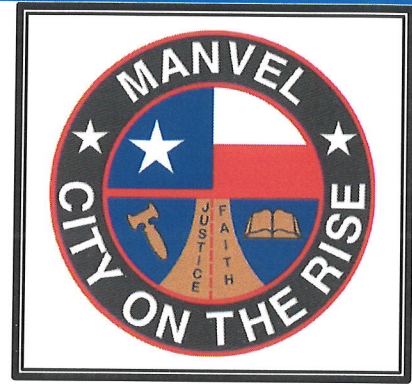


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 4/7/2025

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:01 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
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

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
- * Legal issues dealing with the contractor for the Manvel Public Works Facility
- * Legal questions regarding SUP Ordinance 2025-O-07

Mayor Davis convened the meeting into Executive Session at 5:01 p.m.
Mayor Davis reconvened the meeting out of Executive Session at 6:02 p.m.
There was no action taken during the Executive Session.

WORKSHOP SESSION CONTINUED

Discussion on any topic as listed on the current agenda.

Mayor Davis adjourned the Workshop at 6:02 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:02 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
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

Invocation

Inspirational Reading - Council Member Sarmiento

Pledge

Presentations

Proclamations

Public Safety Telecommunication Week - April 13-19, 2025

Fair Housing Month - April 2025

Military Appreciation Month - May 2025

Public Comments: "Comment Card" Required

12 homeowners comments expressing opposition to ER submitted into the record

Eddie Baez - submitted letter in opposition to ER

Jessica Wells - spoke in opposition to ER

Nadia and Jose Luna - submitted comments in opposition to ER

Jeanette Gutierrez - submitted comments in opposition to ER

Jesse Rios - submitted comments in opposition to ER

Janie Rojas - submitted comments in opposition to ER

David Minceburg - provided update on Del Bello/288 development project

Jason Suzchecki - spoke in favor of ER

Chuck Webb - spoke in favor of ER and addressed concerns brought up concerning noise, traffic, lighting, turn lane, and tax revenue

Brian Roberson - AISD School Board Trustees Position 4 candidate

Taleesa Keel - AISD School Board Trustee candidate

Jared Browning - spoke in favor of ER

Kim Covington - spoke in favor of ER

Samantha Mines - spoke in favor of ER, addressed inter-facility transfer concerns

Mary Ann Atkinson - spoke on the impact fees as it relates to residents on well and septic and also spoke in favor of granting the SUP for the church to be used as a wedding venue

City Manager Update

Staff Recognition

Development Update

Akery Lake Update

Eggstravaganza Update

Tammy Bell - 21-year work anniversary

Chief Traylor recognized Captain Day and Corporal Debonis, and announced Captain Alvarado as the new Assistant Chief.

Jose Abraham provided the Development Update

Robbie Hall provided the update on Akery Lake. Pre-bid held, proposals due 4/23, 5/5 anticipated date for contract award

Eggstravaganza update

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve second and final reading of Ordinance 2025-O-06;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; 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. (Forwarded with favorable recommendation by PD&Z with a Vote 7-0).
3. Approve second and final reading of Ordinance 2025-O-10;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 59 *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*, ARTICLE IV "RESIDENTIAL PARKING," BY ADOPTING A NEW SECTION 59-84 REGULATING THE PARKING OF TRAILERS AND BOATS ON RESIDENTIAL STREETS; RENUMBERING THE REMAINING SECTIONS OF ARTICLE IV; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.
4. Approve second and final reading of Ordinance 2025-O-11;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF THE PORTION OF BISSELL ROAD, RUNNING APPROXIMATELY 2,500 FEET FROM IOWA LANE EAST TO KIRCHNER ROAD, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT-OF-WAY TO PUBLIC TRAVEL; PROVIDING AN EXCEPTION FOR PROPERTY OWNERS WHO OBTAIN A LICENSE FROM THE CITY FOR ACCESS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

April 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

5. Approve a License Agreement for Ingress and Egress between the City of Manvel and Noah D. Martini (Licensee) granting the right, privilege and license to use the ROW closed by Ordinance 2025-O-11 for ingress and egress to access Licensee's residence at 6202 Bissell Road, Manvel, TX 77578.
6. Approve Resolution 2025-R-06;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL SUPPORTING THE APPLICATION BY 288 ASSOCIATES LP TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR A PRIVATE COMMERCIAL DRIVEWAY TO ACCESS AND SERVE THE 30-ACRE COMMERCIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF DEL BELLO BOULEVARD AND SH288, IN THE CITY OF MANVEL.
7. Approve Resolution 2025-R-07;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL SUPPORTING THARALDSON INVESTMENTS' REQUEST FOR SUPPORT FOR THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TO DESIGN AND CONSTRUCT A NEW NORTHBOUND SERVICE ROAD WITH MULTIPLE INGRESS/EGRESS POINTS TO THE PRESIDIO DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF SH 288 AND SH 6 IN THE CITY OF MANVEL.
8. Acceptance of a Water Line Easement from GC Manvel East LP for construction, reconstructing, altering, and maintaining underground water line facilities in under, over, along, upon, and across that certain 4.301 acre tract of land, more or less, said easement being more particularly described as a 20.00 foot x 29.00 foot easement along and perpendicular to Rogers Road within the City,
9. Acceptance of infrastructure improvements for Lift Station No. 3 to Serve Pomona for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Councilmember Sarmiento made the motion to approve the Consent Agenda. 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

Items Removed from Consent Agenda - None

Regular Agenda

1. Update by Waste Connections on the CPI Rate Adjustment (Authorized under the Franchise Agreement)

Waste Connections asked that Council postpone the item to the next meeting since they were not available to attend meeting.

Mayor Davis made the motion to postpone until the next Council meeting. Councilmember Perry seconded the motion.

April 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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 the first of two readings of Ordinance 2025-O-07; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; 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. (Tabled by PD&Z on 3/10/2025). (Favorable recommendation by PD&Z FAILED on 3/24/25 with a 1-5 vote).

Jose Abraham, Director of Development Services, provided the overview.

Dr. Thomas, the applicant, addressed the Council.

Councilmember Sarmiento expressed that she is not opposed to the ER itself; it's the location that she has concerns about.

Mayor Davis made the motion to approve with conditions. Councilmember Opliger seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: 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

Abstained: None

3. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-12; AN ORDINANCE AMENDING CHAPTER 17. "BUILDINGS AND BUILDING REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX "IMPACT FEES," SECTION 17-412 TO ADD A NEW PROVISION REGARDING ADMINISTRATIVE ITEMS; PROVIDING AN INCENTIVE TO RESIDENTS WHO ARE ON A PRIVATE WELL AND/OR SEPTIC SYSTEM TO CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

April 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis shared he would like to see commercial businesses included in this.

Changes to be brought back for the second reading:

Improve wording on number 9 so people understand they still have to pay a tap fee and adjustments to language on number 8 to include commercial businesses.

Councilmember Bonner made the motion to approve with proposed changes.
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

4. Consideration and possible action to approve Resolution No. 2025-R-08:

A RESOLUTION TO CALL A PUBLIC HEARING TO BE HELD JOINTLY WITH THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION TO CONSIDER APPROVING THE SEVERAL REGULATORY CHANGES TO THE ZONING ORDINANCE ON MONDAY, APRIL 28, 2025 AT 6PM.

Mayor Davis made the motion to approve. Councilmember Lands 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. Consideration and possible action to approve a subdivision variance request seeking to vary Chapter 62, Sections 62-111 *Additional Street Requirements* and 62-113 *Sidewalks*, for an approximate 1.03-acre tract of land located at 7398/7346 Taylor St, Manvel, Texas (southwest corner of Taylor St and Magnolia St intersection), tract of land generally bounded by Taylor St to the north, Magnolia St to the east, unimproved street rights-of-way (ROW) of Russell St to the west, and a vacant residential lot to the south, for a wedding venue and authorize the Mayor to execute the Development Agreement.

Elaheh Roohbakhsh, Associate Planner, provided the overview.

Mayor Davis made the motion to approve. Councilmember Lands 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. Consideration and possible action to approve the proposal from Freese and Nichols for the development of a Roadway Impact Fee Program, and authorize the City Manager to negotiate and execute the terms of the agreement.
7. Consideration and possible action to approve the proposal from Freese and Nichols for the Water and Wastewater Impact Fee Study Update, and authorize the City Manager to negotiate and execute the terms of the agreement.

Councilmember Bonner made the motion to approve Regular Agenda Items 6 & 7.
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

8. Consideration and possible action to concur with the Mayor on an ad hoc selection committee for the naming of city facilities.

The proposed committee is:

Staff - Alyssa Deaton

PD&Z - Mary Ann Atkinson

MEDC - Derek Dalmolin

Council - Harry Opliger

Community - Cary Perrin

Mayor Davis 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

9. Consideration and possible action to direct staff on participation in the AISD AIMS Awards Sponsorship Packages.

*Moved to the beginning of the Regular Agenda

Coach Newsome spoke about the two events they put on and asked the City to sponsor them again this year. Last year, the City donated \$4,000.

Mayor Davis made the motion to direct staff to make a Pro Sponsorship level donation of \$5,000. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

April 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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

Mayor and Council Comments

State of the County - 4/9

Adjourn

Mayor Davis made the motion to adjourn the meeting at 8:14 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

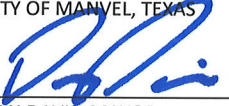
No: None

Absent: None

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

