



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 6/16/2025

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 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Rick Alvarado, Assistant Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works

Budget Discussion/Review.

Rick Alvarado, Assistant Chief of Police provided the Public Safety presentation.
Shonna Bellows, Fire Marshal provided the Fire Marshal's Office portion of the presentation.

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 6:05 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 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Rick Alvarado, Assistant Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Recognition of Summer Intern - Ethan Jolly

Public Comments: "Comment Card" Required

David Minceburg provided an update on the Del Bello car dealership development.

City Manager Update

Update on Viewpoint Video
Update on Budget Presentation Meeting Schedule
Upcoming budget presentations:
June 23 - Development Services
July 7 - Public Works
July 14 - Administration and Legal
July 21 - Personnel and Finance

Regular Agenda

1. Consideration and possible action to approve Resolution 2025-R-14;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CANVASSING THE RETURNS AND DECLARING THE RESULTS OF A RUN-OFF ELECTION HELD ON JUNE 7, 2025, FOR THE PURPOSE OF ELECTING ONE COUNCILMEMBER AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Councilmember Opliger made the motion to approve. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Issue Certificate of Election, Statement of Elected Officer, and Oath of Office to the declared candidate elect; Councilmember Place 6, Garrett Rossi Knox.

Jerome Hudson stepped down from the dais and Councilmember Rossi Knox took his place.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of Resolution 2025-R-15;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 OF BRAZORIA COUNTY.
3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve South Inspiration Way Phase 2 Paving for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for Lake "B" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Councilmember Bonner made the motion to approve the Consent Agenda. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

Items Removed from the Consent Agenda

None.

Mayor Davis continued the Public Safety budget presentation from the Workshop Session. Captain Alvarado provided the presentation for Animal Control. Animal Control Officer Sherman also addressed the Council concerning Animal Control. Captain Alvarado provided the presentation for Emergency Management. Jamie Praslicka, Emergency Management Coordinator also addressed the Council. The total ask for PD is \$3 million.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

- *Brazoria County MUD #61 and Lakeland Manvel Development, LP., Development and Utility Agreement*
- *Legal issues regarding the construction of the Manvel Public Works Facility*

Mayor Davis convened the meeting into Executive Session at 7:23 p.m.
Mr. Hightower joined the Executive Session.
Mayor Davis reconvened the meeting out of Executive Session at 8:19 p.m.
There was no action taken during the Executive Session.

Regular Agenda

3. Consideration and possible action to direct the City Manager on Brazoria County MUD #61 and Lakeland Manvel Development, LP., Development and Utility Agreement.

Mayor Davis made the motion to authorize the City Manager to contract with Olsen and Olsen to take appropriate legal action with an amount not to exceed what was discussed in Executive Session. 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 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

4. Consideration and possible action to direct the City Manager on the Construction of the Manvel Public Works Facility.

Council took no action on this item.

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Senior Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK

June 16, 2025 MANVEL CITY COUNCIL MEETING MINUTES

APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721 "ACCOMMODATIONS" 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 8:27 p.m.

Mayor Davis read off a list of names of those who submitted a letter of support in favor of the proposed zoning change.

Comments from those who submitted forms:

Brenda Johnwell - In support

Hitesh Patel, 2712 Sunset Ct, Pearland - In support

Vinad Patel, 1102 Passionflower Way, Richmond - In support

Zia Hawk, 2202 Drake Falls Dr, Pearland - In support

Steven Russell, 7220 Cemetery Rd - Opposed

Jan Weed, 6703 Crestridge - Opposed

Brandi Russell, 7220 Cemetery - Opposed

1st call for comments -

Audrey Player, 7207 Cemetery Rd - Opposed

Moises Delgado, Alvin, TX - In Support

Betty Martin, 7516 Palmetto - Opposed

Elvira Perkins 20710 Georgia St - Opposed

Andy Statin, 20704 Georgia St - Opposed

Nichole McClinton, 6918 Alabama St - Opposed

David Simmons 7222 Mississippi Rd - Opposed

Lee Celetka, 7002 Louisiana - Opposed

Tushar Patel, 9314 Balsam Gap, Missouri City - In Support

Terrence Price, 20618 Georgia St - Opposed

Debbie Williams, 7502 Lewis Lane - Opposed

Rick Taylor, 20611 Georgia St - Opposed

Leanne Whirler, 20611 Georgia St - Opposed

Rodney, 6918 Alabama St - Opposed

Stephanie Wisnoski - Opposed

2nd call for comments -

Andrea Desarmo, 20614 Georgia St - Opposed

3rd call for comments -

Alfred Ortiz, Alvin, TX - Opposed

Katherine Simmons, 7155 Cemetery Rd - Opposed

Mayor Davis closed the Public Hearing at 9:38 p.m.

Regular Agenda

5. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-21;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH

SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 721110 "HOTELS (EXCEPT CASINO HOTELS) AND MOTELS" 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.

(Favorable Recommendation by PD&Z failed with a 0-7 vote).

Laura Cooper, representative for the owner, provided a presentation. Anik Patel, business partner, was also present.

While not opposed to the hotel, Council was in consensus about being opposed to the hotel in this location.

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

The motion FAILED with a vote: 0/7

Yes: None

No: 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 6 Garrett Rossi Knox

Absent: None

Abstained: None

6. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Motion to forward with favorable recommendation by PD&Z failed with a 2-3 vote. Motion to approve first reading of the ordinance passed by the city council with a 7/0 vote on 6-2-2025).

Mayor Davis made the motion to postpone until the next Regular Council meeting. 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 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

7. Consideration and possible action to approve Resolution 2025-R-16;
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 2025-01 BIG HORN CANTINA APPROVING AN EXPENDITURE OF UP TO \$150,000 FOR REIMBURSEMENT OF UTILITIES (INCLUDING IMPACT FEES) AND SITE IMPROVEMENTS ASSOCIATED WITH THE CONSTRUCTION OF A NEW RESTAURANT FACILITY IN A COMMERCIALY TARGETED AREA 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.

*This item was moved up to before Regular Agenda Item #5

Councilmember Robey-Robinson 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

8. Consideration and possible action on the reappointment of board members to the Zoning Board of Adjustment for a 2-year term to expire in 2027.

Raf Lopez

Martina McNuckles

Kim Bickham

Mary Ann Atkinson

Ron Keels

Councilmember Sarmiento 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

9. Consideration and possible action on the appointment of a Mayor Pro-Tem to serve for one year.

June 16, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis made the motion to appoint David Lands. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 10:35 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 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS