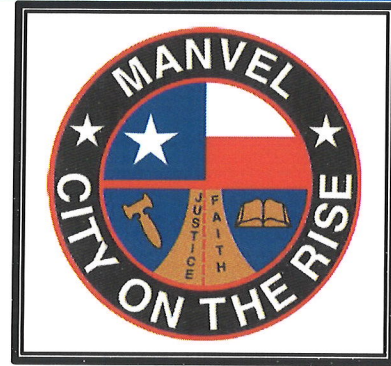


February 19, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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 2/19/2025

Call To Order

Mayor Davis called the Planning Session of the Manvel City Council to order at 1:00 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 - left at 3:30
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
Rosa Donaire, Finance Director
Chad Dumont, Director of Personnel

Planning Session

Discussion and possible action on objectives of the City, as related to;

- A) Planning for the City Center Project and Major Infrastructure Projects
- B) City Facilities
- C) Festivals
- D) Drainage
- E) Budget

A) Planning for the City Center Project and Major Infrastructure Projects

Jeff Gerber with PGAL provided the presentation on the City Center.

He proposed two alternates; A and B.

Mayor Davis and Council all lean towards alternate A.

A representative from the Library spoke on the library's needs. 25,000 sqft is suggested.

Jason Black, MEDC President, would like to see a water feature, such as a bulkhead, in the commercial section for restaurants, etc., to be able to look over the water.

Jeff Gerber covers the following:

- City Facilities
- Phased approach
- Police Substation
- Parking garage
- Steps discussed as needed to realize the plan:
 - Creating a vision and identity through features and architecture
 - Develop critical elements to deliver the vision
 - Finalizing the master plan
 - Gathering community input
 - Developing a business plan
 - Deciding if the City will be the landlord or do land leases or sell the land
 - Develop a funding plan and timeline
- Developing zones
- Understanding what infrastructure is necessary
- Developing a grading and drainage strategy
- Jeff Gerber suggests putting in the spine road first
- Understand the traffic
- By building the spine road, the site could be accessed early on for community gatherings and possibly a walking trail
- Do a planning study for the facilities to figure out how big they actually need to be

Jeff Gerber asks the Council to list their priorities for the project.

Funding options:

1. Go to the voters
2. P3
3. Land leases

Mayor Davis - as far as phasing goes, what can we give the community to get them excited about this?

Joe Morrow discussed the different financing options. Certificates of Obligation, General Obligation Bonds (goes to voters), and Sales tax revenue bonds through MEDC.

March 17th - meeting date where Jeff Gerber will provide a high-level cost estimate.

Jeff Gerber provided an update on the West Wing expansion - on track to submit permits in April with construction starting in June/July, PD on track for July/August occupancy, and PW on track for September/October.

D) Drainage

Dan Johnson, City Manager, provided the presentation on drainage.

Discussion on how to approach drainage in the area of the City that is not part of any drainage districts.

Jackie George with Ryan Cade's office in Brazoria County spoke on Chocolate Bayou and plans to de-snag it. The City would need to acquire easements for access to the portions that are in the City.

Discussion on applying for a 75% matching grant to get approximately 30 acres/50 parcels worth of easements to improve the drainage.

Council is in support of staff looking into the grant.

C) Festivals

Mayor Davis suggests contracting with someone with the use of Hot Tax monies (possibly Colleen with Manvel Market) to help with City events.

Croix Park is where the festival will be held.

Dan Johnson is tasked with meeting with Colleen to see if she would be interested and then bring this item back to Council at the next meeting.

E) Budget

Dan Johnson shares that the biggest ask this budget year will be staffing. He tasks Council with coming up with feedback on specific staff and any other projects they want to see.

Councilmember Bonner suggests focusing on Parks.

Councilmember Opliger suggests focusing on insurance.

Mayor Davis' focus is on taxes, the Parks budget, an Assistant City Manager, a data analyst, a new Post Office, and purchasing surface water Pearlman.

Councilmember Perry suggests focusing on the staffing and equipment needs that were missed in last year's budget, as well as traffic concerns on CR 58.

Mayor Davis wants any utility rate increase brought to Council in July before the budget is adopted.

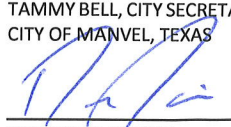
Mayor and Council Comments

Adjourn

The Planning Session adjourned at 5:00 p.m.

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

