred Heart Catholic Church, Manvel, TX
Council Member

I'm always thrown when someone asks me "how long have you been birding", because I really don't have an answer. It just seems like always. I know when I became totally hooked was my first trip to High Island during spring migration. Seeing large numbers of warblers, a species I wasn't even familiar with, well, it just clicked, I was officially a birder. Before that trip though, my husband had a place in Utopia Texas, and I was already noticing new birds for me, Vermillion Flycatchers, Kingbirds, Painted Buntings, Black-Chinned hummingbirds swarming like bees, etc.

Then on a trip to Costa Rica, I also learned how important plants are to everything, from the tiniest insect to mammals.

I was asked to take over the Birdathon at the Houston Audubon Society which I did for 3 or 4 years. I was so excited to support such a wonderful group and had fun doing it. Plus I met so many new people which resulted in a lot of friendships. (i.e. Glen Olson).

I love it that my friends know to leave me alone during spring migration, I am booked!! But the best part is when someone comes up to me now and says "I saw this bird with a little tuft on his head, what is it?" Well of course it is a Tufted Titmouse. And then they ask "How did you know", and I reply "you just described it to me". I used to be that person, so now I can "pay it forward".

It is truly a privilege to be included in this project. I can feel the excitement in everyone in the group. I know this is going to be so rewarding when it is done, and to also use it as a teaching tool for our youth is so important to me. We need to get more people, old and young, involved in preserving our environment, and this is a great starting point for our area.

I've learned all you have to do is raise awareness, and all of a sudden people see things they've never noticed before. And what better place to start than a beautiful park!!

Leslie Reed Calvert
Tired and Retired

^[1] As a TCAP member, the City's provider in 2019 was GEXA Energy. Some TCAP members may receive electric service on some city accounts from electric cooperatives. If this is the case, indicate all electric providers that provide service for city accounts and the total amount of electricity consumed by the city.

Hello! My name is Jordan Liston.

I've lived in the area for my entire life & in Manvel specifically since 2015. I am 29 years old, Married to my favorite person on the earth, and we have a 5 month old so. I graduated from Baylor University with a degree in Graphic Design/Marketing. I do freelance work in that field & am also the Creative Communications Director at NHC & the Online Campus Pastor for our Online Services.

I love birds/pants & always have. I believe our area has a unique beauty with it's coastal & inland plants/animals all thriving together. This area is incredibly biodiverse. TX has the highest species count for Birds in our whole country & our city is right in the middle of the central flyway meaning we are an excellent spot for this type of work. I've grown up fishing, kayaking, and birdwatching all through our area and I really do think we have something special. I build birdhouses specifically sized for birds in our area. I built over 75 last year & many of those I placed in the woods near the Church, along chocolate bayou at my in-laws, in the woods on my parents land, & on my land in Leedy Estates. I garden & grow vegetables each year & we have 10+ citrus trees that we maintain. I also photograph birds in our area & have attached some of my photos all taken in Manvel, TX.

I am a believer that the Lord has blessed us with an area rich in plant and animal life. I try my best to take care & encourage plant & animal life on the piece we live on & I would like to share this passion with our city park.

Thank you

-Jordan

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Greetings,

I was born and raised in South Houston TX and from an early age felt a responsibility to take care of our environment. To that end I earned a degree in Forestry emphasizing Wildlife Management from the School of Forestry at Stephen F. Austin State University. My goals included management of habitats for the provision of its inhabitants and so hired on with the U.S. Forest Service as a Wildlife Biologist. My assignments included the mountains of northern California on the Shasta Trinity NF focusing on Northern Spotted Owl protection and recovery while maintaining timber production and grazing allotments and east Texas on the Sabine NF where the focus was on red-cockaded woodpecker protection and recovery while maintaining timber production and mineral leasing. I was dedicated to balancing the needs of the rural community with the needs of the wild communities on Federal lands.

My father passed in 1993 and I left the USFS to return to Houston and (temporarily !) help run the family trucking business. I always live in as remote a place as I can and at the time, Manvel, TX was that place. 26 years later I am still here and have watched many changes to that once-remote place. Change is inevitable. It is my belief that embracing change provides an opportunity for determined and committed people to guide it so that our natural places are appropriately valued. The Croix Park Initiative is just such an opportunity. We can showcase the native beauty of our area via the Croix Botanical Garden space, provide recreational space for the growing community with all-access playspaces and soccer fields and of course, the natural ecosystems of the Mustang Bayou bottom lands that we are so lucky to have bordering the park. All this while meeting the Living Legacy wishes of the very generous Croix family.

As a resident of Manvel I hope to see ALL communities thrive and am honored and thankful to be included with the stellar members of this task force.

Ellen Naegeli

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**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

City Council Plat Report

Plat Name	Meridiana Cumulus Drive Phase 3 Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
City Council Meeting Date	March 1, 2021
Recommendation	Approval with One Condition
Submitted By	Jessica Rodriguez, Director of Development Services

Background

A preliminary plat for Meridiana Cumulus Drive Phase 3 was submitted to the City for review on January 25, 2021. City staff reviewed the preliminary plat and returned comments to the applicant on February 5, 2021 (according to the plat submittal schedule). The staff comment letter included one comment where it was stated that Reserve A is functioning as a Spite Strip and would prevent the east property owner from connecting to Cumulus. Staff recommended relocating the 80-foot right-of-way (Cumulus Drive) to the common property line and removing Reserve A. A Spite Strip is typically a narrow strip of land used to stop access to another person's property. In the case of the Meridiana Cumulus Drive Phase 3 Preliminary Plat, the subdivider (Rise Development) is putting Reserve A (the spite strip) between the new road (Cumulus Drive) and the adjacent property (Residue of Lot 7). If Reserve A is approved in this preliminary plat layout, the property owner of "Residue of Lot 7" can only access Cumulus Drive if they received permission from Reserve A's owner.

On February 11, 2021, an electronic PDF was emailed in response to Meridiana Cumulus Drive Phase 3 Preliminary Plat. A comment response letter was not attached or submitted. The emailed response stated no changes were made to the preliminary plat because there were no comments (from staff). Staff then prepared a plat report for the February 22, 2021, Planning, Development and Zoning Commission meeting with no response from the applicant or developer concerning the Spite Strip. At the meeting and in the staff report, staff presented a recommendation of approval to PD&Z with one condition. The condition stated to "Provide a plat note whereby Reserve "A" provides driveway/vehicular access from abutting properties identified as "Residue of Lot 7", "Residue of Lot 8", and "Residue of Lot 9" to Cumulus Drive." The recommendation was made by staff to allow the owner of "Residue of Lot 7" access to Cumulus Drive. Since the Planning, Development and Zoning Commission meeting, City staff has revised the proposed condition which is stated in "Staff Recommendation" of this report.



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
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Staff has determined Reserve A (Spite Strip) is in violation of Meridiana's O-PUD (Ordinance No. 2009-O-04, dated February 23, 2009) and *Manvel A Visionary Future 2007 Comprehensive Plan*. On page 15 of Meridiana's PUD, under the Subsection E., it states "Seven Oaks Ranch will establish a transportation network consisting of streets and other forms of transportation that will comply with the City's Major Thoroughfare Plan (the Transportation Corridor Plan contained within the adopted Comprehensive Plan) adopted by City Council January 28, 2008 and meet the mobility needs of the community." In referencing the 2007 Comprehensive Plan, the Transportation Corridor Plan identified various criteria. One of the criteria stated is to "recognize existing physical characteristics that establish barriers to transportation." The physical barriers include both natural and man-made (*Manvel A Visionary Future 2007 Comprehensive Plan*, page 29). The layout of Reserve A in the Meridiana Cumulus Drive Phase 3 Preliminary Plat is a man-made barrier prohibiting access to Residue of Lot 7 to Cumulus Drive, therefore, in violation of the City's 2007 Comprehensive Plan. To provide additional background, the Developer was keenly aware of the City's 2007 Comprehensive Plan because they requested a variance from the Thoroughfare Plan housed within. The Thoroughfare Plan was amended by Ordinance No. 2009-O-05, dated February 23, 2009, for Seven Oaks Ranch Development (also known as the Meridiana Development). The amendment removed a proposed "minor corridor" extending from Clark Road to South Masters (also known as Manvel-Sandy Point Road). The adopted amendment allowed the present location of what would become "Cumulus Drive" moving the connection west from its previous intersection with South Masters. This is illustrated on the most currently approved Meridiana General Development Plan Amendment No. 17. It is also noteworthy, that a public street is designated as a "minor corridor" on the City's Major Thoroughfare Plan and the Meridiana O-PUD defines a "Collector Street" as a "minor corridor" (page 85).

Other instances where Reserve A is in violation of Meridian's O-PUD include Subsection 4., *Provide for Orderly Growth* (page 8), Subsection D., *Benefits to the City of Manvel* (page 12), and Subsection 4., *Vehicular Circulation Plan* (page 17).

1. Subsection 4., *Provide for Orderly Growth*, states, "In addition, Seven Oaks Ranch will help the City achieve a highly efficient and cohesive public infrastructure system".
2. Subsection D., *Benefits to the City of Manvel*, states, "In addition, the infrastructure that will be constructed by Seven Oaks Ranch will help the city to achieve its goal of a well planned and designed infrastructure system which will benefit the city and its residents for many years to come".
3. Subsection 4., *Vehicular Circulation Plan*, states, "The plan (Vehicular Circulation Plan) is designed to meet the mobility needs of the development in a safe and efficient manner as well as provide adequate circulation for the overall area".



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Reserve A in the Meridiana Cumulus Drive Phase 3 Preliminary Plat, prevents a cohesive public infrastructure system (page 8), prevents the city in achieving its goals for a well planned and designed infrastructure system (page 12), and prevents adequate circulation for the overall area (page 17) because it restricts access of Residue of Lot 7 to Cumulus Drive. Any future development of Residue of Lot 7 would only have road access from South Masters and not Cumulus Drive. This is in violation of the 2007 Comprehensive Plan and Meridiana O-PUD.

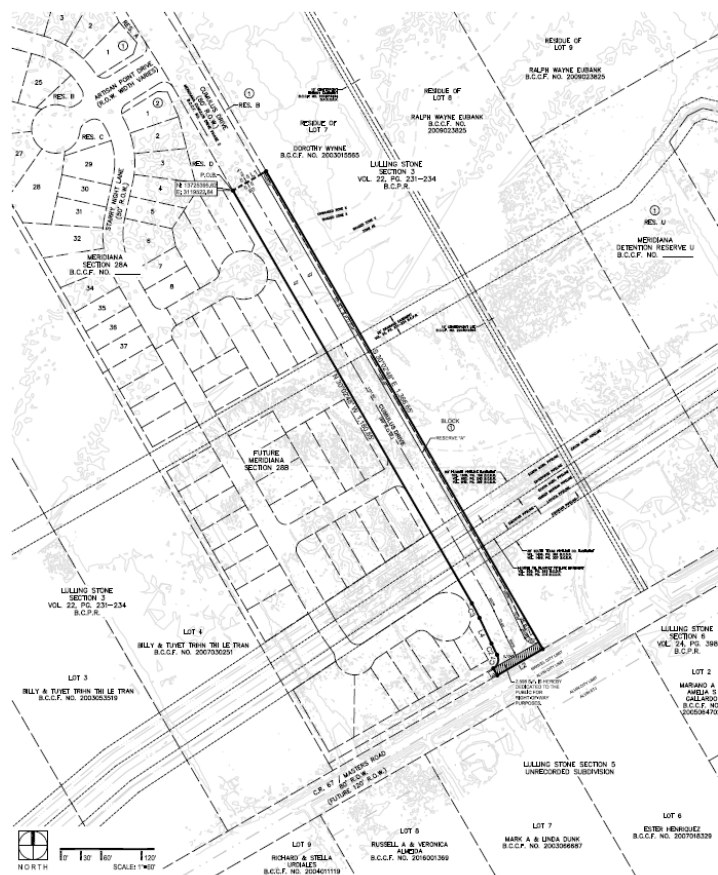
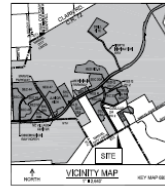
Planning, Development and Zoning Commission Recommendation

The Planning, Development and Zoning Commission made an unfavorable recommendation to City Council for the Meridiana Cumulus Drive Phase 3 Preliminary Plat at their February 22, 2021, meeting. The vote was zero yeas to six nays on a motion to recommend approval.

Staff Recommendation

The City staff recommends approval with one condition for the Meridiana Cumulus Drive Phase 3 Preliminary Plat. The condition is:

1. Provide a plat note whereby Reserve "A" gives street access to "Residue of Lot 7" to Cumulus Drive. "Residue of Lot 7" can only locate a street(s) in alignment with existing street(s) platted in the Meridiana Development, identified as Meridiana Section 28A and Meridiana Section 28B. All road construction costs associated with "Residue of Lot 7" to connect to Cumulus Drive will be the sole responsibility of said owner.

[illegible]

RESERVE	REQUIREMENTS	QUANTITY	UNIT
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSE	20,413.22	S.M.

LINE	ANGLE	DISTANCE
L1	N 88°57'12" E	85.0
L2	S 56°57'12" W	129.7
L3	N 30°52'45" W	20.12
L4	N 28°57'41" W	70.4

CURVE	CHANGUS	ARC LENGTH	CHORD BEARING	CHORD LEN
C1	25.00'	38.87'	N 10°47'14" E	24.84'
C2	540.00'	21.12'	N 28°47'45" W	20.11'
C3	490.00'	40.28'	N 27°20'14" W	40.23'

OWNER CONTACT INFORMATION
GRM1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

DISCUSSION

[illegible]

1 Block and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

January 25, 2021





MANVEL CITY COUNCIL

DATA SHEET

MEETING DATE: March 1, 2021

TOPIC: Subdivision variance request for 4.8626 acres of property located at 5425 Del Bello Lane, seeking to vary Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements*.

BACKGROUND: The property is located at 5425 Del Bello Lane in the Open-Single Family Residential (O-SFR) zoning district. The site has an existing barn that the owner would like to convert into a detached single-family home. The property owner, Ms. Amy Crawford-Fiallos, has requested a variance to Section 62-111 (a) and (c) of the subdivision ordinance for Del Bell Lane. This Section requires one-half of all perimeter (abutting) roads to be constructed to concrete curb and gutter. Del Bello Lane exists as approximately 1,700 feet of asphalt surface and the remainder crushed concrete. This property is located on the crushed concrete portion of Del Bello Lane. The lot's total frontage on Del Bello Lane equals to 269.50 feet.

City staff is recommending approval of the variance request for one-half of an asphalt surface for the total lot frontage of 269.50 feet. One-half of the pavement width is 13-feet. The details of the recommendation are detailed in the "Recommendation" section below.

RECOMMENDATION: The staff recommends approval with a development agreement with five conditions. The conditions include:

1. Developer shall construct, at the Developer's sole expense, one-half of Del Bello Lane (abutting roadway) from the eastern front property line to the western front property line (a total of 296.50 linear feet) as an asphalt surface in accordance with the city's design criteria manual;
2. The Property may only be used for occupancy by one detached single-family home;
3. The Property may not be subdivided;
4. Developer shall dedicate a 10-foot (in width) right-of-way for Del Bello Lane along the southern boundary of The Property in a boundary agreement; and
5. City shall record this agreement with the Brazoria County Clerk. Developer shall be responsible for the cost of recordation.

ATTACHMENTS: Application, Development Agreement, Survey, Zoning Vicinity Map, and Aerial Vicinity Map

FUNDING ISSUES

- ☒ **Not applicable**
☐ **Not budgeted**
☐ **Full amount already budgeted**
☐ **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER Jessica Rodriguez	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
---	---

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2021, is by and between the City of Manvel, Texas, (“City”) and Amy Crawford-Fiallos, property owner of certain hereinafter described property located within the City, (herein also called “Developer”), all collectively referred to as the “Parties.” This Agreement is in regard to the remodel of an existing barn into a single-family structure on 4.8626 acres of land located at 5425 Del Bello Lane (the “Property”).

WHEREAS, Developer wishes to remodel an existing barn into a single-family structure on 4.8626 acres of land located within the City limits of the City of Manvel, said tract being located at 5425 Del Bello Lane; and,

WHEREAS, Section 62-111 (a) of The City Code requires all streets be constructed in accordance with the city’s design criteria; and

WHEREAS, the remodel of the existing barn into a single-family residence requires the city’s approval of construction plans for one-half of Del Bello Lane to concrete curb and gutter and compliance with the City’s subdivision ordinance; and

WHEREAS, Section 62-111 (c) of The City Code requires the Developer to construct necessary improvements on all the adjacent street (Del Bello Lane) in order to bring the pavement and curbing up to the City’s minor street standards for the one-half of the street abutting the Property; and

WHEREAS, pursuant to Section 62-5 of The City Code, the Developer has applied for a variance to this perimeter road construction requirement, said application is attached as Exhibit “A”;

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, if said variance is granted by the City Council, the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being 4.8626 acres situated in the M.V. O’Donnell Survey, Abstract 469, in Brazoria County, Texas and being out and part of the west one-half (1/2) of Lot 16, Block O of Allison-Richey Gulf Coast Home Company’s Subdivision, Volume 2, Page 91 & 92 of the plat records of Brazoria County, Texas (the “Property”). The Property is more fully described and depicted in the survey attached as Exhibit “B”, attached hereto.

1.02 Project Description. This Agreement is in regard to the remodel of an existing barn into a single-family structure on the Property, owned by Developer.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City grants the Developer a variance from the requirements of Section 62-111(a) and (c) of the City's subdivision ordinance, with and subject to the following conditions.

2.02 Conditions. The required conditions are as follows:

- (i) Developer shall construct, at the Developer's sole expense, one-half of Del Bello Lane (abutting roadway) from the eastern front property line to the western front property line (a total of 296.50 linear feet) as an asphalt surface in accordance with the city's design criteria manual;
- (ii) The Property may only be used for occupancy by one detached single-family home;
- (iii) The Property may not be subdivided;
- (iv) Developer shall dedicate a 10-foot (in width) right-of-way for Del Bello Lane along the southern boundary of The Property in a boundary agreement; and
- (v) City shall record this agreement with the Brazoria County Clerk. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Other than permits to remodel the existing barn into a single-family structure, and construct or improve related accessory residential buildings, residential water well, and residential septic system, Developer agrees that the City shall not issue any other construction permit or approve any further development, plat, or re-plat of the Property until the Developer complies with the provisions of The City Code then in effect for such construction, development, plat, or replat; and

(ii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer remodeling an existing barn into a single-family structure. Failure of the Developer to begin to remodeling an existing barn into a single-family structure, and diligently pursue completion, within one-year of City Council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

- 4.01. Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.
- 4.02. Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.
- 4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.
- 4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.
- 4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.
- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel
 20031 Morris Avenue
 Manvel, Texas 77578
 ATTN:City Manager

If to Developer: Amy Crawford-Fiallos
 5425 Del Bello Lane
 Manvel, TX 77878

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 2____.

CITY OF MANVEL:

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

Notary, State of Texas

(NOTARY SEAL)

Ms. Amy Crawford-Fiallos:

By: _____

Name: Amy Crawford-Fiallos

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

 This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Exhibit A

CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

Phone: (281) 489-0630
Fax: (281) 489-0634

Subdivision Variance Application

Applicant Information

Applicant (If not owner), Amy Crawford-Fiallos
Phone: 281-224-5848 e-mail: meredith@parentlaw.com
Owner: Amy Crawford-Fiallos
Owner Address: 5225 Del Bello Ln. City Manvel State TX Zip 77578
Phone: 281-224-5848 e-mail: meredith@parentlaw.com

Property Information

Site Address: 5425 Del Bello Lane, Manvel, TX 77578
Legal description (from deed): 4.8626 acres situated in the M.V. O'Donnell Survey, abstract 469, in Brazoria County
(Property must be legally subdivided or be lot of record) Texas and being out of and a part of the West one half (1/2) of lot 16,
Brazoria County Identification Number: 173734 Block O of Allison-Richey Gulf Coast Home Company's
Subdivision, According to the map or plat thereof recorded
in Volume 2, page 91 and 92 of the plat records of Brazoria
County, Texas.

Description of Subdivision Variance Request

Applicant seeks a subdivision variance request for property located at 5425 Del Bello Lane, seeking relief from Chapter 62, Section 62-111 (a) and (c). In lieu of constructing a half-street on the south side of the property, the applicant seeks to dedicate an additional 10' for the right-of-way for a future road and relief from the filing of a development plat, if necessary.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

See attached.

Exhibit A

- o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

See attached.

- o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

See attached.

- o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

See attached

Applicant Authorization

I authorize the City of Marvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Marvel as they deem necessary for the processing of this application.

Applicant Signature

Date

Submit variance request material to the Permit Department, City of Marvel, 20025 Highway 6 Marvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.

Exhibit A

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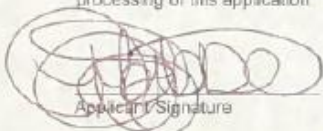
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See attached

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Applicant Signature


Date

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Exhibit A

Attachment to Subdivision Variance Application of Amy Crawford-Fiallos
Site Address: 5425 Del Bello Lane, Manvel, TX 77578

Detailed Explanation of Subdivision Variance Request

The property owner requests a variance to Section 62-111(a) and (c) of the Subdivision Ordinance to seek relief from construction of one-half of a 60' wide road in order to obtain a building permit to modify an existing accessory building (barn) into a single-family residence on a single tract of land that is larger than one acre and relief from the filing of a development plat, if necessary.

What are the special circumstances affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance:

At some time prior to June 26, 1964, interest in the west and east portions of Lot 16 of Division O of the Allison-Richey Gulf Coast Home Company's subdivision of the M.V. O'Donnell Survey, Abstract 469 was conveyed to separate owners. In 2000, the subsequent owner of the east half of the lot (5535 Del Bello Lane) constructed a single-family residence without the necessity of a development plat or half street. Currently, the road on the 40' right-of-way to the property is not paved. A variance is necessary due to the undue burden and expense of platting, fencing, and surfacing the road. With this added expense, the quality and size of our proposed residence would be adversely affected. The cost of hard surfacing the road will detrimentally affect the valuation of the property for financial lending purposes.

How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Without the variance, the applicant would be required to construct a half-street abutting applicant's property that would not connect to any other paved roadway in order to obtain a building permit. A variance is necessary to preserve and enjoy applicant's substantial property right in building a single-family residence for her own use on her property.

Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

There is currently no paved roadway. There would be no impact to any adjoining properties if construction of the street is delayed. There is only one other residence past our proposed home that uses Del Bello Lane. Granting this variance will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area because it complies with City ordinances and does not impinge on any other properties. Granting this variance will benefit our neighbors because we would

Exhibit A

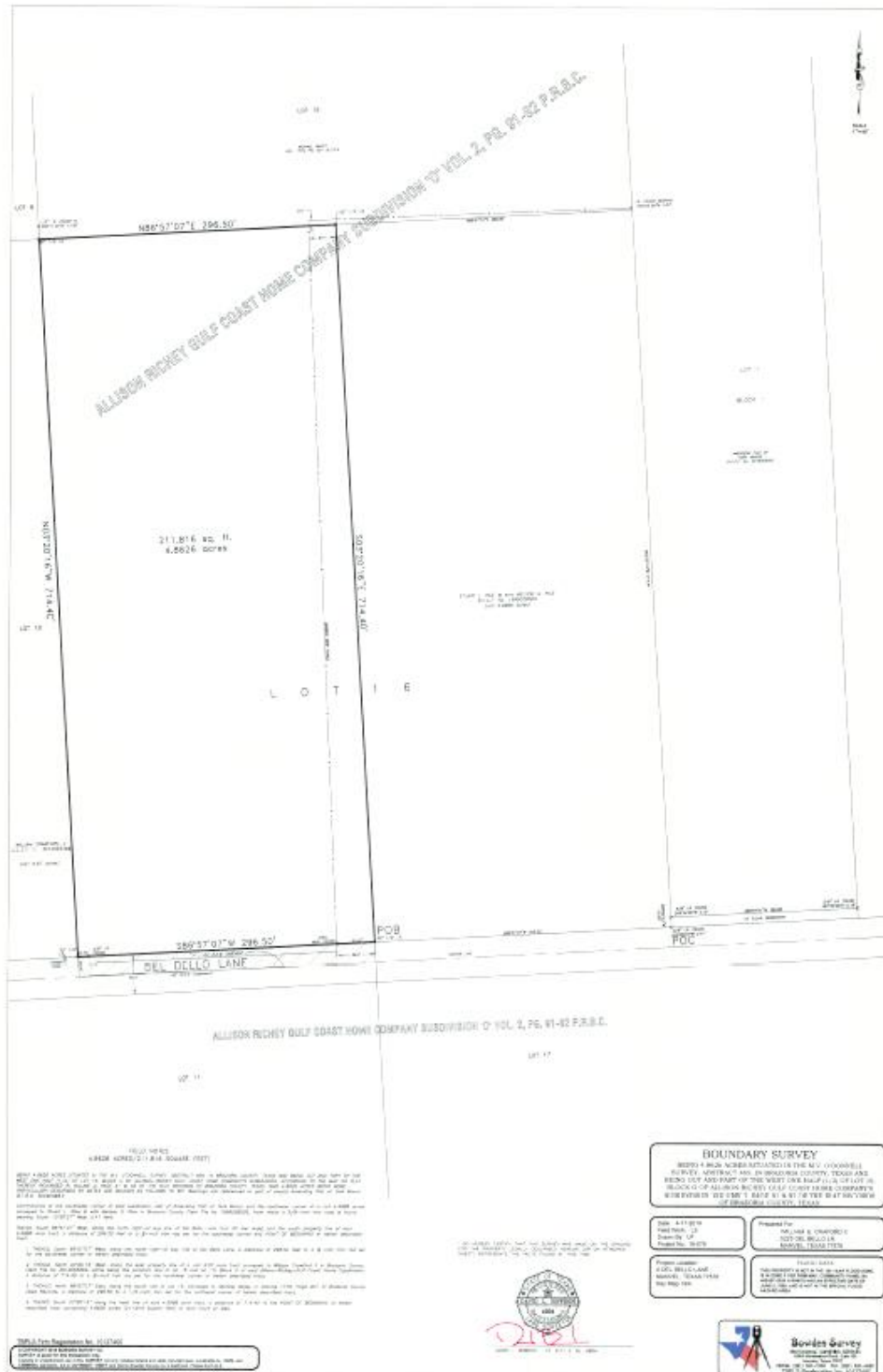
improve the road by adding crushed concrete or similar surface material that Brazoria County routinely uses on its many unpaved roads throughout the county. This would guarantee better access for our neighbors' pedestrian traffic and provide for increased access for emergency services that may need to traverse the dead-end of the road. The lack of a paved roadway will not affect the provision of City emergency services. This road has been privately maintained for over 25 years, and will continue to be privately maintained to the West and East of our property.

Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

Our property is near the end of Del Bello Lane, which dead-ends into a large drainage canal. There is currently no paved roadway. Only one residence past ours uses Del Bello Lane for ingress or egress to their property, and the other residence uses their driveway that extends to County Road 58. The majority of the property to our North, West, and South is vacant and unimproved. The granting of the variance will not prevent the orderly subdivision of other land in the area because the applicant is willing to dedicate 10' along the southern boundary of the property so to extend the right of way to 30' for future road development.

Exhibit B

Being 4.8626 acres situated in the M.V. O'Donnell Survey, Abstract 469, in Brazoria County, Texas and being out and part of the west one-half (1/2) of Lot 16, Block O of Allison-Richey Gulf Coast Home Company's Subdivision, Volume 2, Page 91 & 92 of the plat records of Brazoria County, Texas.



CITY OF MANVEL

<http://www.cityofmanvel.com>

PO Box 187
Manvel, Texas 77578

Phone: (281) 489-0630
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Subdivision Variance Application

Applicant Information

Applicant (if not owner), Amy Crawford-Fiallos
Phone: 281-224-5848 e-mail: meredith@parentlaw.com
Owner: Amy Crawford-Fiallos
Owner Address: 5225 Del Bello Ln. City Manvel State TX Zip 77578
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Property Information

Site Address: 5425 Del Bello Lane, Manvel, TX 77578
Legal description (from deed): 4.8626 acres situated in the M.V. O'Donnell Survey, abstract 469, In Brazoria County
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Brazoria County Identification Number: 173734 Block O of Allison-Richey Gulf Coast Home Company's
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Applicant seeks a subdivision variance request for property located at 5425 Del Bello Lane, seeking relief from Chapter 62, Section 62-111 (a) and (c). In lieu of constructing a half-street on the south side of the property, the applicant seeks to dedicate an additional 10' for the right-of-way for a future road and relief from the filing of a development plat, if necessary.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

See attached.

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

See attached.

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See attached

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.

Applicant Signature

Date

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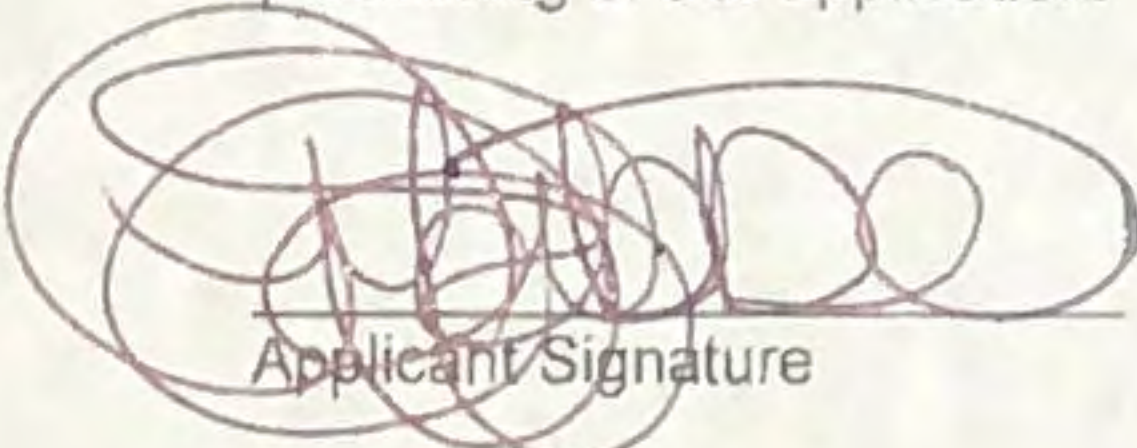
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Applicant Signature

2/8/21
Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.

Attachment to Subdivision Variance Application of Amy Crawford-Fiallos
Site Address: 5425 Del Bello Lane, Manvel, TX 77578

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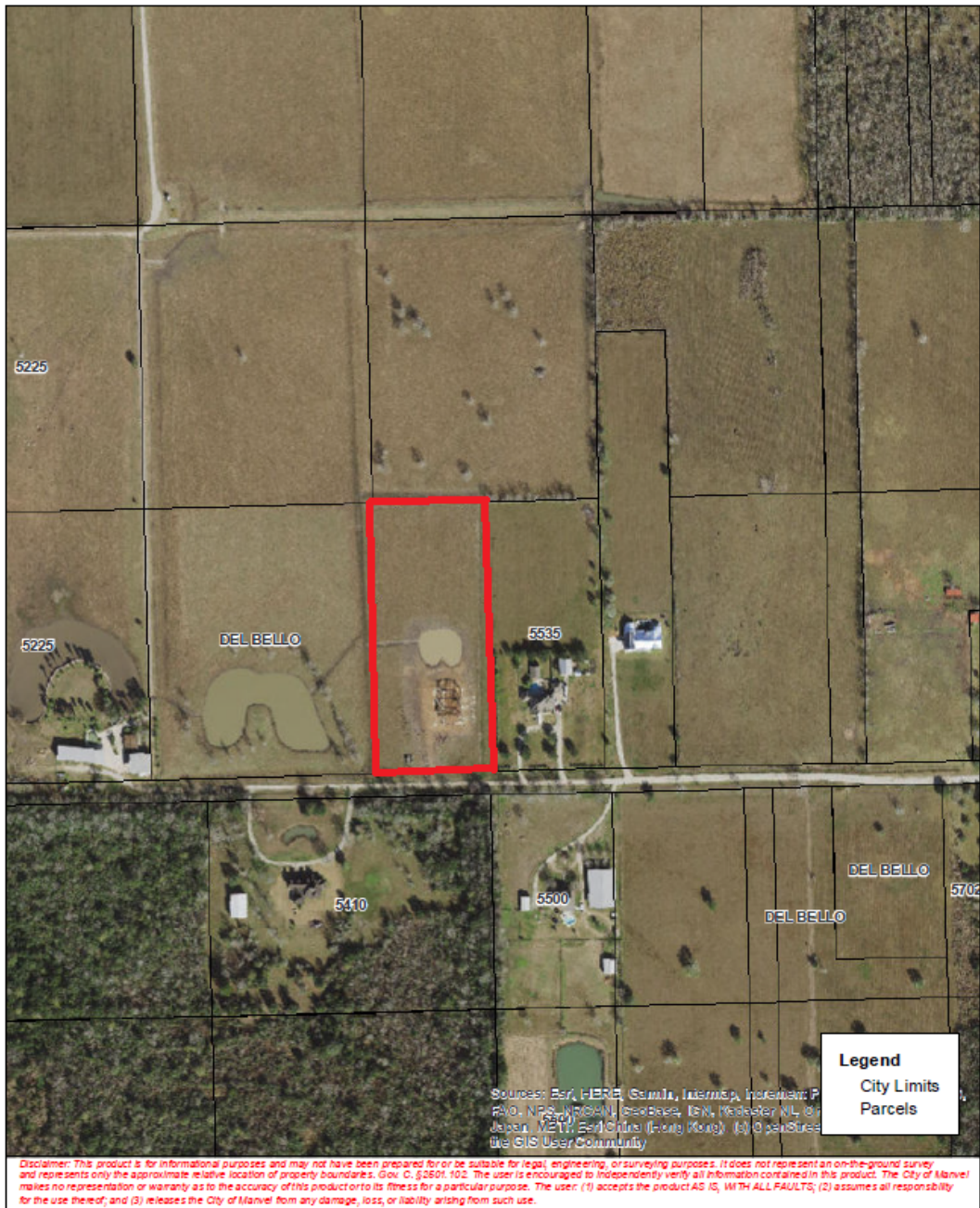
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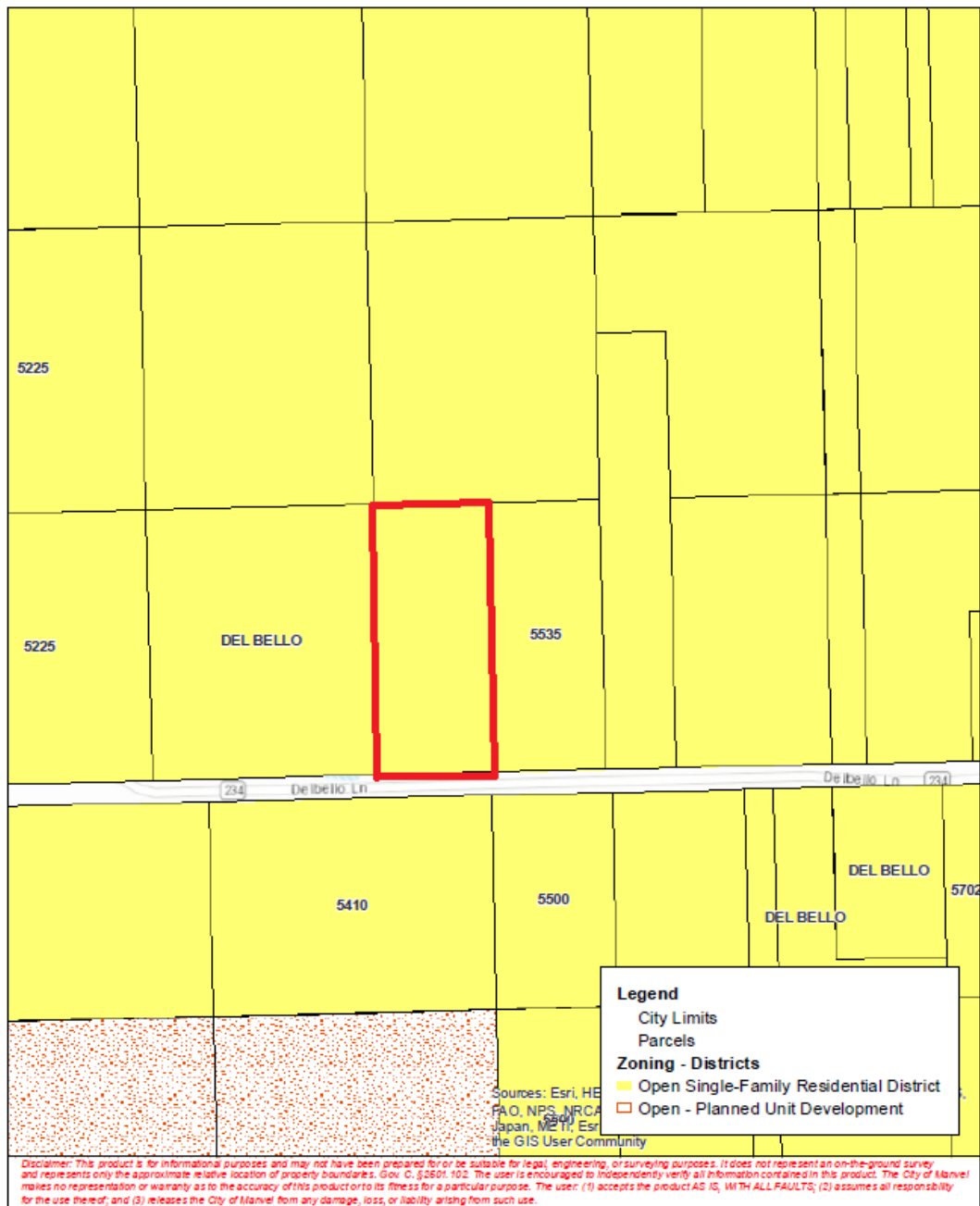


City of Manvel
 20025 Hwy 6
 Manvel, Texas 77578
 (281) 480-0630
<http://www.cityofmanvel.com/cms/>

Manvel GIS Mapping



1" = 376'



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1" = 376'

0 COPYRIGHT 2019 BOWDEN SURVEY CO.
Copying or unauthorized use in this survey is prohibited by CIVIL and CRIMINAL LAW. THE SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
SURVEY IS GOOD FOR THIS TRANSACTION ONLY.
TBPLS Firm Registration No. 10127400

BEING 4.8626 ACRES SITUATED IN THE M.V. O'DONNELL SURVEY, ABSTRACT 469, IN BRAZORIA COUNTY, TEXAS AND BEING OUT AND PART OF THE WEST ONE HALF (1/2) OF LOT 16, BLOCK 0 OF ALLISON-RICHIEY GULF COAST HOME COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 91 & 92 OF THE PLAT RECORDS TO BRAZORIA COUNTY, TEXAS, SAID 4.8626 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT: Bearings are referenced to plat of record Amending Plat of York Manor B.C.C.F. No. 201600463.

1. THENCE, South 86°57'07" West, along the north right-of-way line of Del Bello Lane, a distance of 296.50 feet to a 3/8-inch iron rod set for the southwest corner of herein described tract;

2. THENCE, North 03°20'16" West, along the east property line of a coil 9.87 acre tract conveyed to William Crawford II in Brazoria County Clerk File No. 2012055264, same being the common line of lot 16 and lot 10, Block 0 of said Allison-Richiey-Gulf Coast Home Subdivision, a distance of 714.40 to a 3/8-inch iron rod set for the northwest corner of herein described tract;

3. THENCE, North 86°57'07" East, along the south line of lot 15, conveyed to Michael Doley in Volume 1774, Page 201 of Brazoria County Deed Records, a distance of 296.50 to a 1/2-inch iron set for the northeast corner of herein described tract;

4. THENCE, South 03°20'16" along the west line of said 4.9988 acre tract, a distance of 714.40 to the POINT OF BEGINNING of herein described tract containing 4.8626 acres (211,816 square feet) of land more or less.

FIELD NOTES
4.8626 ACRES/211,816 SQUARE FEET)

DAVID L. BOWDEN T.K. R.P.L.S. No. 4864

STATE OF TEXAS
COUNTY OF BRAZORIA
DAVID L. BOWDEN
REGISTERED PROFESSIONAL LAND SURVEYOR
4864

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND FOR THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET) REPRESENTS THE FACTS FOUND AT THIS TIME.

Bowden Survey
PROFESSIONAL SURVEYING SERVICES
12000 WILLOWHURST ROAD, SUITE 100
HOUSTON, TEXAS 77077
PHONE: (281) 551-1900 FAX: (281) 551-4800
TBPLS Registration No. 10127400

BOUNDARY SURVEY
BEING 4.8626 ACRES SITUATED IN THE M.V. O'DONNELL SURVEY, ABSTRACT 469, IN BRAZORIA COUNTY, TEXAS AND BEING OUT AND PART OF THE WEST ONE-HALF (1/2) OF LOT 16, BLOCK 0 OF ALLISON-RICHIEY GULF COAST HOME COMPANY'S SUBDIVISION, VOLUME 2, PAGE 91 & 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Prepared For: WILLIAM E. CRAWFORD II
5225 DEL BELLO LN
MANVEL, TEXAS 77578

Date: 4-17-2019
Field Work: LS
Drawn By: UF
Project No.: 19-076

Key Map: N/A
Project Location: 0 DEL BELLO LANE
MANVEL, TEXAS 77578

FLOOD DATA
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, IS IN ZONE X PER FIRM MAP. COMMUNITY PANEL NO. 48039C 0020 H WHICH HAS AN EFFECTIVE DATE OF JUNE 6, 1989, AND IS NOT IN THE SPECIAL FLOOD HAZARD AREA.

ALLISON RICHIEY GULF COAST HOME COMPANY SUBDIVISION "O" VOL. 2, PG. 91-92 P.R.B.C.



SCALE
1"=40'

Incorporate Hotel License in Chapter 35, Article XI. As “Hotels”

Under the Hotel Licensing requirements include:

1. All new hotels are required to obtain a hotel license to operate in the City Limits. A hotel license application is made available by the Permits Department. The hotel license is an annual permit that will expire on January 31st of each year. The Fire Marshal’s Office will conduct annual inspections upon license expiration. The Fire Marshal’s Office will certify all requirements of the license are met by the hotel.
2. Hotel Human Trafficking Training
 - a. The hotel must provide human trafficking training to all hotel staff by company policy and/or requirements. If hotel does not mandate human trafficking training by corporate policy and/or regulations, the hotel must provide their own training to be reviewed and approved by the City before a license is issued. The human trafficking training is mandated for all new employees and annually. Hotels are required to present human trafficking training attendance sheet or certification for each employee to the City.
 - b. All hotels must provide a certified list of employees annually upon inspection by Fire Marshal’s Office. The list must certify all employees have completed annual human trafficking training. If the certified list is not provided to Fire Marshal’s Office upon initial approval and annual inspections, the hotel license will not be approved.
 - c. All hotels must display human trafficking signage at the front desk in both English and Spanish. A separate sign is required for each required language. The signage must contain the National Human Trafficking Hotline’s phone number, email address, text information, and website address to report and/or assist victims.
 - d. Hotel operators shall not discharge from employment, discipline or otherwise punish, retaliate or discriminate against any person as a reprisal for the employee making a good-faith report of suspected human trafficking to their employer, law enforcement, or the National Human Trafficking Hotline
3. Hotel Operations
 - a. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s).
 - b. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door.
 - c. A hotel owner, operator, or manager must be present and accessible in person on a 24-hour basis.
4. Upon adoption of this Section, all hotels must comply with all training and operations requirements within 30 days of adoption.
5. Failure to comply with any part of this Section will result in the hotel’s compliance within 30 days or demonstrate that the findings of non-compliance was incorrect. After 30 days if it is determined the hotel has failed to cure the violation, the hotel is subject to penalty.
6. The first violation of the provisions of the Section shall be punishable by a fine of \$100.00. The second and any subsequent violation by the same hotel shall be punishable by a fine of \$500.00. Each day any violation continues shall constitute and be punishable as a separate offense.

Manvel City Council Teleconference Meeting Minutes 2/16/2021

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, 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

**This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.**

MINUTES 2/16/2021

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the meeting (in listen mode only) by calling **210-469-0207** or **Toll-Free 1-877-257-2190** and entering the **Meeting ID: 609 773 74#**

*****All Public Comment Requests must be received before 5:00 P.M. on February 16, 2021.**

**** Workshop CANCELED due to inclement weather**

WORKSHOP

Presentation on the Pomona 7th Amendment to the Development Agreement

Discussion on any subject addressed on the Agenda for February 16, 2021

REGULAR SESSION

CALL TO ORDER

Mayor Davison called the meeting of the Manvel City Council to order via teleconference at 7:02 p.m.
Those present via teleconference were:

Present: Mayor Debra Davison
Council Member, Place 1 Larry Akery
Council Member, Place 3 Niccole Tyson
Council Member, Place 4 Dan Davis
Council Member, Place 5 Jason Albert
Council Member, Place 6 Jerome Hudson
Absent: Council Member, Place 2 Lorraine Hehn
Also, Present: City Manager Kyle Jung

Assistant City Manager Daniel Johnson
City Secretary Tammy Bell
Attorney Bobby Gervais
Finance Director Chris Thomas

INSPIRATIONAL READING –COUNCIL MEMBER TYSON

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 TO BE SUBMITTED BY 6:00 P.M.**

None

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING THE DISANNEXATION OF THREE TRACTS OF LAND BEING APPROXIMATELY 35 ACRES BORDERED ON THE SOUTH BY COUNTY ROAD 58, BORDERED ON THE WEST BY JERUSALEM, AND BORDERED ON THE NORTH AND EAST BY THE POMONA DEVELOPMENT. DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

Mayor Davison opened the public hearing at 7:06 p.m.

1st call for comments – None

2nd call for comments – None

3rd call for comments – None

Mayor Davison closed the public hearing at 7:07 p.m.

CITY MANAGER UPDATE

Update on current events and city issues.

- **Update on the following;**
 - **Emergency Declaration/COVID 19**
The City Manager reported the City of Manvel COVID-19 cases to date are; 1935 of which 209 are confirmed, 70 probable, 1641 recoveries, and 15 deceased.
 - **Update on Building Modifications**
Staff is working on getting estimates. Costs could range between \$15,000-\$20,000.00
 - **Technology/Software Update (provided by the City Secretary)**

REGULAR AGENDA

1. **Consideration and possible action to approve Resolution 2021-R-04;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS ACKNOWLEDGING REVIEW OF BOND APPLICATION AND GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1 OF BRAZORIA COUNTY.**

Mayor Davison made a motion to approve. Council Member, Place 6 Jerome Hudson seconded the motion.
The motion carried with a record vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson
No: None
Absent: Council Member, Place 2 Lorraine Hehn
Abstained: None

2. Consideration and possible action to approve the first of two readings of Ordinance 2021-O-04;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 8. ANIMALS, BY ADOPTING NEW PROVISIONS GOVERNING CHAINING AND TETHERING OF DOGS, ANIMALS RUNNING AT LARGE, AND ANIMAL WASTE REMOVAL; PROVIDING A PENALTY FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

3. Consideration and possible action on the appointment of the Croix Park Task Force Members. (Tabled on 2/1/2021).

4. Discussion on the following as requested by Council Member Davis;

- a. Development of an off-street trails system. (Tabled on 2/1/2021)
- b. CR 58 Sandpit
- c. Regulatory Ordinance for Hotels
- d. Meridiana Parkway and safety measures being considered

5. Consideration and possible action to direct staff on minimum design requirements for future city facilities. (Requested by Council Member Albert)

Mayor Davison made a motion to table agenda items #2, #3, #4, and #5. Council Member, Place 3 Niccole Tyson seconded the motion.

The motion carried with a record vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: Council Member, Place 2 Lorraine Hehn

Abstained: None

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 FY 2021-Q1 Investment Report.

B. Approve Ordinance 2021-O-03;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 1, 2021, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 1, AND PLACE 2; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION

**CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE;
ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE
ELECTION; PROVIDING FOR THE INCORPORATION OF THE
PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.**

- C. Acceptance of infrastructure improvements for Bluewater Lakes Section 6 to begin the One-year maintenance period.
- D. Acceptance of infrastructure improvements for North Inspiration Way in Meridiana to begin the One-year maintenance period.
- E. Acceptance of infrastructure improvements for Meridiana Parkway Phase 7 to begin the One-year maintenance period.

Council Member, Place 6 Jerome Hudson made a motion to approve. Council Member, Place 4 Dan Davis seconded the motion.

The motion carried with a record vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: Council Member, Place 2 Lorraine Hehn

Abstained: None

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Purchasing Opportunity

There was no Executive Session

ADJOURN

Council Member, Place 5 Jason Albert made a motion to adjourn at 7:16 p.m. Council Member, Place 6 Jerome Hudson seconded the motion.

The motion carried with a record vote:

Vote: 6-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: Council Member, Place 2 Lorraine Hehn

Abstained: None

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Willie Alfaro](#); [Jessica Rodriguez](#)
Subject: Pomona Section 12
Date: Tuesday, February 23, 2021 2:58:53 PM
Attachments: [image001.png](#)

Kyle,

A final acceptance walk-through was conducted for *Pomona Section 12* to conclude the maintenance period which began on September 3, 2019. All punch list items have now been addressed, and we recommend that City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

Please let me know if you need any further information.
~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager
City Engineer
20025 Highway 6
Manvel, Texas 77578
(281) 489-0630

www.cityofmanvel.com



From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Willie Alfaro](#); [Jessica Rodriguez](#)
Subject: RE: Pomona Section 13
Date: Tuesday, February 23, 2021 2:59:35 PM
Attachments: [image001.png](#)

Kyle,

A final acceptance walk-through was conducted for *Pomona Section 13* to conclude the maintenance period which began on [August 19, 2019](#). All punch list items have now been addressed, and we recommend that City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

Please let me know if you need any further information.
~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager
City Engineer
20025 Highway 6
Manvel, Texas 77578
(281) 489-0630

www.cityofmanvel.com



From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Willie Alfaro](#); [Jessica Rodriguez](#)
Subject: Pomona Section 14
Date: Tuesday, February 23, 2021 3:00:06 PM
Attachments: [image001.png](#)

Kyle,

A final acceptance walk-through was conducted for *Pomona Section 14* to conclude the maintenance period which began on September 3, 2019. All punch list items have now been addressed, and we recommend that City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

Please let me know if you need any further information.
~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager
City Engineer
20025 Highway 6
Manvel, Texas 77578
(281) 489-0630

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From: [Dan Johnson](#)
To: [Kyle Jung](#); [Tammy Bell](#)
Cc: [Willie Alfaro](#); [Jessica Rodriguez](#)
Subject: Pomona Section 15
Date: Tuesday, February 23, 2021 3:03:30 PM
Attachments: [image001.png](#)

Kyle,

A final acceptance walk-through was conducted for *Pomona Section 15* to conclude the maintenance period which began on November 18, 2019. All punch list items have now been addressed, and we recommend that City Council accept the infrastructure improvements for this project and release the associated maintenance bonds.

Please let me know if you need any further information.
~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager
City Engineer
20025 Highway 6
Manvel, Texas 77578
(281) 489-0630

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Tammy Bell

From: Dan Johnson
Sent: Tuesday, February 9, 2021 4:08 PM
To: Kyle Jung; Tammy Bell
Cc: Elaine Graham; Willie Alfaro; Jessica Rodriguez
Subject: Pollard Boulevard Phase 2

Kyle,

A final inspection walk-through was conducted for Pollard Boulevard Phase 2 in the Bluewater Lakes Subdivision to begin the one-year maintenance period. The Maintenance Bond has been submitted to the City Secretary's Office, and the As-Built Construction Plans have been submitted to the City Engineer's Office.

In short, we recommend that City Council accept the infrastructure improvements for this project to begin the One Year Maintenance Period.

Please let me know if you need any further information.

~Dan

Daniel S. Johnson, P.E., CFM

Assistant City Manager

City Engineer

20025 Highway 6

Manvel, Texas 77578

(281) 489-0630

www.cityofmanvel.com





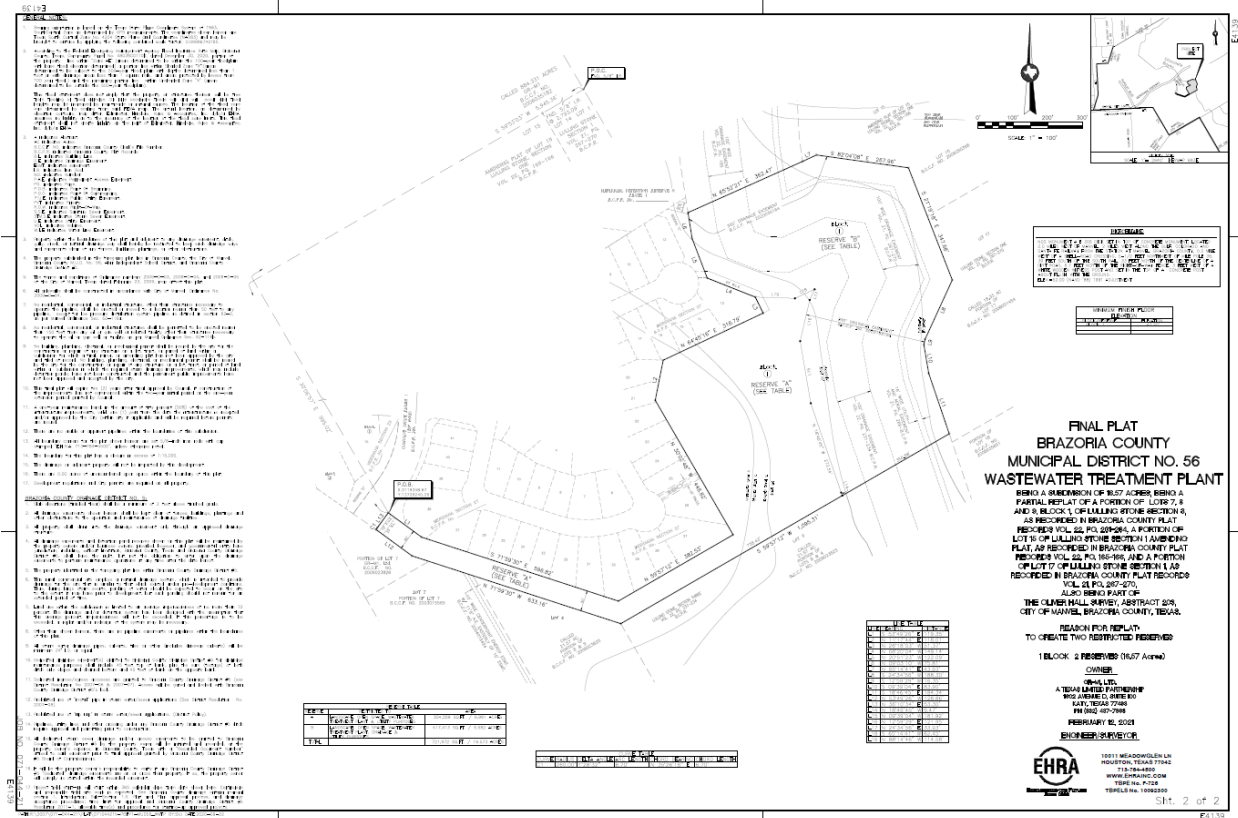
Plat Name	Brazoria County MUD No. 56 Wastewater Treatment Plant Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

[illegible]



DEVELOPMENT SERVICES DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Plat Exhibit



**DEVELOPMENT SERVICES DEPARTMENT**

20025 HIGHWAY 6
MANVEL, TX 77578
281-489-0630

Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 27 Final Plat
Applicant	Lacey Bell, EHRA, Inc.
PD&Z Meeting Date	February 22, 2021
Recommendation	Approval with 2 Conditions
Submitted By	Jessica Rodriguez, Director of Development Services

Staff Recommendation

The City staff recommends approval with two conditions for the Meridiana Section 27 Final Plat. The conditions include: because it does not meet the following Subsections of the subdivision ordinance:

1. Provide a current title policy/title commitment/city planning letter for this tract of land per Section 62-41 (b) (21). This Section states a current title policy or title commitment from an insured title company reflecting the current owner of the tract of land.
2. Revise the numbering of the General Notes since there are two number "3"s.



E4161

JOB NO. 085-011-23



