

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 6/17/2024

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 6 Jerome Hudson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 4 Ed Perry

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Rosa Donaire, Finance Director
Robbie Hall, Public Works Director
Chad Dumont, Personnel Director
Rick Alvarado, Police Sergeant
Brooke Cyphers, Public Information Officer

Presentation by Park Naturalist, Katie Boughal on Creating Natural Areas in Parks.

Discussion/Direction on Fiscal Year 2024-2025 Budget.

Dan Johnson -

Staff budget presentations starting in July. Asks Council to start thinking about their asks for the budget.

Councilmember Sarmiento asks that we look into how to bring more businesses in, specifically small businesses.

Councilmember Perry concurs with Councilmember Sarmiento.

Councilmember Opliger would like to focus on streets and try to move away from relying on the county.

Councilmember Lands wants to focus on the PD's requests.

Councilmember Bonner wants to look into a new library. Would like to start planning for a possible senior center.

Mayor Davis wants to do whatever we need to do to not increase taxes. Wants this budget to focus on building trust. Wants to see a City Hall mural, a flag drop-off box, wrapped utility boxes, monument signs for the entrances to the city. Then, with the revenue we do have, figuring out how to strategically fill positions, as well as determining what we can do with the 900,000 from the sale of land. Lastly, would like to see what efforts the city made to creatively save money.

Dan Johnson shared that we are working on monument signs and will be sending mock-ups soon.

Tammy Bell shared what the EDC is working on utilizing a consultant to put together a strategic plan for the EDC.

Discussion on any topic as listed on the current agenda.

General Discussion on Regular Agenda Items 4, 5, 6, and 7

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:02 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 6 Jerome Hudson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 4 Ed Perry

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Rosa Donaire, Finance Director
Robbie Hall, Public Works Director
Chad Dumont, Personnel Director
Rick Alvarado, Police Sergeant
Brooke Cyphers, Public Information Officer

Invocation

Inspirational Reading - Councilmember Lands

Pledge

Presentations

Certificate of Appreciation for the Alvin Animal Shelter

Public Comments: "Comment Card" Required

The following spoke in favor of the 10% homestead exemption:

Melody Hanson

Dan Davis, Sr.

Kelly Clawson

Chad Thuman - Wolf Airpark - has started a community drainage system. Also started the construction of 5 new hangers. Here to ask that Belcher leading to Wolf Airpark be paved.

City Manager Update

ADU public hearing dates set - PD&Z on 6/24 and City Council on 7/1/24.

Camino - The software is being tested by staff, and we hope to have it live soon.

City Center - 160 acres - PGAL is working on this proposed update and the city hall expansion project.

Akery Lake - We have Gage Engineering working on the E&R contract and bidding options regarding parameters for bidding.

CenterPoint Gas Franchise is close to being ready for council approval.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve Interlocal Agreement between the City of Manvel and Brazoria County Health Department.
3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Stormwater Facilities and Paving to serve Meridiana Section Thirteen-A for Brazoria County Municipal Utility District No. 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Final acceptance of infrastructure improvements for Phase 1 Detention and Drainage Facilities to Serve Del Bello Lakes and release the associated maintenance bond.

Council Member Bonner made the motion to remove item 5 from the consent agenda. Council Member 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

Councilmember Hudson made the motion to approve the Consent Agenda 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 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

Consent Agenda Item #5 Removed from the Consent Agenda.

5. Approve the second and final reading of Ordinance 2024-O-22;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 65. "TAXATION," BY AMENDING ARTICLE II. *PROPERTY TAX*, TO ADOPT AN EXEMPTION FROM PROPERTY TAXES FOR RESIDENCE HOMESTEADS; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR ADMINISTRATION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY.

The Mayor and Councilmembers Bonner, Perry, Sarmiento, Lands all spoke on this item, ultimately in favor of the 10% exemption.

Mayor Dan Davis made the motion to approve 2024-O-22 at 10%. 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

Regular Agenda

1. Concur with the City Manager's decision to hire Jose Abraham as Director of Development Services, as required by the City Charter.

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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Discussion on the preliminary listing of streets, sidewalks, and drainage.

Will start with asphaltting all gravel roads.

Mayor would like to see Newport turn lane and Rodeo Kirby light prioritized.

Wilson is being done by the county.

Council good with Phase 1.

3. Consideration and possible action on the Parks Board Appointments.

Mayor Davis made the motion to appoint Linda Dune, Alexandra MacMillan, Brian Wilmer, Larry Akery, Byron Sarmiento, Mary Ann Atkinson, and Ellen Naegeli; Paul Sofka and Luis Leija as alternates; and Keith Bonner as ex-officio. Councilmember Hudson seconded the motion.

June 17, 2024 MANVEL CITY COUNCIL MEETING MINUTES

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

4. Consideration and possible action to approve Resolution 2024-R-19;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING A MULTIPLE USE AGREEMENT WITH TXDOT FOR THE PLACEMENT OF FLOCK CAMERAS ON STATE RIGHTS OF WAY (SH6, SH288, AND FM1128); PROVIDING THAT THE MAYOR IS AUTHORIZED TO EXECUTE THE AGREEMENT ANY AND ALL DOCUMENTS ASSOCIATED WITH THE PROJECT.

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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

5. Consideration and possible action to approve Resolution 2024-R-20;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2024-01 – HJR HWY 6 APPROVING AN EXPENDITURE OF UP TO \$400,000.00 FOR ASSISTANCE TO BRING UTILITIES FORM THE NORTH SIDE OF HIGHWAY 6 TO THE SOUTH SIDE FOR PROPERTY LOCATED ACROSS MANVEL TOWN CENTER BEING 3.76 ACRES TO FURTHER ECONOMIC DEVELOPMENT AND RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

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

6. Consideration and possible action to approve Resolution 2024-R-21;
RESOLUTION ADOPTING CITY OUTDOOR FACILITY USE POLICY

Mayor Davis made the motion to amend to include language regarding pay for security to be coordinated with MPD as well as changing the city of Bryan reference to Manvel. Seconded by

June 17, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Councilmember Opliger.

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

Mr. Bonner would like to see porta-cans added under the Waste Management section.

Councilmember Bonner made an amending motion to add porta-cans to the Waste Management section of the policy. 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

Councilmember Bonner made the motion to approve as amended. 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

7. Consideration and possible action on the Brazoria County CDBG and HOME Program for Federal FY 2025-2027.

Mayor Davis made the motion that the City of Manvel remain in the Brazoria County CDBG and HOME Program for federal FY 2025-2027. 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. Discussion on regulations pertaining to sex offenders.

Wants to see the 1,000ft distance increased to 2,000ft.

Sargeant Alvarado spoke on the matter and provided his expertise.

We can be more stringent than the state's distance requirement of 500ft, but not less.

June 17, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Mayor suggests staff research the subject and our ordinances and come back with suggested changes at the second meeting in July.

Executive Session

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

Discuss MUD 61 Agreement

Discuss 380 Agreement with MUD 83 and Hillwood Enterprises

Mayor Davis convened the meeting into Executive Session at 7:38 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 8:30 p.m.

No action taken during Executive Session.

Mayor and Council Comments

Mayor Davis asks Dan Johnson for an update on the TFER at the next meeting as well as an animal ordinance update.

Adjourn

Mayor Davis made the motion to adjourn the meeting at 8:33 p.m. 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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

