

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, 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 5/6/2024

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:01 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, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Public Works Director
Chad Dumont, Personnel Director
Evan Duvall, Zoning Official
Brooke Cyphers, Public Information Officer

Presentation on Riverway Creek Development

Presentation by Michael Foley and Brian Gerard with Riverway Creek. Discuss feasibility and funding options. Council and staff are hesitant about the PID financing option. Suggestion is to have staff and Council meet under executive session at a future meeting with bond counsel and FA to discuss the impact to the city a PID would have.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney", to discuss the following:

Pending or contemplated litigation; a settlement offer; of a matter in which the duty of the attorney requires it.

Danielle Bryan v City of Manvel, CAUSE NO. 126070-CV)

Carol S. Temperton v Texas Department of Transportation and City of Manvel, CAUSE NO. CSC23-0077

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.072: "Deliberation regarding real property", to discuss the following:

Deliberate the purchase, exchange, lease, or value of real property

Mayor Davis convened the meeting into Executive Session at 5:42 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 6:46 p.m.

No action was taken during Executive Session.

Workshop Session - Continued

Discussion on any topic as listed on the agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:46 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, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Public Works Director
Chad Dumont, Personnel Director
Evan Duvall, Zoning Official
Brooke Cyphers, Public Information Officer

Invocation

Inspirational Reading - Councilmember Sarmiento

Pledge

Presentations

Proclamations

National Nurses Week - May 6-12, 2024

National Public Works Week - May 19-25, 2024

National Police Week - May 12-18, 2024

Staff Recognition

Evelyn Abundis - Officer of the Year

Public Comments: "Comment Card" Required

None

City Manager Update

Public Works -

Participating in a cook-off for public works week on 5/22.

Street marking in Rodeo Palms should start this week.

Slope paving at Akery Lake complete.

New Employee - Jorge Reyna, Development Manager, in the Development Services Department.

Elaine Graham will be taking on the City Manager Executive Assistant position.

Consent Agenda

1. Approve the second and final reading of Ordinance 2024-O-17;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD-SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER 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. (FORWARDED WITH FAVORABLE RECOMMENDATION BY PD&Z 7/0).
2. Acceptance of the meeting minutes to date.
3. Acceptance of a Utility Easement from VDB Partners, LTD., being 0.7010 acres and 0.1975 acres situated in the A.C.H. & B.R.R. Co. Survey, Section 90 Abstract No. 459 Brazoria County, Texas.
4. Acceptance of a Temporary Road Access Easement from VDB Partners, LTD., being 50 feet in width running along and inside the north line of a certain Drainage Easement in favor of Brazoria DD4 recorded in the Real Property Records of Brazoria County, under Clerk's File No. 2023052122 (the "Drainage Easement"), such that the north line of the Easement Area is a line parallel to and 50 feet north of the north line of the Drainage Easement.
5. Acceptance of infrastructure improvements for Valencia Section 4 to begin the Two-Year Maintenance Period.
6. Acceptance of infrastructure improvements for County Road 58 Waterline and Sanitary Sewer Extension to Serve Brazoria County MUD 40 to begin the Two-Year Maintenance Period.
7. Acceptance of infrastructure improvements for Meridiana Inspiration Way Phase 2 to begin the Two-Year Maintenance Period.
8. Acceptance of infrastructure improvements for Pomona Parkway Phase 5 and release of associated maintenance bonds.

May 6, 2024 MANVEL CITY COUNCIL MEETING MINUTES

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

The motion carried with a vote: 6/0

Yes: 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

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve an Interlocal Cooperation Agreement with Brazoria County for Collection of Taxes and PID Assessments for City of Manvel.

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 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

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

2. Consideration and possible action to approve Resolution 2024-R-13;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS ADOPTING A REVISED DESIGN CRITERIA MANUAL CONTAINING SUBDIVISION IMPROVEMENT STANDARDS FOR ALL DEVELOPMENT WITHIN THE CITY OR ITS EXTRATERRITORIAL JURISDICTION, PURSUANT TO AUTHORITY CONTAINED IN CHAPTER 62, SUBDIVISION ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND OTHER PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, AS AMENDED OR TO BE AMENDED; AND CONTAINING OTHER MATTERS ON THE SUBJECT.

Dan Johnson presented the updates to the DCM.

Councilmember Lands 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 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

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

3. Consideration and possible action to approve Resolution 2024-R-14;
A RESOLUTION OF THE CITY OF MANVEL ADOPTING A MISSION STATEMENT AND CORE VALUES.

Presented by Dan Johnson.

May 6, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Councilmember Opliger made the motion to approve. Councilmember Lands seconded the motion.

The motion carried with a vote: 6/0

Yes: 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

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

4. Consideration and possible action to approve Resolution 2024-R-15;
A RESOLUTION ADOPTING AN AMENDED PERSONNEL POLICIES AND PROCEDURES HANDBOOK DATED MAY 6, 2024 FOR ALL CITY EMPLOYEES; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

Chad Dumont presented the updates to Council.

Mayor Davis suggests tabling so Councilmember Sarmiento is able to weigh in on it.
Councilmember Opliger wants to see language that allows employee to stop unsafe work.
Mayor wants mission statement on cover page and paternity/maternity leave outlined.

Mayor Davis made the motion to table. Councilmember Akery seconded the motion.

The motion carried with a vote: 6/0

Yes: 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

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

5. Consideration and possible action to direct staff on a Facility Use Policy.

Mayor Davis made the motion to direct staff drafting a Facility Use Policy, Park Use Policy, and Facility Naming Policy to be brought before the council for consideration over the next 3 meeting dates. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

Yes: 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

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

6. Consideration and possible action to direct staff on a Homestead Exemption.
The consensus is to have this at the first meeting in June with 3 options - 10%, 5%, and 2.5%.

No action was taken.

7. Update on Emergency Management protocol in the event of a hurricane.

Keith Traylor, Chief of Police/Director of Public Safety, discussed the current state of emergency operations' preparedness.

Emergency Operations center identified.

Staff is up-to-date on training, with exception of few awaiting June 300/400 classes.

May 6, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Contract for debris mitigation is up-to-date.
Meeting with H-E-B to discuss supplies/food management.
Going to start weekly PSAs through social media.
Emergency Management Guide booklets will be available at City Hall for citizens.

8. Update by the City Secretary on open city board positions.

Tammy Bell, City Secretary -
Animal Advisory - 1 vacancy
Building and Standards - reappointments on next agenda
Business Advisory Task Force - Filled
Capital Improvement Advisory Committee - First meeting May 16th
Croix Park Task Force - Current 4 up for reappointment, 1 vacancy
Events Task Force - Only 1 applicant, no interest so board is on hold
MEDC - Filled
Parks Board - 6 applicants, short 1 applicant and 1 alternate
PD&Z - Filled
SMDA/TIRZ 3 - 1 vacancy on TIRZ 3, there is an applicant for that. Additionally terms are coming up.
ZBOA - Filled

Mayor okay moving forward with 6 members for Parks Board.

9. Consideration and possible action to direct staff to add new full-time positions.

Rosie Donaire, Finance Director, gave an overview of projected numbers.
Dan Johnson, City Manager, urges caution and asks for more time to work with the budget to see if we can support new staff.
No action taken.

Mayor and Council Comments

Mayor recognized teacher appreciation week.

Adjourn

Mayor Davis made the motion to adjourn the meeting at 8:18p.m. Councilmember Akery seconded the motion.

The motion carried with a vote: 6/0

Yes: 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

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

