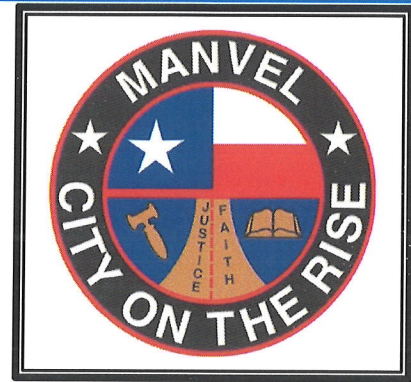


May 5, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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 5/5/2025

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 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
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, Director of Personnel

Discuss amendment to Zoning Ordinance items.

Tree Preservation - Council is good with amendments
Medical Uses - Council good with amendments
NAICS - Council good with amendments

Discussion on any topic as listed on the current agenda.

General discussion on the following:

Consent Agenda Item 2

Regular Agenda Item 1

Regular Agenda Item 4

Regular Agenda Item 5

Regular Agenda Item 11

Regular Agenda Item 12

The Workshop closed at 5:58 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:05 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
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, Director of Personnel

Invocation

Inspirational Reading - Councilmember Bonner

Pledge

Presentations

Proclamations

National Police Week - May 11-17, 2025

National Public Works Week - May 18-24, 2025

Recognitions

Sergeant Nathan Peters - Manvel Police Department Officer of the Year.

Manvel Rocketry Club Students advance to Nationals in Washington DC.

Public Comments: "Comment Card" Required – None

City Manager Update

Pipe in front of Autozone is complete

Manvel Market relocating to Redeemer

Jose Abraham spoke on Development Update

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Update/notice on the CPI Rate Adjustment (Authorized under the Franchise Agreement)
3. Acceptance of infrastructure improvements for Detention Basin, Lake Amenity, and Storm Sewer to serve Foxtail Palms for Brazoria County Municipal Utility District 29 and City of Manvel, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for "Water Distribution and Wastewater Collection to serve GC Manvel East for Brazoria County Municipal Utility District 57, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
5. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 18 for Brazoria County Municipal Utility District 39, Brazoria County, Texas to begin the Two-Year Maintenance Period.
6. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 23 for Brazoria County Municipal Utility District 39, Brazoria County, Texas to begin the Two-Year Maintenance Period.
7. Acceptance of infrastructure improvements for Lake "H" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
8. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Valencia Section 10 for Brazoria County Municipal Utility District 83 and City of Manvel, Texas to begin the Two-Year Maintenance Period.
9. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 18 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.
10. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 23 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

Mayor Davis made the motion to amend the Consent Agenda to remove Items 3, 4, 5, and 6. 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

Mayor Davis made the motion to approve the Consent Agenda, as amended. 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

Items Removed from Consent Agenda

No action was taken on Consent Agenda Items 3, 4, 5, 6 that were removed from the Consent Agenda.

Staff Presentations

Development update by Director of Development Services

Valencia PUD annual report

Regular Agenda

1. Consideration and possible action to award Akery Lake - Phase 1 Excavation to Sprint Sand and Clay and authorize the City Manager to execute the contract.
Matt Strickland, VP of Sprint Sand and Clay

Councilmembers discuss traffic, volume of trucks on roadways, road damage, and safety

Councilmember Bonner made the motion to approve. 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

2. Consideration and possible action to approve design-related input and recommendation from the Parks and Recreation Board regarding City Hall Park. (*Recommendation by Parks and Recreation Board forwarded on 4/24/2025*)

Jeff Gerber with PGAL provided the overview.

Total project budget delta for park is \$2,686,000

City Hall projected timeline is completion in either April or August, depending on how the parking construction is approached.

Next step is going out for bid.

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Councilmember Perry 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

3. Consideration and possible action to approve recommendation from the Parks and Recreation Board regarding the proposed Deloris Martin Park Facilities Plan. (*Recommendation by Parks and Recreation Board forwarded on 4/24/2025*)

Dan Johnson, City Manager, provided the overview.

\$6 million park. The proposal would be 2 million from grants, 2 million from the County, and 2 million from the City.

Council is asked if they would like to continue this process by letting the commissioners discuss and start the process of preparing some sort of interlocal agreement.

Councilmember Opliger would prefer the County to help with drainage instead of a park.

Councilmember Sarmiento made the motion to approve the recommendation from the Parks and Recreation Board. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/1

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 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: City Councilmember Place 3 Harry Opliger

Absent: None

Abstained: None

4. Consideration and possible action to approve a Design Modification Request to allow a crushed asphalt driveway for new home construction at 7619 Scott Avenue, Manvel, Texas; and authorize the Mayor to execute the associated Development Agreement. (*Forwarded with favorable recommendation by PD&Z on 4/28/2025*)

The applicant is present and addresses the Council. He shares that he will pour concrete to the property line, but needs a year to do the rest of the driveway in concrete.

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

The motion carried with a vote: 6/1

Yes: 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: Mayor Dan Davis

Absent: None

Abstained: None

5. Consideration and possible action to approve a subdivision variance request for an approximate 2-acre tract of land located at 9411 Quaker Court, Rosharon, TX 77583 (PID: 197902), seeking to vary Chapter 62, Section 62-108.- Lots. (a)(5) which requires a minimum one-acre lot area for residential lots not served by the public sewer system, to create two single-family residential lots; and authorize the Mayor to execute the associated Development Agreement.

Councilmember Hudson made the motion to approve. 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

6. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-14; AN ORDINANCE AMENDING CHAPTER 77 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE I. "IN GENERAL," SECTION 77-3.-- DEFINITIONS PERTAINING TO DEFINITIONS; BY AMENDING ARTICLE II. "DISTRICT REGULATIONS," SECTION. 77-44. - TREES, LANDSCAPING, FENCING, AND SCREENING PERTAINING TO TREE PRESERVATION; 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. *(Favorable recommendation forwarded by Parks and Recreation on 4/24/2025 and a Final Report recommending approval forwarded by PD&Z on 4/28/2025)*

Jose Abraham provided the overview. Parks and PD&Z want to add Pine trees to the list of protected trees.

Council does not want pines added.

Mayor Davis made the motion to amend 77-44(b)(4) to remove "E", which is pine trees. 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

Councilmember Lands made the motion to approve as amended. 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

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No: None
Absent: None
Abstained: None

7. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-15; AN ORDINANCE AMENDING CHAPTER 77 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE II. "DISTRICT REGULATIONS," SECTION 77-50 "USES REQUIRING SPECIFIC USE PERMIT (SUP)" TO AMEND CERTAIN CONDITIONS REQUIRED FOR HOSPITALS AND OTHER HEALTH CARE USES TO BE CONSISTENT WITH STATE LAW; 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. *(Final report recommending approval forwarded by PD&Z on 4/28/2025)*

Councilmember Bonner made the motion to approve. 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 approve the first of two readings Ordinance 2025-O-16; AN ORDINANCE AMENDING CHAPTER 77 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE II. "DISTRICT REGULATIONS," SECTION 77-26 PERMITTED USES, BY ADOPTING THE 2022 VERSION OF THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CODES THAT DETERMINE PERMITTED USES; 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. *(Final report recommending approval forwarded by PD&Z on 4/28/2025)*

Councilmember Perry made the motion to approve. Councilmember Opliger 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 approve on first and final reading, Ordinance 2025-O-17; AN ORDINANCE AMENDING ORDINANCE NO. 2024-O-38 AMENDING THE CITY FISCAL YEAR 2024 BUDGET ENDING SEPTEMBER 30, 2025, BY AMENDING THE CAPITAL PROJECTS FUND TO RECOGNIZE THE ADDITIONAL INTEREST REVENUE AND CREATE THE EXPENSE ACCOUNT FOR THE CAPITAL PROJECT CONSTRUCTION/DESIGN CROIX PARK PARKING LOT AND 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.

This would get about 100 parking spaces. The funding would come from interest earned.

Councilmember Lands made the motion to approve. 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

10. Consideration and possible action to approve Infrastructure Improvements at Croix Park to include Parking Lot Expansion, Engineering, and Utilities at a cost not to exceed \$500,000.00, and authorize the City Manager to make the expenditure.

This will go out for bid. Mayor Davis asks to make sure trees are incorporated.

Councilmember Bonner 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

11. Consideration and possible action on the Manvel Fall Festival, approve the proposal from YNMFA, and authorize the City Manager to negotiate the terms and execute the final contract.

The mayor is fine with using the group if they partner with Colleen at the Manvel Market.

Council debates about the timeframe of the event being 11-5 vs 2-8. They suggest asking the YNFMA for more details about a later time feasibility.

Council is good with beer and wine.

The mayor shares that he thinks \$150,000 is a good not-to-exceed amount, and the council agrees.

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Mayor Davis moved to authorize the City Manager to negotiate and bring an update back in two weeks. 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

12. Consideration and possible action to approve a Special Called City Council Meeting on May 13, 2025, for the Canvass of the May 3, 2025, General Election.

Councilmember Bonner made the motion to approve. 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

Mayor and Council Comments

Adjourn

Councilmember Perry made the motion to adjourn the meeting at 9:16 p.m. Councilmember Hudson seconded the motion.

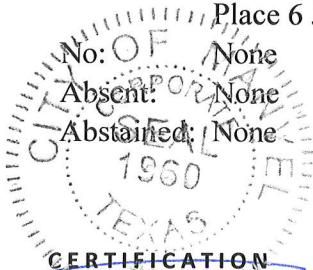
The motion carried with a vote: 7/0

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



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS