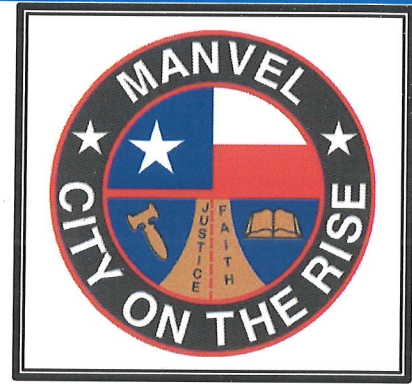


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

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 3/3/2025

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 4 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 3 Harry Opliger

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
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Discussion on AISD playground accessibility.

A representative for the school shared that the playground is accessible to the public during off hours.

Presentation by KB Homes on potential development on Scott Avenue.

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Ryan Hayden, Senior Land Acquisition Manager for KB Homes, spoke on the potential development.

- Would require the creation of a MUD
- 65 acres
- Approx 140 60x120ft lots
- Start site work end of 2025, with completion in quarter 3 of 2028

The Mayor shares that this area does not feel conducive to keeping in line with our strategic plan, which proposes to keep subdivision developments closer to 288 and 6.

Councilmember Sarmiento asks if they would be open to larger lots. She shares the Mayor's concerns with the strategic plan and keeping this area rural. However, she understands the need to remain conservative in not telling people what to do with their land if the homeowners want to sell it to the home builders.

Jimmy Del Bello, the property owner, spoke in favor of the sale of the property, but also understands the opposition.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:00 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 4 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 3 Harry Opliger

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
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Recognition of Lydia Kennard, Manvel High School Student, as "Mayor of the Day"

Recognition of Manvel Municipal Judges and Municipal Court Staff for achieving Honorable Mention in the 2024 Traffic Safety Award with TMCEC;

Judge Catherine Samaan
Judge Syed Imam
Judge Pat Monks
Court Administrator Megan Cavazos
Court Clerk Joetta Watson
Court Clerk Yolanda Royston

Proclamation

March 2025 - Theater in Our Schools Month (TIOS)

Public Comments: "Comment Card" Required

Kat Ducommun - against the proposed subdivision that was discussed during the workshop due to drainage problems in that area.

City Manager Update

Update on Public Works road projects.

Keith Traylor provided update on alarm permits.

Consent Agenda

1. Approve the second and final reading of Ordinance No. 2025-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
2. Acceptance of infrastructure improvements for Detention Basin H-2 Phase 1, Basin J-2 and Earthwork to serve Meridiana for Brazoria County Municipal Utility District No. 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of the meeting minutes to date.

Councilmember Bonner made the motion to approve the Consent Agenda. Councilmember Perry 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 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

Items Removed from Consent Agenda – None

Regular Agenda

1. Consideration and possible action to direct staff on the following:
Contribution to Actions Inc. of Brazoria County
Participation and/or contribution to Iowa Colony for the Annual Fourthfest Celebration
Baytran Membership

Discussion on contributions:

Council agreed on \$10,000 contribution to Actions, Inc.

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Council would like more information before deciding on contributing to Iowa Colony's Fourthfest

For Baytran, Council pressed the importance of updating the thoroughfare first before deciding

2. Consideration and possible action to approve Ordinance 2025-O-09
AN ORDINANCE AMENDING ORDINANCE NO. 2024-O-38 AMENDING THE CITY FISCAL YEAR 2025 BUDGET ENDING SEPTEMBER 30, 2025, BY AMENDING THE CAPITAL PROJECTS FUND TO TRANSFER FUNDS FOR THE MASTERS ROAD UTILITY IMPROVEMENTS AND MCCOY ROAD LIFT STATION CONSOLIDATION COST 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.
3. Consideration and possible action to authorize the City Manager to execute Change Orders with Materials Tech, Inc. for the Masters Road Utility Improvements and McCoy Road Lift Station Consolidation Project.
Adding a sidewalk to Terra Estates side of road
Connect old Police Department to new sewer line
Extend the sanitary sewer past Weekley's to first parcel on McCoy

Mayor Davis made the motion to approve Regular Agenda items 2 and 3. 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 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

4. Consideration and possible action to approve the second and final reading of Ordinance 2025-O 08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION , ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, 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.

Councilmember Bonner made the motion to postpone. Councilmember Sarmiento 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 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

March 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

5. Consideration and possible action to approve Resolution 2025-R-05;
A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE APRIL 19, 2025, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

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

The motion carried with a vote: 5/1

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: City Councilmember Place 5 Crystal Sarmiento

6. Consideration and possible action to approve a Vending License and Indemnity Agreement between the City of Manvel and Texas Hometown Heroes/THH Vending.

*Moved to the beginning of the regular agenda.

Mayor Davis made the motion to approve. 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 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

7. Consideration and possible action to authorize the City Manager to submit a Grant Application to the Texas Department of Emergency Management (TDEM) and enter into any contract resulting from this grant, subject to budget appropriations for a generator at the School Road Water Plant and a generator at the Maverick Water Plant.

75/25 grant. The approximate cost of each generator is \$200,000. With a total of \$400,000, the City's cost would be \$100,000 if we receive the grant.

Councilmember Perry 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 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

March 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

8. Consideration and possible action to authorize the City Manager to submit a Grant Application to the Texas Department of Emergency Management (TDEM) and enter into any contract resulting from this grant, subject to budget appropriations for Chocolate Bayou Drainage Improvements.

Mayor Davis suggests expanding this to other areas of town as well.

Mayor Davis made the motion to authorize the City Manager to submit a grant application for drainage improvements to TDEM. Councilmember Sarmiento 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 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

Brazoria County MUD #61 Utility and Development Agreement

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.072: "Deliberation regarding real property", to discuss the following:

Deliberate the purchase, exchange, lease, or value of real property

Mayor Davis convened the meeting into Executive Session at 7:16 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 8:17 p.m.

No action was taken during the Executive Session.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 8:18 p.m. Councilmember Perry 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 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

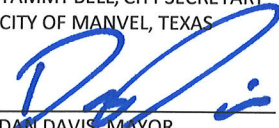
No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

