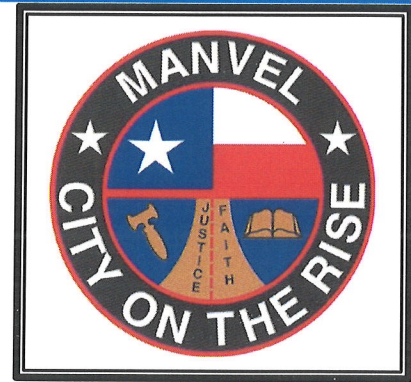


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 3/17/2025

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 5 Crystal Sarmiento (Arrived late to workshop)

Absent: City Councilmember Place 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

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, Public Works Director
Matt De La Rosa, Assistant City Engineer

Presentation on Roadway Impact Fees.

Ashita Rahman with Freese and Nichols, provided the presentation.

Presentation on Del Bello Lakes - Next Phase.

Robert Santini with Shea Homes, provided the presentation.

Discussion on any topic as listed on the current agenda.

Mayor Davis adjourned the Workshop Session at 5:55 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:08 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 5 Crystal Sarmiento

Absent: City Councilmember Place 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

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, Public Works Director
Matt De La Rosa, Assistant City Engineer

Invocation

Inspirational Reading - Councilmember Opliger

Pledge

Presentations

Employee Tenure Recognition
Bobby Gervais, City Attorney - 10 years

Northern Brazoria County Chamber of Commerce Leadership Academy Graduates Robbie Hall, Public Works Director
Rosie Donaire, Finance Director

Proclamations

National Public Safety Telecommunicators Week - April 13-19, 2025
Child Abuse Prevention Month - April 2025
National Donate Life Month - April 2025
Telecommunicators Week - delayed until the next Council meeting
Child Abuse Prevention Month - to be presented at Pinwheel ceremony on April 3rd at 3 p.m.
Donate Life Month - delayed until Briana Garcia, the requestor, can be present

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING 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.

Mayor Davis opened the public hearing at 6:22 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:24 p.m.

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING 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.

Mayor Davis opened the public hearing at 6:27 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - Jason Suchecki, commercial broker for Thomas Developers, who is developing the ER. He shared that of the 10 homes behind the ER, he spoke with 6 and all six were positive. Conditions residents would like to see are no construction past 6 p.m. and no trash or dumpsters against the property. The majority said they would rather have an ER versus a retail development.

Mayor Davis closed the public hearing at 6:30 p.m.

Public Comments: "Comment Card" Required

Martina McNickles requests that the current MEDC board members be reappointed and supports Ty Watkins for PD&Z.

Donald Atkinson - requests current board members for MEDC be reappointed

Derek Hehn, Rodeo Palms HOA President - spoke on the trailer and boat ordinance agenda item and asked to consider adding RVs and box trucks.

David Minceberg - provided an update on the 30-acre development in front of the Del Bello Lakes subdivision

Jason Wells - spoke on the parking and trailer issues in Rodeo Palms

Ty Watkins - introduced himself as a candidate for both MEDC and PD&Z

City Manager Update

Lowes Update - Dirt is moving

Impact Fees - Staff is working on proposals

Akery Lake RFP was published yesterday in the paper.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Lake "G" to Serve Valencia for Brazoria County Municipal Utility District No. 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for Pomona Lift Station No. 1 and Wastewater Treatment Plant Phase 4 (0.50 MGD) to Serve Brazoria County Municipal Utility District No. 39 & 40 for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for "Reinforced Concrete Paving & Site Earthwork to serve Foxtail Palms Section 1 within Brazoria County Municipal District No. 29 for Foxtail Sky, LLC, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
5. Acceptance of infrastructure improvements for "Storm Sewer, Sanitary Sewer, and Water Lines" to serve Foxtail Palms Section 1 within Brazoria County Municipal District No. 29 for Foxtail Sky, LLC, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
6. Approval for the Manvel Police Association to use the City Council Chambers to host an Election Candidates Forum.

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

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

Items Removed from Consent Agenda

None

Regular Agenda

1. Consideration and possible action to approve the first of two readings 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).

Staff recommends approval of this SUP request for the subject site to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient." with the following conditions:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

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

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento
No: None
Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
Abstained: None

2. Consideration and possible action to approve a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for 1.54 acres located on the south side of Highway 6, to the east of Sonic Drive-in at 17518 Highway 6, to allow for Pumped Detention. (Forwarded with favorable recommendation by PD&Z with a vote 4/3).

Matt De La Rosa, Assistant City Engineer, provided the overview.

While the Council understands staff's general concerns about pump detention, they are in favor in this case due to the restrictions on the site and in the area where pump detention is the only option for a new business to be feasible.

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

The motion carried with a vote: 5/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry

March 17, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Opliger, City Councilmember Place 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

3. Consideration and possible action to direct staff on the following:
Participation and/or contribution to Iowa Colony for the Annual Fourthfest Celebration

City Manager Dan Johnson shares that our in-kind contributions (staffing, etc.) equate to around \$20,000. City staff recommends continuing with staffing help over a monetary contribution. Council gives direction to continue with staffing help and to ask if we can be more recognized in their advertisements, given our help.

4. Consideration and possible action to approve the second and final reading of Ordinance 2025-08;

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 approve. Mayor Davis seconded the motion.

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

5. Consideration and possible action to approve payment for the following and authorize the City Manager to execute the agreement/estimate, as required by City of Manvel purchasing policy, Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager. Purchases requiring an expenditure exceeding \$50,000 must be presented to Council for approval;

1. Expenditure to Inframark Automation & Intelligence for SCADA Improvements to serve Manvel Town Center and Future Projects.
2. Expenditure to Branch Construction Group for 24" Sanitary Sewer Improvements along Morris Avenue.

This will utilize ARPA funds.

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

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

No: None

March 17, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

6. Consideration and possible action to approve the first of two readings 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.

*This agenda item was moved to after Regular Agenda Item #1

Chief of Police Keith Traylor provided the overview.

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

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

7. Consideration and possible action to approve the first of two readings 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.

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

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

8. Consideration and possible action to approve an Agreement between the Brazoria County Emergency Services District No. 3 and the City of Manvel, for fuel sharing during disasters.

March 17, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

9. Update on Brazoria County Day.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.074; "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

- o *Discussion on applicants for the appointment of Planning Development and Zoning Commission Board Members*
- o *Discussion on applicants for the appointment of Manvel Economic Development Corporation Board Members*

Mayor Davis convened the meeting into Executive Session at 7:37 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 9:09 p.m.

There was no action taken during Executive Session.

Regular Agenda

10. Consideration and possible action on the appointments of the Manvel Planning Development and Zoning Commission Positions #1, #2, #3 and #4 with a 2-year term to expire March 2027.

Mayor Davis made the motion to reappoint Ryan Miller to Position 1, Kyle Marasckin to Position 2, Mary Ann Atkinson to Position 3, and Kenneth Haynes to Position 4. Councilmember Bonner seconded the motion.

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

No: None

Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson

Abstained: None

11. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board Positions #4, #5, #6 and #7 with a 2-year term to expire March 2027.

Mayor Davis made the motion to Appoint Carolynn Waites to Position 4, Reappoint Jason Black to Position 5, Reappoint Derek Dalmolin to Position 6, and Appoint Ty Watkins to Position 7. Councilmember Lands seconded the motion.

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento

March 17, 2025 MANVEL CITY COUNCIL MEETING MINUTES

No: None
Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
Abstained: None

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

- *Mid-Year Update on the Progress of 2025 City Manager Goals*
- *Mid-Year Update on the Progress of 2025 City Attorney Goals*

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

Mayor Davis convened the meeting into Executive Session at 9:11 p.m.
Mayor Davis reconvened the meeting out of Executive Session at 11:10 p.m.
There was no action taken during Executive Session.

Mayor and Council Comments

Adjourn

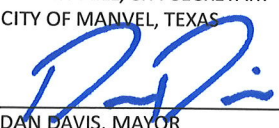
Councilmember Bonner made the motion to adjourn the meeting at 11:15 p.m. Mayor Davis seconded the motion.

The motion carried with a vote: 5/0

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 5 Crystal Sarmiento
No: None
Absent: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

