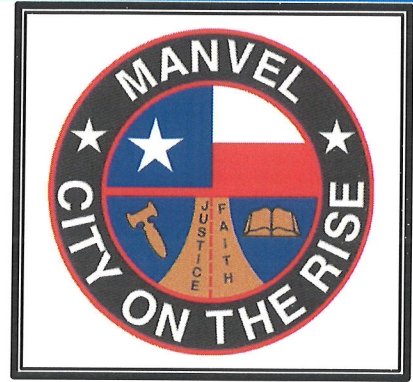


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 4/21/2025

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
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 4 Ed Perry

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Rick Alvarado, Assistant Chief of Police
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

Russell Street ROW Abandonment (Big Horn Cantina)

April 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis convened the Workshop into Executive Session at 5:01 p.m.
Mayor Davis reconvened the Workshop out of Executive Session at 5:24 p.m.
There was no action taken during the Executive Session.

WORKSHOP SESSION CONTINUED

Update regarding future amendments to the Subdivision Ordinance and the Zoning Ordinance, including:

- Tree Preservation
- NAICS
- Conditions for Medical Uses and Personal Care Services
- Original Manvel Townsite (OMT)

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

Discussion on any topic as listed on the current agenda.

Agenda items discussed:

Consent Agenda Item #1

Consent Agenda Item #2

Regular Agenda Item #3

Regular Agenda Item #4

Regular Agenda Item #1

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

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:01 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 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 4 Ed Perry

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Rick Alvarado, Assistant Chief of Police
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Invocation

Inspirational Reading - Councilmember Jerome Hudson

Pledge

Presentations

Proclamations

Motorcycle Safety Awareness Month - May 2025

Hurricane Preparedness Week - May 4-10, 2025

Municipal Clerks Week - May 4-10, 2025

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 0.4073 ACRE TRACT OF LAND IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, BEING THAT PORTION OF RUSSELL STREET LOCATED BETWEEN SH 6 AND LARGE AVENUE; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNERS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Mayor Davis opened the Public Hearing at 6:19 p.m.

1st call for comments - Alan Mueller, Gromax Development, spoke in favor of the proposed request

2nd call for comments - none

3rd call for comments - none

Mayor Davis closed the Public Hearing at 6:22 p.m.

Public Comments: "Comment Card" Required

Jason Rosario with Waste Connections introduced Matt Lowe, who will be taking over for Zack Ryan.

City Manager Update

Viewpoint in town filming on Tuesday

Administrative Professionals Day Wednesday

Parks and Rec Board meeting Thursday

Joint Public Hearing meeting for Council and PD&Z on Monday

Consent Agenda

1. Approve the second and final reading 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 AND BUSINESSES 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 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

2. Approve Resolution No. 2025-R-09;
A RESOLUTION DESIGNATING CITY OFFICIALS AS SIGNATORIES AT TEXPOOL FOR THE CITY'S TEXPOOL ACCOUNT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
3. Consideration and possible action to approve the City Manager's designation of a 6-month rotational schedule designating an Acting City Manager to perform the duties in case of his absence or disability, as required by Section 5.02 (f) of the City Charter.
4. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities, and Paving & Appurtenances to serve Valencia Section 16 for Brazoria County Municipal Utility District 83 and City of Manvel, Texas, to begin the Two-Year Maintenance Period.
5. Final acceptance of infrastructure improvements for "Pomona Parkway Pedestrian Crosswalks Phase 2 to serve Brazoria County MUD No. 39, Brazoria County, Texas" and release the associated maintenance bond.
6. Acceptance of infrastructure improvements for Avellino Detention Pond for Brazoria County Municipal Utility District No. 47, Brazoria County, Texas, to begin the Two-Year Maintenance Period.
7. Acceptance of the meeting minutes to date.

Mayor Davis made the motion to approve the Consent Agenda. 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 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

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-13; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 0.4073 ACRE TRACT OF LAND IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, BEING THAT PORTION OF RUSSELL STREET LOCATED BETWEEN SH 6 AND LARGE AVENUE; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNERS; RETAINING AN EASEMENT FOR CENTERPOINT FACILITIES CURRENTLY OCCUPYING SAID RIGHT-OF-WAY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT. *(Forwarded with favorable recommendation by PD&Z on 4/14/2025)*

April 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis made the motion to direct staff to negotiate with the applicants for either fair market value cash compensation or an alternative means of compensation. Councilmember Lands 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 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

2. Consideration and possible action to approve the reappointment of Nicole Mitchell to Place 2 and Rosa Donaire to Place 4 on the South Manvel Development Authority for a term of two years to expire on April 30, 2027.
3. Consideration and possible action to approve the reappointment of Seth Carrasco to Place 1, Nicole Mitchell to Place 2, and Rosa Donaire to Place 4 on the TIRZ 3 Board for a term of two years to expire on April 30, 2027.

Councilmember Sarmiento made the motion to reappoint Nicole Mitchell and Rosa Donaire to their respective places on SMDA and TIRZ 3, excluding Seth Carrasco. 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 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

4. Consideration and possible action to approve an Interlocal Agreement for the Allocation of Sales Tax Revenue with Brazoria County Emergency Services District #3, and authorizing the Mayor to executive the agreement.

Councilmember Opliger 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 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

Mayor and Council Comments

April 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 6:31 p.m. 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 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

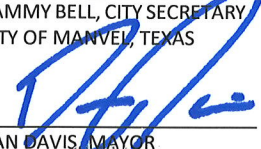
No: None

Absent: City Councilmember Place 4 Ed Perry

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

