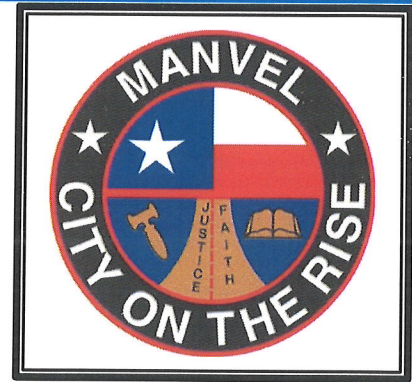


**THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §**



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 11/18/2024

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
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Chad Dumont, Personnel Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

ACTIONS, INC., of Brazoria County - Presentation

Update on 2024 C/O Road Projects - Phase 3 (sidewalks and signals)

November 18, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Discussion on any topic as listed on the current agenda.

ACTIONS INC., - Presenter called to request this presentation be postponed to a future meeting date.

Robbie Hall, Public Works Director, provided the 2024 C/O Road Projects - Phase 3 update.
General Discussion on Regular Agenda item #5 - Chief Traylor provided the overview.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:04 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
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Chad Dumont, Personnel Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services

Invocation

Inspirational Reading - Councilmember Perry

Pledge

Presentations

Recognitions;

Jackson Cernoch

For compassion and courage in helping an injured dog in need.

Manvel High School Cross Country Runners;

Danna Ramirez - High School Junior

Jannie Cardenas - High School Sophomore

*Done after the Public Comments

Public Comments: "Comment Card" Required

Lawrence Young, 13 Garden Grove - Spoke in favor of the Toyota Dealership

Jimmy Moore - 2602 Tesajo Ct - Spoke in favor of business expansion in the city and spoke in favor of the Toyota Dealership.

Garrett Knox - 4835 Patterson Road - Spoke about his book - Big Trees of Manvel. Provided a signed copy to the city.

Mary Ann Atkinson - 7425 Jordan Road - When is the city getting the Welcome to Manvel signs? Had concerns with the light at Lewis @ FM 1128.

Robina Spruill - 27 Rodeo Bend Drive - Spoke in favor of Keating Toyota.

City Manager Update

Welcome to Manvel Signs - Design and budget is complete. Waiting on TXDOT approval.

Jose - Comprehensive/Strategic Plan and Thoroughfare Plan Update.

State of the City last week - Thanks to the Church on Masters Road and City Secretary Staff

Fall Haul was on Saturday - Had 22 residents

MEDC this Wednesday, Parks Board meeting on Thursday

Longevity Breakfast this Thursday

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve "Valencia Section 8" for Brazoria County Municipal Utility District No. 83, Brazoria County, to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve "Valencia Section 9" for Brazoria County Municipal Utility District No. 83, Brazoria County, to begin the Two-Year Maintenance Period.

Councilmember Hudson made the motion to approve the Consent Agenda. Mayor Davis 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. Consideration and possible action to approve the second and final reading of Ordinance 2024-O-42;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY. *(Postponed at the 10/7/2024 City Council Meeting. First reading passed by City Council on 10/21/24 Vote 4/2 Council Member Lands absent, Second reading was postponed by City Council on 11/4 due to the absence of Council Member Sarmiento).*

Staff proposes a 6.3% increase.

Mayor Davis is not comfortable adopting the rate based on the study unless the study is updated.

He feels there should be an annual cost analysis.

Councilmember Bonner would like more data before making a decision.

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

The motion FAILED with a vote: 3/4

November 18, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Yes: City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson
No: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 5 Crystal Sarmiento
Absent: None
Abstained: None

2. Consideration and possible action to approve the first of two readings of Ordinance 2024-O-35; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2020-O-14 PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 "MOTOR VEHICLE DEALER" FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; 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. *(Favorable recommendation by PD&Z failed on 10/15/2024, Vote 1-5)*
**The Applicant has requested postponement of action by Council on this item until the 11/4/2024 City Council meeting.*
(On 10/21/24 City Council voted to postpone the agenda item until 11/18/24 City Council Meeting).

Jose Abraham, Director of Development Services provided the overview. Staff and PD&Z do not recommend approval.

Representatives present to speak:

David Minsberg and Garrett Nondorf with Flagship

Robbie Booth with LJA Engineering

Anson Jones, Chris Wall, and Jack Wends with Keating Toyota

Charles Scoville, Chief Operating Officer of Reed King, a shopping center development

Kirk Laguarda and Dwayne Heckman, Real Estate Brokers who represented the partnership in its listing and are familiar with this kind of transaction

Anson Jones, General Manager of Keating Toyota, spoke about their community involvement.

The following conditions were discussed:

- a) Motor Vehicle Sales use on the south side of Del Bello Road shall be limited to the 16 acres of land as shown in the proposed concept plan ("16-acre Tract").
- b) Only motor vehicle sales use which primarily sells new cars shall be permitted.
- c) A minimum 30-foot landscaping buffer shall be provided between the 16-acre Tract and abutting residential lots with a minimum of one 3.5-inch caliper evergreen tree planted every 25-feet.
- d) A minimum 8-foot-tall perimeter masonry fence shall be installed within the edge of the landscape buffer.
- e) Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
- f) Outdoor lighting shall be deflected, shaded, dimmable and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.
- g) The dealership must require any vehicle transport deliveries to be on property.
- h) No mini storage allowed on the 30-acre commercial tract south of Del Bello Boulevard.

Councilmember Bonner made the motion to approve with the conditions as discussed. Councilmember Hudson seconded the motion.

The motion carried with a vote: 5/2

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

Absent: None

Abstained: None

3. Consideration and possible action to direct staff to proceed with the Deannexation of Wolfe Airpark from the City Limits of Manvel.

Chad Thuman with Wolfe Airpark

Brian Jones, Engineer

Bill Hulman, property owner at Wolfe Airpark

The Mayor's personal opinion is that he has no issue with deannexing if they obtain 100% signatures. He also poses avoiding the deannexation process by offering a variance for the fire suppression sprinkler system square footage requirements.

Council ultimately agreed to provide staff with the direction to allow them to proceed with the deannexation process, with the condition that they obtain 100% signatures. They also advised that they seek a variance to address their immediate issues with fire/permitting.

4. Consideration and possible action to approve Resolution 2024-R-39;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
ADOPTING A COVERED APPLICATIONS AND PROHIBITED TECHNOLOGY POLICY.

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

5. Consideration and possible action to approve a Surface Site and Access Lease Agreement between the City of Manvel and Houston Pipeline Company for the lease of property being a 400x200 ft. parcel off of Uzzell (directly behind the Public Works Building) for the use of a Police Department firing range.

Mayor Davis made the motion to approve with the condition that it be effective upon the approval of SUP. 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

Executive Session

Council will convene into Executive Session in accordance with the **Texas Government Code**, pursuant to Section 551.071: Consultation with attorney, Section 551.074 Personnel Matters -to deliberate the employment, duties, and discipline, of a public officer or employee;" City Manager personnel action involving Finance Director. Section 551.089: Deliberation regarding security devices or security audits, to discuss (1) security assessments or deployments relating to information resources technology;(2) network security information as described by Section 2059.055(b); or (3) the deployment, or specific occasions for implementation, of security personnel, critical infrastructure, or security devices, and after action plan.

Mayor Davis convened the meeting into Executive Session at 9:47 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 10:57 p.m.

No action was taken during the Executive Session.

Regular Agenda

6. Consideration and possible action regarding concurrence with the City Manager's decision concerning the Finance Director, as required under Article V, Section (e) of the City Charter.

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. Discussion on City Involvement in the Upcoming Legislative Session.

No action.

Mayor and Council Comments

Adjourn

Mayor Davis made the motion to adjourn the meeting at 11:01 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

