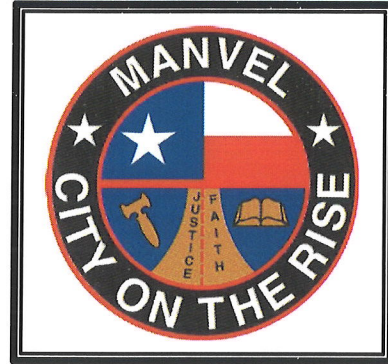


February 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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 2/3/2025

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 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Chad Dumont, Personnel Director

Presentation on the Strategic Plan.

Gary Mitchell and Jennifer Mak with Kendig Keast presented.

Presentation on Del Bello Lakes - Next Phase.

Katherine Parker with Meta Planning and Design and Robert Santini with Shea Homes presented.
This is for an expansion of Del Bello Lakes, which would include an air-conditioned rec center

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space, a pocket park, a dog park, and a 25-acre lake in the center. This would require an amendment to the existing PUD and consent to annex into the existing MUD.

Mayor Davis proposed reevaluating the tax rebate to the city.

Councilmember Bonner expresses his concerns over MUDs and the duration of them.

Mayor Davis challenges the developers to come up with creative solutions that will make this project financially feasible for everyone.

Discussion/update on Wolfe Airpark.

This item was discussed following the presentation on the Strategic Plan.

Chad Tuman provided the update. They are missing two property owner's signatures.

Mayor Davis recommended that staff have some items prepared at the next meeting and directed Chad to have his team reach out to those two property owners over the next two weeks a few times and then provide documentation of making that effort so that the Council can give the formal direction based off of where each person lies and either begin the process one way or the other at the next meeting.

It is also suggested to go ahead with the public hearing at the next meeting as well.

Discussion on any topic as listed on the current agenda.

Mayor Davis adjourned the Workshop at 6:04 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:15 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 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Chad Dumont, Personnel Director

Invocation

Inspirational Reading - Councilmember Bonner

Pledge

Presentations

Proclamation - Black History Month, February 2025

Public Comments: "Comment Card" Required

Russ Bynum, Hillwood Communities, expressed thanks to Council and Staff as the last section of Pomona is being completed.

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Michelle Geneves with the Small Business Administration spoke about disaster assistance for businesses and residents affected by the storm/tornado on December 28th.

Katherine Ducommun announced she is running for a place on the City Council and shared her opinions on the City park.

Garrett Rossi Knox expressed his concerns over trees being destroyed by developers near S Meridiana Pkwy.

City Manager Update

Update on the Iowa Ln bridge replacement.

Shared Development Services monthly staff update provided by Jose Abraham.

Tammy Bell provided an overview of Consent Agenda item 2.

The Next Council meeting is on Tuesday, February 18th, and the Planning Session is on Wednesday, February 19th.

Staff is close to bringing a tree ordinance to Council.

Consent Agenda

1. Approve the second and final reading of Ordinance 2025-O-03;
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.
2. Approve the City Manager to execute TDEM forms needed for reimbursement of Hurricane Beryl expenses.
3. Acceptance of infrastructure improvements for Lake "E" Phase 2 and Lake "H" to Serve Pomona for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving & Appurtenances to Serve Pomona Section 29 for Brazoria County Municipal Utility District No. 39, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
5. Acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve Dogwood Avenue – Segment A for Brazoria County Municipal Utility District No. 83, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
6. Final acceptance of infrastructure improvements for Pomona "Lake D Phase 3 & Lake E Phase 1" and release the associated maintenance bond.
7. Acceptance of the 2024 Racial Profiling Report.
8. Acceptance of the meeting minutes to date.

Councilmember Bonner made the motion to approve the Consent Agenda. Councilmember Hudson seconded the motion.

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The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve Resolution 2025-R-02;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AND ADOPTING THE CITY'S VEHICLE REPLACEMENT POLICY; AND PROVIDING AN EFFECTIVE DATE.

Mayor Davis suggested making an amendment motion for Section 4B.1 that language be added to not just include the replacement schedule but yearly allocation costs to meet said schedule.

Mayor Davis made the motion to amend 4B.1 to include, "will develop a replacement schedule and recommended yearly accruals". Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Councilmember Bonner made the motion to approve as amended. Councilmember Perry seconded the motion.

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve Resolution 2025-R-04;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING THE "MANVEL 2045 STRATEGIC PLAN."

Mayor Davis made the motion to approve with the included changes that were proposed during the Workshop presentation. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

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Absent: None

Abstained: None

3. Consideration and possible action to approve Ordinance 2025-O-05;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING TWO COUNCILMEMBERS: ONE EACH FOR, PLACE 4, AND PLACE 6; 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.

Councilmember Lands made the motion to approve. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

4. Consideration and possible action to approve the First Amended and Restated Retail Water and Wastewater Agreement between the City of Manvel and Brazoria County Municipal Utility District No. 57.

Councilmember Sarmiento made the motion to approve. Councilmember Hudson seconded the motion.

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

5. Acceptance of the Capital Improvements Advisory Committee (CIAC) Report. (Forwarded with favorable recommendation by the Capital Improvements Advisory Committee on January 16, 2025, Vote 5/0)

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

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

6. Acceptance of recommendations from the Parks and Recreation Board on the City Hall Park design. *(Forwarded with favorable recommendation by the Parks and Recreation Board at the 1/16/2025)*

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

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

7. Consideration and possible action to approve a special called meeting on February 19, 2025, at 1:00 p.m. for a City Council Planning Session.

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

The motion carried with a vote: 7/0

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

8. Discussion on Brazoria County Day.

Mayor and Council Comments

Adjourn

Mayor Davis made the motion to adjourn the meeting at 7:44 p.m. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

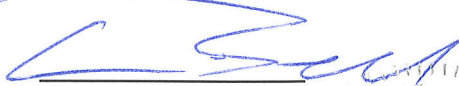
Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

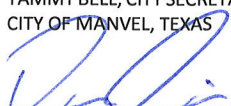
No: None

Absent: None

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

