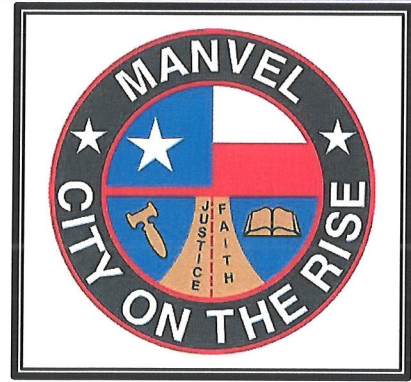


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-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 7/7/2025

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
Jose Abraham, Director of Development Services
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Director of Personnel

Budget Presentation - Public Works

Robbie Hall provided the presentation with assistance from Ernie Means, Patrick Plata, and Adewale Taiwo.

Discussion on the FY 2025-2026 Budget

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 6:20 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
Jose Abraham, Director of Development Services
Keith Traylor, Chief of Police
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Director of Personnel

Invocation

Inspirational Reading - Council Member Robey-Robinson

Pledge

Presentations

Recognition of the Finance Department for receiving the GFOA Distinguished Budget Presentation Award.

Recognition of Outgoing Council Members;
Jerome Hudson 2016-2025
Ed Perry 2022-2025

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPEMNT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.O.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND 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.

July 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis opened the public hearing at 6:50 p.m.
First call for comments - None
Second call for comments - None
Third call for comments - None
Mayor Davis closed the public hearing at 6:50 p.m.

Staff Update/Presentations

Development update by Director of Development Services
Animal Control update by Director of Public Safety

Public Comments: "Comment Card" Required

Captain Robert McClain read a letter from the Manvel Police Association on behalf of Captain Chris Day recommending that the new Police Department be named the Keith Traylor Justice Center.
Delbert Burleson spoke in favor of the new Public Works facility being named after Karen Kinlaw.
Melody Hanson spoke in favor of the new Public Works facility being named after Karen Kinlaw.
Cindy Guire read a statement regarding animal control on behalf of Cynthia Cortinas.
Julie Bradley spoke on Animal Control.

City Manager Update

Pork Chop removed
Citizen Police Academy starting
Special Council next Monday at 5pm
PD Ribbon Cutting next Friday
BCCA Meeting 7/16
On this date 7/7 - Dan's Grandmother was born.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Charlotte Street – Segment B&C for Brazoria County Municipal Utility District 83 and City of Manvel, Texas to begin the Two-Year Maintenance Period.

Councilmember Bonner 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 4 Garrett Knox

No: None

Absent: None

Abstained: None

Items Removed from Consent Agenda – None

Regular Agenda

1. 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

July 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

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. Action postponed at the 6/16/25 Council Meeting).

Matt Lawson spoke in favor of the item on behalf of the development. Key points discussed were drainage and traffic.

Mayor Davis asks if we can secure additional capacity upstream with the 10% excess capacity in ponds W and U2. City Manager Dan Johnson shares that this is what it is naturally designed to do, but we can look into a way of officially memorializing it. The Mayor also asked that the striping be done for the dedicated north and south turn lanes. He also made a request to Matt that they name something in the development after Sundance Ranch to memorialize what was there before.

Councilmember Opliger made the motion to approve. 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

The City Council will convene into Executive Session pursuant to **Texas Government Code, Section 551.074, Personnel Matters**, to deliberate the appointment of an individual to fill the unexpired term of the **Alternate Judge of the Municipal Court**.

Mayor Davis convened the meeting into Executive Session at 7:55 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 8:47 p.m.

There was no action taken during the Executive Session.

Regular Agenda

2. Consideration and possible action regarding the appointment to fill the unexpired term of the Alternate Municipal Court Judge.

Mayor Davis made the motion to approve the appointment of Mr. French and to open a fourth Alternate Municipal Court Judge position. 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

3. Consideration and possible action to approve payment for the following and authorize the City Manager to execute the agreement/estimate, as required by City of Manvel purchasing policy,

July 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Section B, Standard Purchasing Requirements/Procedures, subsection 6. Signature Authority of City Manager. Purchases requiring an expenditure exceeding the current mandated statutory limit must be presented to Council for approval;

1. Expenditure to Signworx for three City of Manvel Monument Signs.
2. Expenditure to BGE for engineering services for a Traffic Signal at Croix Road and Rodeo Drive - (Amount not to exceed \$100k)

Mayor Davis made the motion to approve the expenditure to Signworx for three signs, and made the finding that this signage directs tourists to sites and attractions that are frequently visited by hotel guests. 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 4 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor Davis asks for Phase 3 of the Streets and Sidewalks to be on the next agenda for discussion.

Councilmember Sarmiento made the motion to approve. 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

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

Alyssa Deaton, Assistant City Secretary, provided the overview on behalf of the committee.

5. Consideration and possible action to approve Resolution 2025-R-16;

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, APPROVING A MASTER PLAN AND A PHASING PLAN FOR THE PRIMROSE DEVELOPMENT, (PREVIOUSLY NAMED OAKWOOD TRAILS), A SUBDIVISION OF 175.5 ACRES OUT OF THE H.T.& B.R.R. CO. SURVEY, SECTION 71, A-291, LOCATED IN BRAZORIA COUNTY MUD 47.

*Moved the before Regular Agenda item 4.

Jose Abraham provided the overview.

Councilmember Bonner 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 4 Garrett Knox

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No: None
Absent: None
Abstained: None

6. Consideration and possible action to approve Resolution 2025-R-17;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "HERITAGE PARK"; AND THAT THE AREAS WITHIN BE NAMED "LENARDUZZI DOG PARK", "RUTH DIETZ PAVILION", "PAUL KREUZER JR. GAZEBO", AND "JOSEPHINE MALONE PLAYGROUND"; AND PROVIDING FOR AN EFFECTIVE DATE.

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

No: None
Absent: None
Abstained: None

7. Consideration and possible action to approve Resolution 2025-R-18;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "KAREN KINLAW PUBLIC WORKS FACILITY"; AND PROVIDING FOR AN EFFECTIVE DATE.

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

No: None
Absent: None
Abstained: None

8. Consideration and possible action to approve Resolution 2025-R-19;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "BOOTH WATER TOWER"; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Lands 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 4 Garrett Knox

No: None
Absent: None
Abstained: None

July 7, 2025 MANVEL CITY COUNCIL MEETING MINUTES

9. Consideration and possible action to approve Resolution 2025-R-20;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "MANVEL WATER RECLAMATION FACILITY"; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Sarmiento 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

10. Consideration and possible action to approve Resolution 2025-R-21;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT "B" "C.L. MCDANIEL POLICE STATION"; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Lands made the motion to amend to name the Police Station the "Keith Traylor Criminal Justice Center". 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 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 the address to read 6605 N Masters. 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 4 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor Davis made the motion to approve as amended. 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

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11. Consideration and possible action to direct staff on a policy for the appointment of the Mayor Pro-Tem.

Councilmember Rossi Knox made the motion to direct staff to draft a policy for the rotational approach. 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 4 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 10:06 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