

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 11/4/2024

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 6 Jerome Hudson
Absent: City Councilmember Place 5 Crystal Sarmiento
Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Rosa Donaire, Finance Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services
Chad Dumont, Personnel Director
Elaheh Roohbakhsh, Associate Planner

Presentation of the draft Strategic Plan and Manvel Today Report

Discussion on any topic as listed on the current agenda.

Jennifer Mack with Kendig Keast provided the presentation.

Regular Agenda Items discussed:
3, 4, 6

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Regular Agenda Items discussed:

Elaheh Roohbakhsh, Associate Planner, provided a presentation on agenda item #2
Paul Groman, Gromax Development, spoke on agenda item #2
Ray Doer, CDA Architects, spoke on agenda item #2
Alan Meuller, Gromax Development, spoke on agenda item #2
Jim Johnson, President and CEO of Pearland Chamber of Commerce, spoke on agenda item #1

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:05 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 6 Jerome Hudson

Absent: City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Rosa Donaire, Finance Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services
Chad Dumont, Personnel Director
Elaheh Roohbakhsh, Associate Planner

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Proclamations
Municipal Court Week
Veterans Day
Texas Recycles Day

Public Comments: "Comment Card" Required

None

City Manager Update

Camino development guide launched
State of the City - November 13
Fall Haul - November 16
Update on Cybersecurity Breach

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Appoint Dan Davis Jr. as the South Manvel Development Authority Board President.

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3. Approve the Engagement Letter with Crowe LLP for professional services to provide the Audit and report on the financial statements of the city for the year ending September 30, 2024.
4. Authorize Animal Control Officers John Sherman and Kristen Bernard to be named Rabies Control Authority.
5. Approve the second and final reading of Ordinance 2024-O-41;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 "RELIGIOUS ORGANIZATIONS"; 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 on 10/15/24, Vote 6-0).*
6. Approve Resolution 2024-R-35
A RESOLUTION APPROVING A MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT BY AND BETWEEN THE CITY OF MANVEL AND EQUALIS GROUP LLC; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND AUTHORIZE THE EXPENDITURE FOR FF&E FOR THE NEW POLICE STATION AND PUBLIC WORKS FACILITIES AS BUDGETED.
7. Acceptance of infrastructure improvements for County Road 58 Water Line and Sanitary Sewer Extension to Serve Brazoria County Municipal Utility District No. 40 for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.
8. Acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve Pollard Boulevard Phase 1 – Segment C and Charlotte Street Phase 1 – Segment A for Brazoria County Municipal Utility No. 83, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
9. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to Serve Pollard Boulevard Phase 1 – Segment A and Del Bello Boulevard Phase 1 – Segment A for Brazoria County Municipal Utility District No. 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
10. Acceptance of infrastructure improvements for "Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section Thirty Four-A for Brazoria County Municipal Utility District No. 56, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
11. Final acceptance of infrastructure improvements for "Construction of Manvel Town Center Wastewater Treatment Plant Phase 1 (Rebid) for Brazoria County MUD No. 42, Brazoria County, Texas" and release the associated maintenance bond.

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

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The motion carried with a vote: 6/0

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 6 Jerome Hudson
No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

Items Removed from Consent Agenda - None

Regular Agenda

1. Consideration and possible action to approve Resolution 2024-R-37;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL AUTHORIZING A LETTER OF SUPPORT FOR THE DEVELOPMENT AND CREATION OF A MENTAL HEALTH CRISIS CENTER FOR BRAZORIA COUNTY.

Mayor Davis 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 Keith Bonner, 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 for an Exception to Chapter 35, Section 35-22. Prohibited sales, which prohibits the sale of alcoholic beverages within 300 feet of a public school, for the property at 7203 Russell St (PID 227593) located in the Light Commercial District /State Highway 6 Overlay District (LC/SH6).

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 Keith Bonner, 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-36;
A RESOLUTION APPROVING THE PURCHASE OF HEB GIFT CARDS, IN THE AMOUNT OF \$50.00 EACH, TO BE GIVEN TO CITY EMPLOYEES AS AN INCENTIVE FOR CONTINUED OUTSTANDING CUSTOMER SERVICE AND PERFORMANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Councilmember Perry 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 Keith Bonner, City

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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-38;
A RESOLUTION OF THE MANVEL CITY COUNCIL OF THE CITY OF MANVEL APPROVING THE OFFICIAL BALLOT AND ITS CASTING VOTES FOR THE CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.

Mayor Davis made the motion to approve 27 Votes for O'Day and 26 vote for Sanders. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

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 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

5. Consideration and possible action to approve Resolution 2024-R-30;
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.
(**NO CHANGES MADE TO EXHIBIT B - FIRE SAFETY OR EXHIBIT C - UTILITY FEES)

Tammy Bell, City Secretary, provided the overview.

Mayor Davis does not want to see a fee associated with petting zoos and seller permits for litters.

Mayor Davis made the motion to amend to zero out fee for seller permit and petting zoo permit. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

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 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Mayor Davis made the motion to approve as amended. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

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 6 Jerome Hudson

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No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

6. Consideration and possible action to approve the second and final reading of Ordinance 2024-O-42;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; 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. *(Postponed at the 10/7/2024 City Council Meeting. First reading passed by City Council on 10/21/24 Vote 4/2 Council Member Lands absent).*

Mayor Davis made the motion to postpone until the next regularly scheduled Council meeting. Councilmember Hudson seconded the motion.

The motion carried with a vote: 6/0

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 6 Jerome Hudson

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Mayor and Council Comments

Mayor Davis:

Reminded Council of upcoming State of the City Volleyball in playoffs, Two Cross Country runners competed at state, Football team entering playoffs if they win their next game

Congrats to Garret Rossi Knox on book release, "Big Trees of Manvel"

Recognized Sergeant Peters and Officer Garcia for rescuing three dogs from a pond in Rodeo Palms

Adjourn

Mayor Davis made the motion to adjourn the meeting at 6:38 p.m. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

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 6 Jerome Hudson

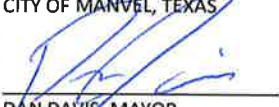
No: None

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

