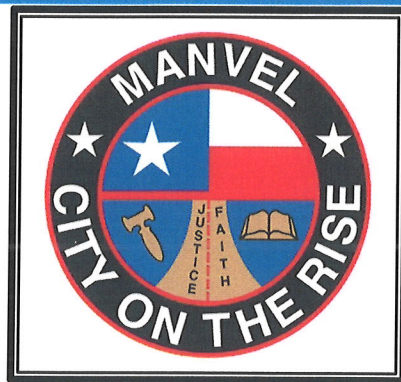


THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §



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 8/4/2025**

**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, Director of Public Safety
- Jose Abraham, Director of Development Services
- Rosa Donaie, Director of Finance
- Robbie Hall, Director of Public Works
- Chad Dumont, Director of Personnel

Presentation on a Public-Private Partnership option for the City Center Project.

City Council received a presentation from Stonehenge Holdings regarding a potential public-private partnership (P3) approach for developing the City Center project on 160 acres of City-owned land. The P3 model was introduced as an alternative to traditional city-led development and bonding, allowing for accelerated project timelines, creative financing options, and revenue generation without placing a direct tax burden on residents.

Stonehenge shared examples of their past projects, highlighting their ability to deliver large-scale municipal developments that are self-sustaining and revenue-generating. The proposed approach would utilize a phased development model, where each phase is designed to be financially self-supporting. Revenues from leases, hotel taxes, sponsorships, and user fees would fund debt service and operations.

Councilmembers asked questions related to cost, risk, public input, and the feasibility of the project, emphasizing the importance of community engagement, transparency, and avoiding added costs to taxpayers. The presenter confirmed that the City would retain ownership and control of the project and that Stonehenge's role would include financing coordination, development management, and long-term support after project completion.

Consensus from Council was supportive of pursuing the next step — issuing an RFQ (Request for Qualifications) to formally evaluate potential P3 partners, with Stonehenge encouraged to apply. No formal action was taken, but staff was directed to bring back an item for Council consideration to initiate the RFQ process.

Discussion on FY 2025-2026 Budget.

None.

Discussion on any topic as listed on the current agenda.

None.

### **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 4 Garrett Knox

**Absent:** None

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

#### **Invocation**

#### **Inspirational Reading - Councilmember Rossi-Knox**

#### **Pledge**

#### **Presentations**

Manvel Animal Control - Recognized as a NO-KILL Shelter during calendar year 2024.

Proclamation - August 2025 - National Emergency Management Awareness Month.

**Staff Presentation - Development Update**

Development Services Staff Update.

Jose Abraham, Director of Development Services, provided the update.

**Public Hearing**

\*\*\*CANCELLED

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / 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 A LEASE SPACE (SUITE 101) 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.

**Public Comments: "Comment Card" Required**

None.

**City Manager Update**

8/1 - Ribbon cutting for Keith Traylor Criminal Justice Center

8/2 - 1 year anniversary for Manvel Market

Manvel Fall Music Festival Update. Music genres are country, classic rock, and R&B.

8/13 Public Hearing at the Brazoria County Judge's Office in Angleton for Fall Fest permit.

**Consent Agenda**

1. Acceptance of the meeting minutes to date.
2. Approve the second and final reading 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.

3. Acceptance of infrastructure improvements for Lake "I" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 7 East for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.

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 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.

#### **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.*

Mayor Davis convened the meeting into Executive Session at 6:29 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 6:51 p.m.

There was no action taken during the Executive Session.

#### **Regular Agenda**

1. Consideration and possible action to approve the Substitution Agreement with FlintCo for the completion of the Manvel Public Works facility construction, and authorize the City Manager to execute the agreement and any and all documents needed to resolve the claim with the bonding company.

Mayor Davis made the motion to approve the substitution agreement with Flintco subject to final approval from City Attorney. 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

2. Consideration and possible action to approve Meridiana GDP Amendment No. 24. *(forwarded with favorable recommendation by PD&Z 7/29/2025 4-2 vote)*

City staff recommends approval of the Meridiana General Development Plan Amendment No. 24 with the following conditions (based on the provisions of the current Meridiana PUD and other applicable Ordinances):

1. Municipal Utility District (MUD) annexation process shall be completed. (Section 62-38 (a) (14)).

Councilmember Bonner made the motion to approve with the condition. 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

3. Presentation of Manvel Town Center PUD Annual Progress Report.

Representatives from Weitzman presented the annual update on the Manvel Town Center PUD, highlighting continued commercial growth, new tenant activity, and future development plans. The H-E-B has now been open for nearly two years, and construction is underway on Lowe's, which is projected to open in January 2026.

The development currently includes 20 active tenants, with recent leases signed by PNC Bank, Dunkin Donuts, and Five Guys. The team also turned over two newly completed buildings (D & E) for tenant buildout, potentially opening within the next 120–150 days.

A key feature in progress is "Manvel Plaza," a central gathering space designed to promote an open-air, experiential retail environment. The plaza will include hardscaping, decorative lighting, potential patio areas, and green space with future plans for shaded seating, turf, and entertainment features.

Council members discussed shade needs for outdoor spaces, upcoming signage and wayfinding improvements, integration of Manvel branding, and the importance of recruiting locally owned or franchisee-operated businesses. Developers acknowledged the economic challenges of leasing but remain committed to bringing in high-quality tenants and unique community spaces.

4. Presentation of Meridiana PUD Annual Progress Report.

Brad Sweitzer of EHRA Engineering presented the first annual progress report for the Meridiana Planned Unit Development (PUD). The master-planned community, developed by Rise Communities, continues to rank among the top 25 in the nation and has delivered over 2,200 homes and an estimated 3,300 residents to Manvel since 2018. To date, approximately 66% of the 3,489 planned lots in Manvel have been platted, with 21.5 miles of roadway, extensive drainage infrastructure, and several key mobility improvements—including Meridiana Parkway—completed.

The community includes significant public and private amenities such as three school sites (two in Manvel), two recreation centers (with a third in progress), dedicated parkland including Challenger Park and 20-acres of dedicated land to City for Buddy Williams Park, and over 35 miles of sidewalks. Commercial growth continues, with tenants such as Firehouse Subs, Next Level Urgent Care, and Meridiana Golf Swing. A new daycare is under construction near Barbara Bennett Elementary.

Looking ahead, 20 new sections are under development, five additional detention ponds are underway, and a new 4.1-acre park is in permitting.

Discussion included questions on measurable benchmarks, green space ratios, housing price ranges, and the use of outdated drainage models. Council requested a future agenda item to further evaluate whether current drainage standards and modeling remain sufficient given changes in rainfall intensity since the PUD's inception.

No formal action was required.

5. Consideration and possible action to approve Resolution 2025-R-27;  
A RESOLUTION APPROVING A REVIEW OF THE INVESTMENT POLICY OF THE CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL TO AMEND THE POLICY AND ESTABLISH RULES, POLICIES AND CODE OF ETHICS FOR THE INVESTMENT OF CITY FUNDS.

Council discussed the City's annual investment policy as required by both the City Charter and the Texas Public Funds Investment Act (PFIA).

Staff provided an overview of the City's current investment strategy, which utilizes government investment pools (TexPool, LOGIC, TexSTAR) for safety, liquidity, and competitive interest rates.

Mayor Davis proposed two inclusions:

1. Adding a formal trigger and timeline for reporting to Council regarding minimum rating procedures.

2. Requiring Council pre-approval for any use of reverse repurchase agreements (reverse repos).

Council also discussed exploring the possibility of setting diversification targets, conservative maturity limits, and proactive annual conflict of interest disclosures by investment officers.

Staff clarified that while the City does not conduct formal stress tests, the use of government pools mitigates risk, and those pools are regularly audited by third parties.

Staff affirmed the City's investment practices remain conservative and compliant, emphasizing accessibility, transparency, and fiscal prudence.

Mayor Davis made the motion to approve with the two inclusions. 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

6. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-24; 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.

\*Moved ahead of Regular Agenda Item #5

Council received a presentation on proposed water and wastewater rate adjustments based on the previously adopted 2022 rate study by Freese and Nichols. The purpose of the adjustment is to ensure the utility fund is self-sustaining and no longer subsidized by the general fund, as has been required in recent years.

Staff explained the increasing operational and capital expenses, including critical infrastructure repairs and debt service, that necessitate the proposed 11.2% rate increase. The updated rates would align with the FY25–26 projections from the original study and help close a projected funding gap without significantly burdening the general fund.

Key discussion points included:

- The need for public education and transparency regarding the rate increase.
- Council’s request for a more detailed breakdown of expenditures to better understand the \$1 million increase in utility fund expenses.
- A suggestion to explore hardship assistance programs for fixed-income residents.
- Recognition that additional financial modeling may be needed due to missed increases in previous years.

Mayor Davis made the motion to postpone this item to the next regularly scheduled Council meeting. 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 Rossi-Knox

No: None

Absent: None

Abstained: None

7. Discussion on the FY 2025-26 Budget.

City Manager Dan Johnson presented the preliminary proposed budget, highlighting a \$2.3 billion net taxable value and outlining revenue projections, major cost drivers, and challenges. Despite an increase in appraised values and revenue, the budget at the current \$0.56 tax rate includes no new staff positions or supplemental funding due to rising operational costs, particularly related to city facilities and infrastructure maintenance.

Council discussed:

- Tax rate scenarios and their potential impact on services.
- Sales tax growth projections from new commercial development.
- The impact of the Meridiana TIRZ and various exemptions on net revenue.
- Concerns over long-term sustainability without additional revenue or reductions in reserve policies.
- Possible alternative funding options (e.g., use of fund balance, bond funds, or adjusting reserve requirements).
- The need for clearer budget summaries and transparent communication with the public.

Council emphasized the importance of strategic planning, public education, and upcoming deadlines, with the first budget reading scheduled for September 8 and final adoption aimed for September 15.

8. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2025 and scheduling the Public Hearing on Sept 15, 2025, at 6:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.

**August 4, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

Council Member Sarmiento made the motion to set the Preliminary Tax Rate for 2025 at \$0.58 cents and schedule the Public Hearing for September 15, 2025, at 6:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel, TX. Council Member Opliger seconded the motion.

- Council Member Keith Bonner – Aye
- Council Member David Lands – Aye
- Council Member Harry Opliger – Aye
- Mayor Dan Davis – Nay
- Council Member Carmyn Robey-Robinson – Aye
- Council Member Crystal Sarmiento – Aye
- Council Member Garrett Rossi-Knox – Nay

**The motion carried with a roll call vote 5/2**

**Executive Session**

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" and Texas Government Code, Section 551.074, "Personnel Matters" to discuss the following:

- *Duties of the Animal Control Division.*
- *Legal matters involving Animal Control Division..*

Mayor Davis convened the meeting into Executive Session at 9:39 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 11:39 p.m.

There was no action taken during the Executive Session.

**Mayor and Council Comments**

Mayor asks for an agenda item to discuss a third-party consultant regarding animal welfare.

**Adjourn**

Councilmember Bonner made the motion to adjourn the meeting at 11:42 p.m. Councilmember Robery-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

