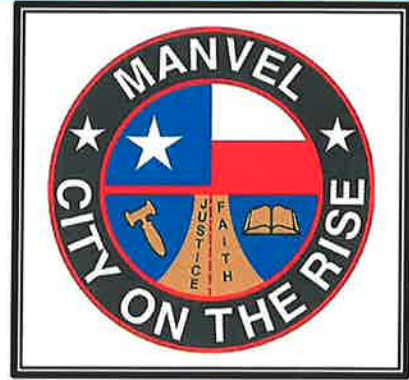


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

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 9/16/2024

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 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 (Arrived late)
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
Rosa Donaire, Finance Director
Robbie Hall, Director of Public Works
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Associate Planner
Chad Dumont, Director of Personnel
Brooke Cyphers, Public Information Officer

Discussion on Permitted Use Table.

Mayor Davis asks the Council if they would be interested in updating the permitted use table.
Jose Abraham suggests that if there is any consideration for this, that it be made as part of the comprehensive plan process.

Discussion on any topic as listed on the current agenda.

Council discussed the following agenda items:

Consent Agenda Item #1

Regular Agenda Item #1

Mayor Davis adjourned the workshop at 5:51 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:03 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
City Councilmember Place 5 Crystal Sarmiento

Absent: None

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
Elaheh Roohbakhsh, Associate Planner
Chad Dumont, Director of Personnel
Brooke Cyphers, Public Information Officer

Invocation

Inspirational Reading - Councilmember Bonner

Pledge

Presentations

Proclamation

Chiari Malformation Awareness Month - September 2024

Breast Cancer Awareness Month - October 2024

World Teachers Day - October 5, 2024

Staff Recognition

Laura Hernandez - 5 years of dedicated service to the City of Manvel

Staff Promotion

Sergeant Guzman

Staff Presentation on Public Hearing Item(s)

Dan Johnson, City Manager, provided the presentation.

Public Hearing

TO HEAR INPUT ON THE 2024 TAX YEAR PROPOSED PROPERTY TAX RATE:

A tax rate of \$0.56 per \$100 valuation has been proposed by the governing body of the City of Manvel.

PROPOSED TAX RATE \$0.56 per \$100

NO-NEW-REVENUE TAX RATE \$0.507231 per \$100

VOTER-APPROVAL TAX RATE \$0.606924 per \$100

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Manvel is not required to hold an election at which voters may accept or reject the proposed tax rate.

Mayor Davis opened the Public Hearing at 6:23 p.m.

1st call for comments -

Tim Black, 5105 Furnace - had questions about what the taxes would be used for.

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 6:24 p.m.

Public Comments: "Comment Card" Required

Four comments submitted in writing were accepted into the record by Mayor Davis.

April Beeler San-Miguel, 5818 Masters Rd - spoke on about the animal ordinance item. Shares that her cat was stolen and neutered before being dropped back off at her property. The trap and release is supposed to be for stray cats. Wants to know who was in charge of doing this.

Julie Bradley, 8102 Scott Ave - still feels that things need to be worked on with the animal ordinance. Does not want the animal limit that is in the ordinance.

Cindy Guire, 8925 Briarcrest - highlighted specific changes she would like addressed in the animal ordinance. She asks the council to table the item and give it more time.

Lorraine Hehn, 37 Terra Bella Dr - also suggests tabling the item, or getting rid of it altogether.

Tim Black - doesn't understand the urgency to get this done. Also suggests tabling it. Concerned with the lighting ordinance.

Cindy Cortinas, 7204 Carpenter Rd - appreciates all the staff's help. Still has some concerns with the ordinance. Shares her passion about the T&R program. Asks for more time to discuss the ordinance.

Madison Everett, 4336 Turnbridge Ct - feels the ordinance is repetitive, unorganized, and conjugated and feels there is a lot missing. Pro T&R. Shares some specific suggested changes.

Shelly Everett, 4332 Turnbridge - Stresses that we need to reduce the amount of homeless animals. Highlights: one spay and neuter, two T&R, three no hobby breeders, four no selling of animals, and five, no dumping of animals.

Adrian Gaspar, 8317 Cook Rd - agrees with restricting the animal count.

City Manager Update

8/1 met with TxDOT on Mississippi Drainage issues Disaster Declaration expires tomorrow 9/17

Scenic Texas will recognize the City at the TML Conference

Robbie Hall, Director of Public Works provided an update on streets - working on Gutierrez and finished Spillane, Lauden and Maywald. Brazoria County is working on Wilson then moving to Charlotte. Hoping to have phase 1 done by Thanksgiving.

Trunk-or-treat Friday October 25th from 5-7 p.m.

Consent Agenda

1. Approve Resolution 2024-R-28;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,

September 16, 2024 MANVEL CITY COUNCIL MEETING MINUTES

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.

Mayor Davis made the motion to remove Item #1 from the Consent Agenda. 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

2. Approve the second and final reading of Ordinance 2024-O-36;
AN ORDINANCE AMENDING CHAPTER 44 "OFFENSES AND MISCELLANEOUS PROVISIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY ADOPTING A NEW ARTICLE XI "LIGHT TRESPASS" TO PROVIDE OUTDOOR LIGHTING STANDARDS AND REGULATIONS THAT DECREASE LIGHT POLLUTION WITHIN THE CITY AND PROTECT PROPERTIES FROM LIGHT TRESPASS; 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.
3. Acceptance of the meeting minutes to date.

Councilmember Opliger 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

Items Removed from Consent Agenda

Consent Agenda Item #1

Approve Resolution 2024-R-28;

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.

Mayor Davis made the motion to approve 2024-R-28 amending section 2 to reflect the fire protection and prevention September 18, 2023, fee schedule. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City

September 16, 2024 MANVEL CITY COUNCIL MEETING MINUTES

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. Consideration and possible action to approve on first reading Ordinance 2024-O-40;
AN ORDINANCE AMENDING ORDINANCE NO. 2023-O-32 AMENDING THE CITY FISCAL YEAR 2024 BUDGET ENDING SEPTEMBER 30, 2024, BY AMENDING THE BUDGET TO RECOGNIZE GENERAL FUND EXPENSES RELATED TO HURICANE BERYL, TO TRANSFER FUNDS FROM THE GENERAL FUND TO CAPITAL FUND FOR PURCHASE OF LAND, AND TO TRANSFER FUNDS FROM ONE DEPARTMENT TO ANOTHER IN THE UTILITY FUND. DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Councilmember Hudson 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

2. Consideration and possible action to approve on first reading, Ordinance 2024-O-38;
AN ORDINANCE APPROVING AND ADOPTING THE CITY OF MANVEL, TEXAS, OPERATING, CAPITAL IMPROVEMENT PROGRAM, SOUTH MANVEL DEVELOPMENT AUTHORITY (SMDA) AND MEDC BUDGET FOR THE FISCAL YEAR 2025; AND MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; ESTABLISHING THE PROCEDURE FOR INTRA-BUDGET TRANSFERS; APPROVING ALL PROGRAMS AND EXPENDITURES CONTAINED THEREIN; AUTHORIZING THE CITY MANAGER TO MAKE ANY BUDGETED EXPENDITURE WITHOUT FURTHER ACTION BY THE CITY COUNCIL; AND APPROVING THE REAUTHORIZATION OF MUNICIPAL BUILDING PERMIT FEES; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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

Mayor Davis took a Roll Call Vote.

The motion carried with a roll call vote of 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

September 16, 2024 MANVEL CITY COUNCIL MEETING MINUTES

No: None
Absent: None
Abstained: None

3. Consideration and possible action to ratify the property tax increase reflected in the 2025 Fiscal Year Budget that was just adopted that raises more property taxes than the Fiscal Year 2024 budget.

Councilmember Bonner made the motion to approve. 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

4. Consideration and possible action to approve on first reading, Ordinance 2024-O-39;
AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES FOR THE CITY OF MANVEL, TEXAS, FOR THE YEAR 2024, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

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

Mayor Davis took a Roll Call Vote.

The motion carried with a roll call vote of 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 remove from the table and approve the first of two readings of Ordinance No. 2024-O-26;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 1.5491 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF 17518 MORRIS AVENUE (STATE HIGHWAY 6), MANVEL, TEXAS FROM LIGHT COMMERCIAL AND STATE HIGHWAY 6 OVERLAY DISTRICT LC-SH6) TO LIGHT COMMERCIAL 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"; 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

September 16, 2024 MANVEL CITY COUNCIL MEETING MINUTES

VIOLATION OF ANY PROVISION HEREOF. (Approved with conditions by PD&Z on 6-24-2024 - Vote 7-0) (Tabled by City Council on 7-1-2024)

Elaheh Roohbakhsh, Associate Planner, provided a staff overview. This item was conditionally approved and forwarded with recommendation to council with conditions.

Representatives with Manvel ER spoke and provided a presentation to Council. They addressed the Council's previous concerns around parking, building location, a TxDOT turn lane, and detention.

Jose Abraham suggested that if the Council approves this SUP, that they add in the additional condition that voids the SUP if there are significant alterations to the site plan that was presented and to add the site plan as an exhibit to the ordinance, as well as the condition of TxDOT approval for the turn lane.

Mayor Davis made the motion to approve. 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

6. Consideration and possible action to approve the first of two readings of Ordinance 2024-O-37; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, REPEALING THE CURRENT CHAPTER 8. *ANIMALS*, AND ADOPTING A NEW CHAPTER 8. *ANIMALS*; ADDING A NEW ARTICLE II. *ANIMAL SELLER PERMIT*; ADDING A NEW ARTICLE III. *PETTING ZOOS*; PROVIDING A PENALTY 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 AND AN EFFECTIVE DATE.

Captain McClain provided an overview.

ACO Kristen Bernard spoke about the dangers and pitfalls to the community cat program.

ACO Sherman refutes the comment about the number of animals someone can have. He states that there is not a restriction. He strongly suggests moving forward with the ordinance.

Councilmember Sarmiento is for registration without a fee and for not limiting number of animals.

Councilmember Perry does not want to revert back to the 1997 law. Confirms with ACO Sherman that the number limit of 7 animals that was discussed only pertains to registration for having more than that amount and is not limiting to number. ACO Sherman suggests making the registration free and available online, for convenience.

Chief Traylor iterates that the registration aspect of it is to mitigate the hoarding aspect. He also shares that he does not want the city to be involved in TNR.

Mayor Davis asks that some of the duplicate sentences or other grammatical errors be addressed. Asks about language for reptiles or other animals besides dogs and cats. Asks about petting zoos.

Councilmember Lands 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

September 16, 2024 MANVEL CITY COUNCIL MEETING MINUTES

No: None
Absent: None
Abstained: None

Mayor and Council Comments

Adjourn

Mayor Davis made the motion to adjourn the meeting at 9:53 p.m. Councilmember Lands seconded the motion.

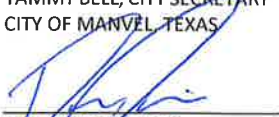
The motion carried with a vote: 7/0

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

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

