

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
CARMYN ROBIEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, 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 7/21/2025

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 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 4 Garrett Knox

Absent: None

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

Presentation on proposed commercial development at the NW corner of Kirby and Highway 6.

*This item followed the budget presentations.

Presentation Summary:

Representatives from BCS presented a proposed commercial and mixed-use retail development located at the northwest corner of Kirby Drive and Highway 6, just west of the Manvel Town Center. The 47-acre site is currently located within the City's ETJ and is being considered for annexation into City limits.

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The developers outlined:

- Strong interest from national retailers and regional anchors, including names like Home Depot, Chick-fil-A, In-N-Out Burger, Kelsey-Seybold, Portillo's, and potentially Cinemark.
- A regional approach to drainage and detention in partnership with Beazer Homes to maximize developable land and reduce infrastructure costs.
- Their intent to fund public infrastructure improvements (e.g., sanitary sewer, water, and road extensions) that would also support surrounding areas.
- A request for potential annexation into the city, as well as consideration for entering into development and financing agreements such as a PUD or 380 agreement.
- A commitment to a public-private partnership model where reimbursement to the developer would be based on actual performance (i.e., generated sales and property tax revenue).

Council Direction:

Councilmembers expressed general support for continued collaboration, noting:

- Interest in annexation and formalizing land use expectations through tools like a PUD.
- Caution around incentives, emphasizing the need for a mutually beneficial arrangement that prioritizes long-term value to the City.
- The need for realistic expectations regarding anchor tenants, with a request for clarity on which businesses are actively engaged versus illustrative.
- Strong interest in bringing high-quality amenities, including entertainment options like a movie theater, to Manvel.

Next Steps:

Staff and the development team will:

- Continue conversations on annexation, utility service, and potential public-private partnerships.
- Begin coordinating timelines and outlining a proposed path forward for agreements and infrastructure planning.

Budget Presentation - Personnel Department.

Chad Dumont provided the presentation.

The Personnel Department is asking for HRIS System for \$22,000 per year for 3 years.

The IT Department is asking for Remote Management and Monitoring Suite at \$32,250 for first year with implementation, then \$25,200 yearly.

Budget Presentation - Finance Department.

Rosa Donaire, Finance Director, provided the presentation.

The Finance Department is asking for the following in the 25/26 Budget:

- Fixed Asset module at \$5,000 for the first year, then \$600 recurring
- Mail folding machine at \$4,000
- Staff accountant at \$70,000 plus benefits
- Grant Coordinator at \$52,000 plus benefits

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 6:19 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 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 4 Garrett Knox

Absent: None

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

Invocation

Inspirational Reading - Council Member Sarmiento

Pledge

Presentations

Staff Tenure Recognition;
Dan Johnson - 5 Years
Brianna Bobb - 5 Years

Staff Presentations

Animal Control update by Director of Public Safety

Keith Traylor, Director of Public Safety provided an update on the internal investigation into the May 2025 death of a French bulldog in the City's animal shelter. The presentation acknowledged procedural failures, outlined corrective actions taken, and reaffirmed the City's commitment to transparency and improved animal care practices. An executive session will be scheduled at a future meeting to review the final investigation findings with Council.

Phase 3 Road Project Update by Director of Public Works.

Council received an update from staff on preliminary plans and cost estimates for Phase Three of the City's road improvement initiative, which focuses on sidewalks, traffic signals, drainage, and street extensions. The total projected cost for the proposed projects is approximately \$6.4 million, funded through the remaining balance of a previously approved \$10 million certificate of obligation.

Staff reviewed each proposed project, including sidewalk installations, traffic signal upgrades, and potential road connections. Council discussed priorities, grant eligibility, safety concerns, and alignment with school zones and future development. Several councilmembers expressed a desire to focus funds on infrastructure that directly benefits residents and pedestrian safety, while deferring or reevaluating commercial and street extension projects.

Consensus was reached to proceed with the sidewalk and traffic improvement projects as currently outlined and to gather additional data on two potential sidewalk additions (Rodeo Palms gaps and McCoy Road). Council requested staff return with revised priorities and options for repurposing funds initially set aside for lower-priority or postponed street extensions.

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Senior Planner, provided the presentation. This is a request to rezone a 0.5-acre tract at 19200 Morris Avenue from Light Commercial with SH6 Overlay to the same zoning with a Specific Use Permit (SUP) to allow the development of a general family practice and outpatient diagnostic clinic. The proposed clinic will offer preventive care and general medical services and operate primarily on weekdays.

Key considerations included required site improvements such as platting, drainage planning, and public access easement dedication. TxDOT has approved driveway access, and drainage capacity must be confirmed with the adjacent RV park. Staff recommended approval with 13 conditions, including compliance with drainage requirements, revised site and access plans, and adherence to ADA and emergency access standards.

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One condition regarding a landscape buffer was flagged for potential removal, as the adjacent property is a commercial-use RV park, not residential. Planning, Development & Zoning Commission recommended conditional approval (5-0 vote). Staff confirmed that the site is constrained in size and supports removing the landscape buffer condition if Council agrees. The applicant was present for further input.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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.

Mayor Davis opened the Public Hearing at 7:53 pm

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 7:53 pm

Public Comments: "Comment Card" Required

None

City Manager Update

City Manager Dan Johnson shared that staff held monthly meetings last week with Alvin ISD, Manvel Town Center, and Meridiana, and met with TxDOT earlier this week. A meeting with Hillwood is scheduled for later in the week. He also recognized the City's Emergency Management Coordinator, Jamie, for her outstanding efforts in organizing essential training and being a strong addition to the team.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 6 East for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection and Paving to serve Meridiana Section 26B for Brazoria County Municipal Utility District 57 and City of Manvel, Texas to begin the Two-Year Maintenance Period.
4. Final acceptance of infrastructure improvements for "Lake D, Phase 4" to serve Pomona for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

Councilmember Rossi Knox made the motion to approve the Consent Agenda. 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 Carmyn Robey-Robinson, City Councilmember Place 4 Garrett Knox

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 the first of two readings of Ordinance 2025-O-23; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND LOCATED AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SAID TRACT BEING SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, (GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH), FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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 with a 5/0 vote).

Representatives from Manvel Medical presented their proposal to establish a new family medical clinic and outpatient diagnostic center at 19200 Morris Avenue. The clinic will offer comprehensive in-house services including preventive care, physicals, diagnostics (ultrasound, allergy testing, etc.), and chronic disease management. The goal is to reduce the need for residents to travel outside of Manvel for routine healthcare.

The group has experience operating multiple locations across Texas and highlighted their commitment to quality, same-day/next-day appointments, and potentially operating seven days a week. The site design prioritizes an efficient, modern facility with on-site equipment and bilingual staff. They expect to start with five employees, including a medical doctor and a nurse practitioner.

Council discussion included drainage concerns, sidewalk installation, staffing plans, and community involvement. The applicant committed to revising the site plan to include sidewalks and continues to work on a drainage solution, potentially involving underground detention. Council praised the design and intent, and two amendments were discussed: removal of a landscaping condition due to site constraints and replacement of Exhibit B with an updated site plan.

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Mayor Davis made the motion to amend the ordinance to remove condition number 7. Councilmember Robey-Robinson 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor Davis made the motion to amend to replace Exhibit B with the most up to date exhibit. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor Davis made the motion to approve with conditions as amended. Councilmember Rossi Knox 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve Resolution 2025-R-23;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, AMENDING THE CITY COUNCIL RULES OF PROCEDURE TO PROVIDE A WRITTEN PROCEDURE FOR THE APPOINTMENT OF THE MAYOR PRO TEM; PROVIDING THAT ALL OTHER RESOLUTIONS INCONSISTENT OR IN CONFLICT HEREWITH ARE HEREBY REPEALED.

*The executive session took place before Regular Agenda Item 2.

Councilmember Lands made the motion to approve. Councilmember Rossi Knox 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

3. Discussion on the Facility Naming Recommendations as submitted by the Facility Naming Committee.

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Mary Ann Atkinson with the Facility Naming Committee provided the overview.

- 4. Consideration and possible action to approve Resolution 2025-R-24;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B", "C.L. MCDANIEL BUILDING"; AND PROVIDING FOR AN EFFECTIVE DATE.
- 5. Consideration and possible action to approve Resolution 2025-R-25;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE POND AT THE PROPERTY DESCRIBED IN EXHIBIT "B", "GUARDIAN'S REFLECTION POND"; AND PROVIDING FOR AN EFFECTIVE DATE.
- 6. Consideration and possible action to approve Resolution 2025-R-26;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B", "JUDGE MICHAEL CULLING MUNICIPAL COURT"; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Sarmiento made the motion to approve Regular Agenda Items 4, 5, and 6. Councilmember Robey-Robinson 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

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" to discuss the following:

- *Legal issues regarding the construction of the Manvel Public Works Facility.*

The City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.074, "Personnel Matters" to discuss the following:

- *Deliberate appointment of Alternate Judge of the Municipal Court.*

Mayor Davis convened the meeting for the Executive Sessions at 8:24 p.m.

Mayor Davis reconvened the meeting out of the Executive Sessions at 9:39 p.m.

There was no action taken during the Executive Session.

Regular Agenda

- 7. Consideration and possible action regarding appointment of Alternate Municipal Court Judge.

Mayor Davis made the motion to appoint Patton Ritter and James Tiddle. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

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Absent: None
Abstained: None

8. Discussion on FY 2025-2026 Budget.

Council held a final discussion on the FY 2025–2026 budget ahead of the City Manager’s formal presentation on August 1. The conversation focused on refining priorities, understanding the financial impact of various tax rate scenarios, and preparing to make strategic decisions with limited resources. Council emphasized the importance of transparency, clear breakdowns of potential revenue and associated tradeoffs, and the need to prioritize equipment and tools to support city operations. There was also discussion on leveraging fund balance for one-time expenses and reviewing what past requests were fulfilled to guide current decisions. No action was taken.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 10:21 p.m. Councilmember Robey-Robinson 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS