

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 8/5/2024

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 4 Ed Perry
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
Jose Abraham, Director of Development Services
Rosa Donaire, Finance Director
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director
Alyssa Deaton, Assistant City Secretary

Discussion on FY 2024-2025 Budget.

Councilmember Bonner does not want to see the city raise taxes after the Homestead Exemption has been adopted.

Councilmember Lands would not like to see the taxes go above 56 cents. He also iterates Public Safety as his main concern.

Councilmember Opliger inquires about the rising crime rates. Would not be concerned with bumping up the rate a few cents if that meant allowing for hiring another patrol officer.

Mayor Davis shares that although enticing to raise the rate because we are allowed to, holding at 56 cents is the right position.

Councilmember Perry shares concerns about raising the taxes after passing the Homestead Exemption. Would like us to be more active in our Economic Development efforts.

Councilmember Sarmiento feels the 56 cents is a rate she can get behind. Is concerned about the growth versus return trend over the years.

Councilmember Hudson shares that we need to start thinking outside the box and looking at long-term goals so we aren't having to scrape by each year.

Mayor Davis closed the Workshop Session at 6:04 p.m.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:12 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 Ed Perry
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, Finance Director
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Invocation

Inspirational Reading - Councilmember Perry

Pledge

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON 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, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

(1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and

(2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL,

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TEXAS; and

(3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and

(4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

VACATING, 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 OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Mayor Davis opened the Public Hearing at 6:20 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 6:20 p.m.

Public Comments: "Comment Card" Required

Tim Black shared that the meeting with Councilmember Sarmiento and the community was very helpful, and he is hopeful about the Animal Control ordinance and issues surrounding Animal Control.

Cindy Guire updated that the community group is working on compiling the ordinance and has been given 90 days.

Abby Sarmiento - raising money for a 5k-run and asking for donations to help raise \$10,000 for shoe donations for school and Christmas time.

City Manager Update

Dan Johnson - Drainage concern on Mississippi - productive meeting with TxDOT and CNR3, and they are committed to looking into the issue.

Hurricane Beryl, Crowder Gulf/Debris Tech - currently at 28 cubic yards. Commended Brooke and Tammy for getting a link up for residents to report missed addresses, which has been helpful.

Tammy Bell provided an update on the Manvel Market - the event was very successful, with a lot of vendors selling out. The second market is on September 7th.

Consent Agenda

1. Acceptance of the meeting minutes to date.

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

No: None

Absent: None

Abstained: None

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Items Removed from Consent Agenda - None

Regular Agenda

1. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2024 and scheduling the Public Hearing on Sept 16, 2024, at 6:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.

Mayor Davis made the motion to approve and set the Preliminary Tax Rate at .56 cents for 2024. Councilmember Sarmiento seconded the motion.

The motion carried with a roll call vote: 6/1

Mayor Dan Davis - YES

City Councilmember Place 1 Keith Bonner - YES

City Councilmember Place 2 David Lands - YES

City Councilmember Place 3 Harry Opliger - NO

City Councilmember Place 4 Ed Perry - YES

City Councilmember Place 5 Crystal Sarmiento - YES

City Councilmember Place 6 Jerome Hudson - YES

Absent: None

Abstained: None

2. Consideration and possible action to approve and authorize the City Manager to Execute; CONTRACT FOR PROFESSIONAL SERVICES - ARCHITECT WITH PGAL FOR THE DESIGN OF THE MANVEL CITY HALL EXPANSION AND RELATED SITE WORK.

Jeff Gerber, PGAL, presented to Council. If approved, the project would go to bid February 2025, construction May 2025, completion March 2026.

Councilmember Sarmiento asks if it would be possible to get the park going faster than the building. Jeff responded that yes, this would be possible.

Councilmember Lands requests that a fence be considered around the park for safety.

Mayor Davis wants to ensure that the park is specifically called out in the agreement and wants to try to expedite the process where possible. He also wants to make sure that the Parks board is involved in the process of designing the park.

Mayor asks for a milestone checkpoint for a final sign off from Council before moving forward to make sure we have that recommendation from Parks and so they can see what the final design

and layout is going to be before we move forward with it.

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

3. Consideration and possible action to approve the second and final reading of Ordinance No. 2024-O-27;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 8. ANIMALS, BY ADOPTING NEW PROVISIONS GOVERNING ANIMALS; ADDING A NEW ARTICLE IV. ANIMAL SELLER PERMIT; ADDING A NEW ARTICLE V. PETTING ZOOS; PROVIDING A PENALTY FOR ANY VIOLATION OF ANY PROVISION OF THIS

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ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

90 days from the first reading approval on July 1, 2024, to bring back the second reading or the item fails.

No action taken.

4. Consideration and possible action to approve the second and final reading of Ordinance 2024-O-30;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL BY AMENDING CHAPTER 33 "FOOD AND FOOD HANDLERS" TO ADOPT THE 2021 *TEXAS FOOD ESTABLISHMENT RULES* (TFER), WITH LOCAL AMENDMENTS CONSISTENT THEREWITH, REGULATING FOOD ESTABLISHMENTS; AMENDING CHAPTER 35 "FOOD AND FOOD HANDLERS" TO AMEND DEFINITIONS AND OTHER PROVISIONS TO MAKE THE RULES PERTAINING TO MOBILE FOOD VENDORS CONSISTENT WITH ADOPTION OF THE 2021 TFER; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Catharine Gray, Code Enforcement Officer, provided clarity on food handler's licensing and permitting.

Councilmember Sarmiento made the motion to approve. 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

5. Consideration and possible action to approve the first of two readings of Ordinance 2024-O-24; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING CHAPTER 77 - ZONING, OF THE CODE OF ORDINANCES, PROVIDING FOR THE REGULATION OF ACCESSORY DWELLING UNITS; PROVIDING FOR THE CREATION AND MODIFICATION OF DEFINITIONS RELATED TO THE REGULATION OF ACCESSORY DWELLING UNITS, SECTION 77-3, DEFINITIONS; PROVIDING FOR AMENDMENTS TO SECTION 77-27, OPENSINGLE-FAMILY RESIDENTIAL (OSFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-28, SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-37, BY ESTABLISHING A NEW SECTION 77-37 - ACCESSORY DWELLING UNIT (ADU); AND 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 7/0 favorable recommendation with conditions by PD&Z on July 22, 2024)*

Jordan Cruz, SafeBuilt/BBG, provided the presentation to Council. Evan Duvall was also present for questions.

Mayor Davis would like to see the 30-inch stove limit removed and the 650-square-foot maximum on acreage lots increased.

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Councilmember Bonner worries about how we are going to manage the rental restriction portion of the ordinance.

Councilmember Sarmiento is not concerned about long-term rentals but is about short-term rentals like Airbnb. Agrees with the Mayor about not limiting the stove size.

Councilmember Lands suggests having a registration form. Councilmember Sarmiento disagrees and feels it should not be mandatory but encouraged.

Mayor Davis made the motion to amend Ordinance 2024-O-24 to remove the language that says not to include a full-range stove that exceeds 30 inches. 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 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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None Abstained: None

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:

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

ROW Abandonment - GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST),

Canceled.

Regular Agenda

6. Consideration and possible action to approve the first of two readings of Ordinance No. 2024-O-28;

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, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

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(2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; and

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(3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and

(4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

(Forwarded with 7/0 favorable recommendation by PD&Z on July 22, 2024)

CenterPoint has expressed interest in retaining an easement within this right-of-way. Before a final decision can be made, all parties need to discuss this.

Mayor Davis made the motion to table. 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

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn at 8:02 p.m. 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

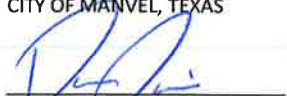
No: None

Absent: None

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

