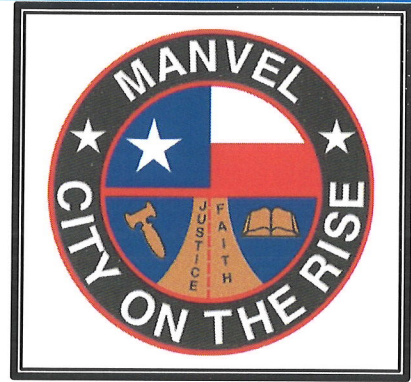


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-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 6/2/2025

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
Chad Dumont, Director of Personnel
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)

June 2, 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 for Executive Session at 5:00 p.m.

Mayor Davis reconvened the workshop from Executive Session at 5:19 p.m.

There was no action taken during Executive Session.

Workshop Session Continued

Discussion on Public Safety Salary Adjustments.

Dan Johnson, Keith Traylor, and Chad Dumont spoke on this item.

Council discussed regional salary increases for law enforcement, particularly Houston's new \$75,000 base pay, and how it may impact recruitment in surrounding areas. The Mayor and city officials emphasized Manvel's commitment to competitive compensation, especially for public safety personnel, highlighting past adjustments, strong benefits, and a focus on retention. While salary increases remain a consideration, no immediate changes are planned pending further budget analysis.

Discussion on any topic as listed on the agenda.

Regular Agenda items 4 and 5 -

Council discussed the variance request for the Oakwood Trails Master Plan, located in the ETJ east of Avelino and north of the Manvel Town Center PUD. The variance pertains to temporarily allowing fewer than the required three access points during phased development, with full compliance achieved by section three. Staff and the Planning, Development, and Zoning Commission recommended conditional approval, with a resolution for full master plan approval to be brought forward once all conditions are met.

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 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
Chad Dumont, Director of Personnel
Robbie Hall, Director of Public Works

Invocation

Inspirational Reading - Councilmember Opliger

Pledge

Presentations

Proclamation:

- Juneteenth - June 19, 2025

Staff Tenure Recognition:

- April Beeler - 5 Years
- Nathan Peters - 10 years

Public Safety Staffing Update.

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; 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 6:28 p.m.

1st call for comments - Mary Ann Atkinson spoke in opposition

2nd call for comments - Donald Atkinson spoke in opposition

3rd call for comments - None

Mayor Davis closed the Public Hearing at 6:30 p.m.

Public Comments: "Comment Card" Required

Mary Ann Atkinson urged the council to do the Citizens Police Academy

City Manager Update

Facility Naming Committee meets tomorrow

Draft budget August 1st

Director budget presentations begin next meeting

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Consideration and possible action to approve the second and final reading 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

June 2, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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).

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, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 10 for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Councilmember Sarmiento made the motion to approve the Consent Agenda. 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, City Councilmember Place 4 Carmyn Robey-Robinson

No: None

Absent: None

Abstained: None

Items Removed from Consent Agenda - None

Regular Agenda

1. Consideration and possible action to approve a Memorandum of Understanding between The City of Manvel, Brazoria County Municipal Utility District No. 83, and Hillwood Enterprises, L.P.

Councilmember Sarmiento 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 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 the second and final reading 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,

June 2, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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.

Mayor Davis made the motion to approve with compensation will be the items agreed to by the City and the Applicant as laid out in letter from the City Manager. 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, City Councilmember Place 4 Carmyn Robey-Robinson

No: None

Absent: None

Abstained: None

3. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-18; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Motion to forward with favorable recommendation by PD&Z failed with a 2-3 vote).

Jeff Boute, EHRA, spoke on the traffic impact analysis.

Councilmember Sarmiento shared the Akery Lake project, which could further impact traffic and the development.

Mayor Davis asks about ROW dedication on Masters and drainage/capacity.

Councilmember Bonner asks about setbacks and has concerns over emergency service vehicles having ease of access.

Mayor Davis shares he is in support of this, but would like to later discuss the setback and potential for drainage improvement opportunities.

Councilmember Bonner 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 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 approve and authorize the Mayor to execute the Development Agreement;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 108 (B)(4), TO ALLOW MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE AND CHAPTER 62, SECTION 104 (5), TO ALLOW FEWER NUMBER OF ACCESS POINTS THAN THE MINIMUM REQUIREMENT FOR OAKWOOD TRAILS, A RESIDENTIAL SUBDIVISION OF 175.2 ACRES OUT OF THE H.T.& B.R.R.CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS. (Forwarded with favorable recommendation - Vote 5/0)
5. Consideration and possible action to approve Oakwood Trails Master Plan;
BEING A SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
(Forwarded with favorable recommendation by PD&Z with a 5-0 vote).

Councilmember Sarmiento made the motion to approve item #4 and conditional approval for item #5. Councilmember Robey-Robinson 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. Development Update - Provided by Department of Development Services.

Jose Abraham provided the update.

7. Consideration and possible action to approve Resolution 2025-R-11;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Shonna Bellow, Fire Marshal, provided the overview for the Fire Permit Fees.

Mayor Davis made the motion to amend the fee schedule to strike out residential burn permit for \$15 on page 5. 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

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Jose Abraham provided the overview of the fees concerning trees.

Following the adoption of the tree preservation ordinance, a new tree removal permit fee of \$50 per protected tree or \$750 for 15 or more trees has been proposed. This fee applies only when a permit is required to remove protected trees. The council aims to minimize residents' burdens and establish regulations promoting tree preservation amidst development needs.

Councilmember Lands made the motion to approve as amended. 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

8. Consideration and possible action to approve Resolution 2025-R-12;

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, AS HEREINAFTER REFERRED TO AS "APPLICANT," DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR, AND ON BEHALF OF THE APPLICANT IN DEALING WITH THE TEXAS PARKS & WILDLIFE DEPARTMENT, HEREINAFTER REFERRED TO AS "DEPARTMENT," FOR THE PURPOSE OF PARTICIPATING IN THE LOCAL PARK GRANT PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE APPLICANT IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE APPLICANT MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED SITE FOR PERMANENT PUBLIC PARK AND RECREATIONAL USES.

9. Consideration and possible action to approve Resolution 2025-R-13;

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, SUPPORTING CITY OF MANVEL'S APPLICATION TO THE TEXAS DEPARTMENT OF TRANSPORTATION'S 2025 TRANSPORTATION ALTERNATIVES SET-ASIDE (TA) CALL FOR PROJECTS.

Dan Johnson provided the overview of items 8 and 9. The two items were combined for discussion and action.

One grant is from Texas Parks and Wildlife, offering a 50/50 match up to \$1.5 million to support City Hall Park amenities, with the city's recent land purchase counting toward the match. The second grant, through TxDOT, is for sidewalk improvements along McCoy, Large, and Masters, requiring a 20% match (estimated at around \$600-\$700K). The total potential funding from both grants could bring over \$3 million into Manvel.

Councilmember Opliger made the motion to approve Regular Agenda Items 8 and 9. Councilmember Robey-Robinson 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 Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

June 2, 2025 MANVEL CITY COUNCIL MEETING MINUTES

10. Consideration and possible action on Almost Heaven Park as recommended by the Parks and Recreation Board.

Dan Johnson and Jose Abraham provided the overview. The Parks and Recreation Board provided a recommendation to explore partnership opportunities for improvements to Almost Heaven Park. The park, though often mistaken for being part of Sedona Lakes, is a City-owned park in need of maintenance and upgrades.

Council directed staff to pursue potential collaborations with Sedona Lakes MUD and other entities to enhance the park and possibly establish a memorandum of understanding to share improvement responsibilities and costs.

Mayor Davis moved to direct staff to proceed as recommended by the Parks and Recreation Board, and 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

Mayor and Council Comments

Announcements included the Manvel Market being held Saturday from 10 a.m. to 2 p.m. at Redeemer Church, and the Alvin ISD State of Education event on Tuesday. The mayor thanked staff for addressing emergency access concerns in Newport Lake Estates and noted that the City is working with TxDOT to schedule a town hall regarding future plans for Highway 288. An update was also provided on the "pork chop" traffic island near Parkway, with TxDOT indicating it may be removed following their recent study.

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 8:23 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 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