

**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



**NOTICE OF A CITY COUNCIL MEETING  
 OF THE CITY OF MANVEL  
 January 5, 2026**

**NOTICE IS HEREBY GIVEN  
 5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION**

**Taxpayer Impact Statement**

This statement shows the estimated annual property tax bill for a median-valued homestead in Manvel (\$359,719), comparing the previous FY tax rate, the no-new-revenue rate, and the adopted tax rate for FY 2025-2026.

| Tax Rate Scenario                | Tax Rate per \$100 Valuation | Estimated Annual Tax Bill | Difference from Previous FY |
|----------------------------------|------------------------------|---------------------------|-----------------------------|
| FY 2024-25                       | \$0.560000                   | \$2,014.43                | —                           |
| No-New-Revenue Rate              | \$0.539339                   | \$1,940.10                | -\$74.33                    |
| Adopted Rate FY 2025-26 – \$0.56 | \$0.560000                   | \$2,014.43                | No change                   |



**Adopted Budget**

A physical copy is available at City Hall and online at <https://cityofmanvel.news/AdoptedBudgetFY25-26>

QR to Budget

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

**NOTE:** The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

**This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpreter services must be made 48 hours prior to the meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.**

**CITY OF MANVEL MISSION STATEMENT**

*The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.*

**Workshop Session**

Presentation by Kendig Keast Collaborative on Manvel Strategic Plan, Comprehensive Plan Update and Thoroughfare Plan Update.

Discussion on any topic as listed on the current agenda.

**Regular Session**

**Call To Order**

**Invocation**

**Inspirational Reading - Councilmember Bonner**

**Pledge**

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

**Presentations**

Anish Senthil - Dementia Support Outreach

**Holiday Contest Winners:**

Holiday Lights:

**Most Creative** - Emily Judd

**Classically Christmas** - Gabriel Garza

**Spirit of Laughter** - Tiffany Ngo

Parade of Lights:

**Spectacular Sparkles** - Waste Masters of Texas

**Community Spirit** - Manvel Theatre Club

**Best in Show** - Michelle Vela and Chris Day

Holiday Art:

**Kindergarten - 5 Winner:** Sofia Schaefer

**Grades 6 - 8 Winner:** Korinne Warner

**Grades 9 - 12 Winner:** Hannah Akingbade

**Fire Prevention Coloring Contest Winners:**

Ellie Villatoro

Arav Makam

Manvel Texans Team Junior Division Super Bowl Championship

**Employee Tenure Recognition**

\* Cameron McClain - 10 Years

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

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

**City Manager Update**

Update on current events and city issues.

Staffing Progress and Accomplishments Update.

**Consent Agenda**

1. Acceptance of the meeting minutes to date.
2. Approve Sanitary Control Easement (0.6616 Acre-Water Well) to Brazoria County MUD No. 57 for the purpose of protecting the water supply of the Water Well by means of sanitary control.
3. Approve the Engagement Letter with Crowe LLP for FY 2024-2025 auditing services.
4. APPROVE REVISED AND RESTATED DEVELOPMENT AGREEMENT FOR VARIANCE WITH KL LB BUY 5, LLC (PRIMROSE DEVELOPMENT), TO DELETE THE 50 FEET RIGHTS-OF-WAY WIDTH VARIANCE INSTEAD OF MINIMUM REQUIRED 60 FEET, FOR TWO LOCAL STREETS WITHIN PRIMROSE, A PROPOSED RESIDENTIAL SUBDIVISION WITH AN APPROXIMATE 174.8 ACRES OUT OF THE H.T.& B.R.R.CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS, LOCATED ALONG THE SOUTHERN SIDE OF RODEO PALMS PARKWAY, EAST SIDE OF COUNTY ROAD 48, ABUTTING AVELLINO SUBDIVISION TO THE EAST AND NORTH (Approved by City Council on 11.17.25)
5. Acceptance of infrastructure for water, sewer, and drainage facilities, and paving and appurtenances to serve Dogwood Avenue - Segment B and Valencia Section 13 for MUD No. 83, and begin the two-year maintenance period.

**Items Removed from Consent Agenda**

**Regular Agenda**

1. Consideration and possible action to approve a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for an approximate 2.3804-acre tract of land, located at the northwest corner of Highway 6 and future Pine Ln (PIDs: 228214 & 228212). (Forwarded with recommendation by PD&Z with a 4-2 vote).
2. Consideration and possible action to approve on first reading, Ordinance 2026-O-01;  
AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2025-2026 BUDGET ENDING SEPTEMBER 30, 2026, BY AMENDING THE CAPITAL PROJECTS FUND TO RECOGNIZE THE ADDITIONAL EXPENSE FOR THE CITY HALL EXPANSION "WEST WING" AND HERITAGE PARK PROJECT (PROJECT #FY 2025-02) AND 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.
3. Consideration and possible action to award FY2025-02 City Hall West Wing Expansion and Heritage Park Project to Crain Group LLP and authorize the City Manager to execute the contract documents.
4. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-02;  
AN ORDINANCE AMENDING CHAPTER 53 – "SIGNS" OF THE CITY OF MANVEL CODE OF ORDINANCES BY ADDING A NEW ARTICLE GOVERNING ELECTIONEERING AND CAMPAIGN SIGNS ON CITY-OWNED PROPERTY USED AS POLLING PLACES FOR EARLY VOTING AND ELECTION DAY; ESTABLISHING REASONABLE TIME, PLACE, AND MANNER REGULATIONS; LIMITING THE NUMBER AND SIZE OF CAMPAIGN SIGNS; PROHIBITING CANOPIES AND OTHER TEMPORARY STRUCTURES; PROVIDING FOR ENFORCEMENT AND ABATEMENT; AND PROVIDING AN EFFECTIVE DATE. 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.

5. Consideration and possible action to approve Resolution 2026-R-01;  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AND ADOPTING AN ARTIFICIAL INTELLIGENCE (AI) ACCEPTABLE USE & GOVERNANCE POLICY; PROVIDING FOR RESPONSIBLE USE OF AI TECHNOLOGIES; PROTECTING PRIVACY, CONFIDENTIAL INFORMATION, AND PUBLIC TRUST; AND PROVIDING AN EFFECTIVE DATE.
6. Update by staff on the MUD Formation Policy.

**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 matters involving formal demand made by J. Sherman.*

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

- *Agreements with HJR Hwy 6, LLC - Design Criteria Modification Agreement and Development Agreement for Variance.*

**REGULAR AGENDA**

7. Consideration and possible action to direct staff regarding agreements with HJR Hwy 6, LLC - Design Criteria Modification Agreement and Development Agreement for Variance.

**Mayor and Council Comments**

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

**Adjourn**

**CERTIFICATION**

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on December 29, 2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.

TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS

