

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



LARRY AKERY, 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, INTERIM CITY MANAGER
TAMMY BELL, CITY SECRETARY

MISSION STATEMENT: "The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

MINUTES 8/7/2023

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 4:30 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Larry Akery
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, Interim City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Finance Manager
Jose Abraham, City Planner
Joe Murray, Fire Marshal
Robbie Hall, Public Works Director
Brooke Cyphers, Public Information Officer

Discussion on the Fiscal Year 2023-2024 Proposed Budget.

General Discussion

Dan Johnson provides an overview of the different processes for the different rate options.

Supplemental requests included in the budget total about \$635,000

There are over \$1,000,000 in supplemental requests for staffing that were not included in the preliminary budget. Additionally, over \$1,100,000 in equipment requests were not included.

Dependent coverage was also not included in the budget as that needs to be worked through.

Around 8 or 9 million in fund balance currently.

Cost of living adjustment for staff is budgeted at 3%.

Rosa Donaire provided a summary of all funds to Council.

Councilmember Sarmiento - Ok with using the fund balance for one-time purchases, not reoccurring. Wants Police Department to get their equipment. Okay with the \$192 tax increase per year to make sure the City is equipped to be efficient.

Councilmember Lands wants to see Police pay increase.

Mayor Dan Davis does not want to see a tax increase for residents. He suggests ways to achieve this like pulling from the fund balance for water and wastewater, taking the \$100,000 from the rainy day fund, the TIRZ claw back, etc.

Councilmember Perry - does not want to run the risk of putting the city in the position to not meet financial obligations. Does not want us to put ourselves in the position that we box ourselves in.

Councilmember Opliger - in concurrence with Councilmember Perry. Ok with the increase if it means we don't have to continue to put things off.

Mayor Davis asks about increasing the Homestead Exemption.

Dan Johnson - we have until the end of August for open enrollment for health benefits, so the dependent coverage bit needs to be decided on at the next council meeting.

Mayor Davis asks staff to come back with three options for dependent coverage at the next meeting. Additionally, asks Council to be prepared to discuss giving 3% across the board for COLA salary increases and giving a higher percent on a merit-basis.

Mayor Davis adjourned the Workshop at 5:59 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:09 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Larry Akery
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 6 Jerome Hudson

Absent: City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, Interim City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Finance Manager
Jose Abraham, City Planner
Joe Murray, Fire Marshal
Robbie Hall, Public Works Director
Brooke Cyphers, Public Information Officer

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Proclamation - August 15, 2023, Indian Independence Day

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES" AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Opened at 6:15 p.m.

Comments submitted prior to the meeting:

Tawanna Stephens, 5910 Lake Bridge Lane - opposed (email)

Courtland Washington, 4410 Millstone Drive - opposed (email)

Deidra & Rich Lane, 4326 Limestone Terrace - opposed (in-person)

Karina Lazcano, 5906 Lake Bridge Lane - opposed (email)

Efstratios Koutroumpakis, 5810 Dancing Oaks Court - opposed (in-person)

Charles Belocura, 6246 Eagle Mountain Lane - opposed (email)

Athena Reynolds, 4203 Martin Ridge Drive - opposed (email)

Tina Ncube, 4318 Limestone Terrace - opposed (email)

Zewei Tao, Del Bello Resident - opposed (email)

Donna Barber, 4422 Meadow Shore Lane - opposed (in-person)

Kevin Barber, 4422 Meadow Shore Lane - opposed (in-person)

Carlos Martinez, 6203 Camden Shore Drive - opposed (email)

Marcus Hill, 6219 Camden Shore Drive - opposed (email)

ReGail Hill, 6219 Camden Shore Drive - opposed (email)

Keshea Britton, 4223 Millers Creek Lane - opposed (email)

Violeta Zaportez, 5706 Dancing Oaks Court - opposed (in-person)

Dr. Pamela Hardy Shepard, 3702 Dancing Oaks Court - opposed (in-person)

Jeaneva Rivera, 5803 Dancing Oaks Court - opposed (in-person)

Monica Britton, 4415 Meadow Shore Lane - opposed (in-person)

1st call for comments -

Larry Sloane, 4226 Miller Creek Lane - opposed

2nd call for comments -

Cassandra Baldwin, 4426 Meadow Shore Lane - opposed

****Crystal Sarmiento returned to the meeting****

Anthony Rivera, 5803 Dancing Oaks Court - opposed

Glen Waller, 5715 Dancing Oaks Court - opposed

3rd call for comments -

Mercaria Stallings, 5511 Cedar Creek Lane - opposed

Wayne Darnel Thomas, 4407 Meadow Shore Lane - opposed

Closed at 6:50 p.m.

Public Comments: "Comment Card" Required

Lori Cimrhansel - request MPD to patrol Wilson and Large with school starting back up. 7-8 am and 3-4 pm are times suggested.

Jason Fabre with CenterPoint Energy - introduced himself as the Government Relations Director of CenterPoint Energy.

City Manager Update

Working on the Budget

Met with AISD - working towards a monthly meeting with them

Monthly meeting with Meridiana, Valencia, and Pomona

Met with MUD 47 and 79

Upcoming meeting with CNR3 - talk about interlocal agreement and Lake Akery

SMDA/TIRZ meeting to talk about bonding capacity

Monthly meeting with Alvin-Manvel Area Chamber of Commerce coming up

Staff working on sign ordinance, grease traps and food establishments, food trucks, fence permits, tree trimming in right-of-way

Close to needing a burn ban

Consent Agenda

Councilmember Harry Opliger made the motion to remove Consent Agenda item #2 and move it to after Regular Agenda item #1. Jerome Hudson seconded the motion.

The motion carried with a vote:7/0

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

1. Approve the meeting minutes to date. (7/17/2023 and 7/24/2023)
2. ****Item Removed from Consent Agenda and placed under Regular Agenda after item #1****
Approve the second and final reading of Ordinance 2023-O-24;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 53. "SIGNS" BY REVISING THE REGULATIONS PERTAINING TO SIGNS WITHIN THE CITY OF MANVEL AND EXTRATERRITORIAL JURISDICTION; 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.
3. Approve the second and final reading of Ordinance 2023-O-26;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, RENAMING THE COMMUNITY SERVICES DEPARTMENT OF THE CITY AS THE PUBLIC WORKS DEPARTMENT; PROVIDING AN EFFECTIVE DATE.
4. Acceptance of infrastructure improvements for Meridiana Commercial Section 14 Utility Extension to begin the Two-Year Maintenance Period.
5. Acceptance of infrastructure improvements for Meridiana Detention Basin L-2, Detention Basin O-2 Phase 2, Detention Basin K-2 Phase 1 to begin the Two-Year Maintenance Period.

6. Acceptance of infrastructure improvements for Pomona Section 27 to begin the Two-Year Maintenance Period.

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

The motion carried with a vote: 7/0

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, Mayor Dan Davis, City Councilmember Place 2 David Lands

No: None

Absent: None

Abstained: None

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance No. 2023-O-21;

An ordinance amending Del Bello Lakes Planned Development (PUD) to (1) authorize NAICS use code 447110 "Gasoline Stations with Convenience Stores" and (2) amend signage related provisions.

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, BEING THE ORDINANCE PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO (1) AUTHORIZE NAICS USE CODE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES" AND (2) AMEND SIGNAGE RELATED PROVISIONS; FOR A PROPERTY LOCATED AT THE NORTHWEST CORNER OF DEL BELLO BOULEVARD AND CEDAR CREEK LANE INTERSECTION; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

(Failed with a 0-5 vote by PD&Z on 7-24-2023)

Jose Abraham, City Planner, provided an overview to Council. Staff does not recommend approval.

Sam, representative of buyer - spoke in favor of the PUD amendment.

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

The motion FAILED with a vote: 0/7

Yes: None

No: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, Mayor Dan Davis, City Councilmember Place 2 David Lands

Absent: None

Abstained: None

CONSENT AGENDA ITEM #2 ACTION:

Mayor Dan Davis made the motion to approve. Councilmember Crystal Sarmiento seconded the motion.

The motion carried with a vote: 5/2

Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: City Councilmember Place 4 Ed Perry, City Councilmember Place 3 Harry Opliger

Absent: None

Abstained: None

2. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2023 and scheduling the Public Hearing on Sept 18, 2023, at 6:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.

Mayor Dan Davis made the motion to approve a Preliminary Tax Rate of .560707. Councilmember Harry Opliger seconded the motion.

The motion carried with a vote: 5/2

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento

No: Mayor Dan Davis, City Councilmember Place 2 David Lands

Absent: None

Abstained: None

3. Consideration and possible action to appoint Jose Abraham as the city's *Zoning official*, to administer and enforce the zoning regulations of the city (section 77-3 of The City Code).

Mayor Dan Davis made the motion to approve. Councilmember Ed Perry seconded the motion.

The motion carried with a vote: 7/0

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, Mayor Dan Davis, City Councilmember Place 2 David Lands

No: None

Absent: None

Abstained: None

4. Consideration and possible action to approve the Second Amendment to the Agreement of Employment by and between the City of Manvel and Robert Gervais.

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

The motion carried with a vote: 7/0

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, Mayor Dan Davis, City Councilmember Place 2 David Lands

No: None

Absent: None

Abstained: None

5. Consideration and possible action to approve Resolution 2023-R-19;
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 AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS.

Councilmember Harry Opliger made the motion to approve. Councilmember Crystal Sarmiento seconded the motion.

The motion carried with a vote: 7/0

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, City Councilmember Place

August 7, 2023 MANVEL CITY COUNCIL MEETING MINUTES

3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, Mayor Dan Davis, City Councilmember Place 2 David Lands

No: None
Absent: None
Abstained: None

6. Consideration and possible direction to staff regarding Code of Ordinances - Sec. 33.51(c) - Grease traps.

Staff is working on this. All are required to have a 500 gallon grease trap currently.
No action.

7. Consideration and possible action to direct staff regarding the Code of Ordinances Chapter 35 - Article X. Mobile and Temporary Food Vendors, Sec. 35-317 Basic requirements.

Staff is working on this.
No action.

8. Update on the Citizen Survey results by PIO Brooke Cyphers.

Mayor and Council Comments

Mayor Dan Davis gives well wishes to teachers and students returning to school.
Work anniversary recognition.

Adjourn

Councilmember Larry Akery made the motion to adjourn the meeting at 8:26 p.m. Councilmember Jerome Hudson seconded the motion.

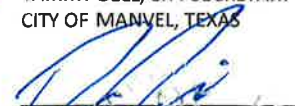
The motion carried with a vote: 7/0

Yes: City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, City Councilmember Place 1 Larry Akery, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, Mayor Dan Davis, City Councilmember Place 2 David Lands

No: None
Absent: None
Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

