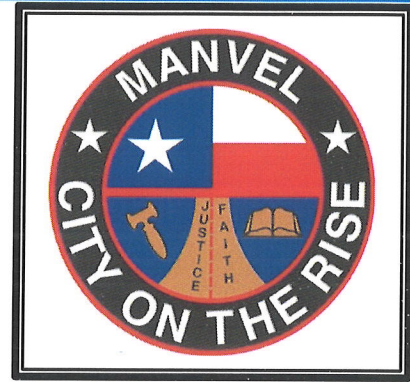


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEEY-ROBINSON, 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 5/19/2025

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 Carmyn Robey-Robinson
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

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)

May 19, 2025 MANVEL CITY COUNCIL MEETING MINUTES

City Council will convene into Executive Session pursuant to Texas Government Code, Section. 551.087 "deliberation regarding economic development negotiation" and Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

Memorandum of Understanding with MUD 83 and Hillwood Enterprises, L.P.

Mayor Davis convened the meeting into Executive Session at 5:01 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 6:06 p.m.

There was no action taken during the Executive Session.

Workshop Session Continued

Discussion on any topic as listed on the agenda.

None

Mayor Davis adjourned the workshop at 6:07 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:07 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 Carmyn Robey-Robinson
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

Invocation

Inspirational Reading - Councilmember Lands

Pledge

Presentations

Ceremonial Oath of Office - Carmyn Robey-Robinson, Council Member Place #4.

Mayor Davis administered the ceremonial Oath of Office.

Recognition - Mayor's Youth Advisory Committee Members

Staff Presentation on Public Hearing Item(s)

Provided by Jose Abraham, Director of Development Services.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT BOUNDARY), STREET AND SIDEWALK CONSTRUCTION, LOT SIZE, LOT SETBACK, AND EXCEPTIONS FOR CERTAIN MANVEL RESIDENTS; AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II.- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.

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

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:33 p.m.

Public Comments: "Comment Card" Required

Adrien Gaspar - praised permit clerk for interaction

City Manager Update

CNR3 quarterly meeting and monthly TxDot meeting conducted

Generator grant application sent and received

BCCA in Angleton Wednesday

Parks Board Thursday

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of Water Meter Easement from SW Manvel, LLC;
BEING 0.0011-ACRE TRACT OF LAND SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO.483, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 BLOCK 1 OF MINOR PLAT OF RSC SUBDIVISION, RECORDED IN DOCUMENT NO 2008018780.
3. Final acceptance of infrastructure improvements for "Lake "I" to serve Pomona for Brazoria County MUD No. 40, Brazoria County, Texas" and release the associated maintenance bond.
4. Final acceptance of infrastructure improvements for "Pomona Parkway Pedestrian Crosswalks to serve Brazoria County MUD No. 39, Brazoria County, Texas" and release the associated maintenance bond.
5. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 20 and 21 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

May 19, 2025 MANVEL CITY COUNCIL MEETING MINUTES

6. Final acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 22 for Brazoria County Municipal Utility District 39, Brazoria County, Texas” and release the associated maintenance bond.
7. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection and Paving to serve Meridiana Section Thirty One-B for Brazoria County Municipal Utility District 56 and City of Manvel, 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 Carmyn Robey-Robinson, 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 direct staff on a Memorandum of Understanding between the City of Manvel, Brazoria County MUD 83, and Hillwood Enterprises, L.P.

Mayor Davis made the motion to direct staff to move forward with the MOU and bring back to Council for action. 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 Carmyn Robey-Robinson, 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 a Subdivision variance request for Avellino (an approximate 49.58-acre tract of land including land dedicated for right-of-way) located along the southern side of Rodeo Palms Parkway abutting Foxtail Palms Subdivision to the east (PID: 692051), seeking to vary the requirements of Chapter 62, Section 108 (b)(4), Lot dimensions shall be not less than 60 feet in width at the right-of-way line and of a depth so as to provide an area of not less than 6,300 SF and authorize the Mayor to execute the Development Agreement. (Approved by PD&Z on 5-12-2025)

Jose Abraham provided the overview. Staff and PD&Z recommend approval of this variance request to Chapter 62, Section 108 (b)(4), to allow measurement of lot width at building setback line, with the following condition as specified in the development agreement:

1. The subdivision variance is limited to measurement of lot width only and has no impact on the lot area requirement.

Councilmember Sarmiento 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 Carmyn Robey-Robinson, 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 the first of two readings of Ordinance 2025-O-20; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II. - *SUBDIVISION AND DEVELOPMENT PROCESS*, FOR PROVISIONS PERTAINING TO MASTER PLANS, FINAL PLATS AND DEVELOPMENT PLATS; AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE IV. *MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RE-SUBDIVISION*, FOR PROVISIONS PERTAINING TO LOTS AND LOT DIMENSIONS, PERIMETER STREETS, SIDEWALKS, AND REQUIREMENTS FOR SUBDIVISIONS IN THE OLD MANVEL TOWNSITE AREA; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; AND PROVIDING FOR SEVERABILITY. (Forwarded with favorable recommendation by PD&Z on 5/12/2025).

Mayor Davis wants to make sure the language is clear so that residents are protected in the event that if water/sewer is not directly in front of their property, they are not forced to extend it. Dan Johnson suggests removing items 3 and 4 to accomplish this. Robert Gervais suggests making the language clear so that if it's next to your lot and it's new construction, you have to tie on if you're in the Old Manvel Townsite.

Mayor Davis made the motion to amend to strike out section 62-119 Section D numbers 3 and 4. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Councilmember Sarmiento made the motion to approve as amended. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

4. Consideration and possible action to direct staff on the Manvel Fall Festival, and authorize the City Manager to execute the Hotel Motel Tax Grant Agreement and Agreement for Services between the City of Manvel and Your Neighborhood Farmers Market Association (YNFMA).

*Moved up to after Regular Agenda Item #1

Representative for the TNFMA, Craig, was present. Shared that they can do either of the time frames proposed, although the site is not conducive to a night market. A night event will be ~\$225,000 vs \$150,000.

There is a lot of debate back and forth from the council on doing the 11-5 vs 2-8 timeframe. Council comes to a consensus on the 11-5 timeframe.

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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

5. Discussion/staff update on the following:
160 Acres/City Center Project
City Facilities
Chocolate Bayou Drainage Improvements
Budget Timeline

City Facilities

- Water reclamation facility 25% done
- PD 90% done
- PW on hold but working with the surety company and have had contractors touring the site
- McCoy/Masters project almost completed
- Elevated Storage Tank 91%

City Center Project

Reaching out to Joe Morrow to come out in June

Chocolate Bayou Drainage

Working on trying to prepare grant application

Mayor suggests having MEDC hire an Economic Development Coordinator to take on City Center project.

General discussion on drainage.

Budget Timeline

Waiting on information from County

Department presentations will begin in June

Mayor and Council Comments

Mayor wants an update on the interlocal agreement from the County.

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 Carmyn Robey-Robinson, 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

