

January 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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



KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MISSION STATEMENT:

"The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens."

MINUTES 1/6/2025

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:00 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, City Manager
Loren Smith - Attorney, Olson and Olson
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Chad Dumont, Personnel Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

Breah Knappe - Presentation/Update on the services offered by ACTIONS, INC. OF BRAZORIA COUNTY and opportunities for the City and ACTIONS INC. to work together.

Breah Knappe, Executive Director, provided the presentation.

A refrigerator, sink, microwave, and restroom are the basic needs to be able to have a center. Mayor Davis is looking into using the Church of the Harvest as the base for Actions in Manvel.

January 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Discussion on any topic as listed on the current agenda.

Discussion on agenda items;

Consent Agenda Item #2

Tracy with BBG spoke and addressed questions.

The raises proposed are \$2.50 per inspection and \$25 per plan review.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:13 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, City Manager
Loren Smith - Attorney, Olson and Olson
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Chad Dumont, Personnel Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

Invocation

Inspirational Reading - Councilmember Hudson

Pledge

Presentations

Proclamation

National Human Trafficking Prevention Month - January 2025

Recognition

Manvel Junior High Student James Padron

Recognition of Manvel Art Contest Winners

- * Korinne Warner - K-5th Grade
- * Zoe Acena - 6-8th Grade
- * Annaliese Murphy - 9-12th Grade

Recognition of Parade of Lights Winners

- *288 S Slingshots Family - Spectacular Sparkle
- *Deondre 1940 Chevy - Greatest Community Pride
- *Gloria S Golf Cart - Best in Show

Recognition of Holiday Lights Showdown Winners

- * Gabriel Garza - Merry Masterpiece
- *Patrice Hinson - Holiday Spirit and Jolliest Home

January 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Public Comments: "Comment Card" Required

Garrett Knox - 4835 Patterson

Kirby Expansion - Is not in favor of this and would like to see the funds for this project be used for current issues in Manvel concerning existing roads and drainage.

David Minceberg - Brief on PUD amendment.

City Manager Update

The City Manager highlighted upcoming meeting dates for other boards and commissions and reminded Council that their next meeting will shift to Tuesday, the 21st, due to MLK, Jr. Day.

The Strategic Plan adoption will be on the January 21st meeting agenda.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve a Second Amendment to the Agreement for Professional Inspection Services between the City of Manvel and TX BBG Consulting, Inc.
3. Approve City Manager to execute agreements for FF&E items for the Manvel Police Station Project.
4. Consideration and possible action to approve Resolution 2025-R-01;
RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57.

Councilmember Perry made the motion to approve the Consent Agenda. Councilmember Opliger seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve a subdivision variance request seeking to vary Chapter 62, Sections 62-111(a) and (c), *Additional Street Requirements*, for an approximate 6.910-acre tract of land generally bounded by Old Massey Ranch Road (also known as McKeever Road or County Road 100) to the north, the Briscoe Canal to the east, and residentially developed properties to the south and west, for International Victory Christian Church (PID 171785) and authorize the Mayor to execute the Development Agreement (For Variance).

Elaheh Roohbakhsh, Associate Planner, provided the overview.

Staff recommends approval of the variance request to Chapter 62, Sections 62-111 (a) and (c), subject to the following conditions as specified in the development agreement:

1. The subdivision variance will expire upon a change of use from NAICS code 813110 Religious Organizations or further rezoning.
2. The subdivision variance will expire upon replatting of the property into multiple lots/reserves.

Councilmember Bonner made the motion to approve with conditions. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

2. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-03 AN ORDINANCE AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANVEL ALTERING OR SETTING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, TO WIT: SH 288 FRONTAGE ROAD, MANVEL, BRAZORIA COUNTY, [CONTROL SECTION 598-02], WITHIN THE CORPORATE LIMITS OF THE CITY OF MANVEL, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.

Mayor Davis made the motion to approve. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

3. Consideration and possible action to fill the Parks and Recreation Board Vacancy.

Mayor Davis made the motion to approve the appointment of Paul Sofka. Councilmember Lands seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

4. Consideration and possible action to approve a special called meeting on February 18, 2025, at 1:00 p.m. for a City Council Planning Session.

Mayor Davis made the motion to approve. Councilmember Lands seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

January 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES

No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

Executive Session

The City Council will deliberate in closed, executive session pursuant to Section 551.072 of the Texas Local Government Code regarding the purchase of real property.

The City Council will deliberate in closed, executive session pursuant to Section 551.071 Texas Government Code, consultation with attorney regarding a matter that the attorney's duty requires to be discussed in closed session.

Mayor Davis convened the meeting into Executive Session at 7:14 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 8:08 p.m.

No action was taken during the Executive Session.

Regular Agenda

1. Consideration and possible action to approve Resolution 2025-R-03
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, DETERMINING THAT A FEE SIMPLE EASEMENT CONTAINING APPROXIMATELY 3.27 ACRES OF LAND IS NEEDED TO BE ACQUIRED FROM NEWPORT LAKES ESTATES DEVELOPMENT, LP, FOR THE EXTENSION OF KIRBY DRIVE AS A PART OF THE KIRBY DRIVE PROJECT FOR THE CITY OF MANVEL, TEXAS; AND AUTHORIZING THE INSTITUTION OF EMINENT DOMAIN PROCEEDINGS.

No action taken.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 8:10 p.m. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS