

**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  
 February 2, 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 Perdue Brandon Fielder Collins & Mott LLP on Delinquent Tax Collections.

Discussion on any topic as listed on the current agenda.

**Regular Session**

**Call To Order**

**Invocation**

**Inspirational Reading - Councilmember Opliger**

**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**

Recognition - Fire Prevention Coloring Contest Winners:

Ellie Villatoro

Arav Makam

Proclamation

Black History Month - February 2026

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

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.

**Consent Agenda**

1. Acceptance of the meeting minutes to date.
2. Approve second and final reading of Ordinance 2026-O-04;  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY AMENDING SECTION 71-2. *TAP AND INSPECTION FEES*. PERTAINING TO TEMPORARY CONSTRUCTION AND BULK WATER METER INSTALLATION, RENTAL, AND RELOCATION FEES; AMENDING SECTION 71-12. *SECURITY DEPOSITS* TO INCREASE THE DEPOSIT REQUIREMENT FOR TEMPORARY CONSTRUCTION METERS; AMENDING SECTION 71-13. *REQUIREMENTS FOR SERVICE*. TO REDUCE THE ALLOWABLE AMOUNT OF LEAD CONTAINED IN ANY PIPE OR PIPE FITTING; 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.
3. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Dogwood Avenue - Segment for MUD 83 and begin the two (2) year maintenance period.
4. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 13 for MUD 83 and begin the two (2) year maintenance period.
5. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 14 for MUD 83 and begin the two (2) year maintenance period.

6. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 15 for MUD 83 and begin the two (2) year maintenance period.
7. Acceptance of infrastructure for Meridiana Detention Basin W and Earthwork for MUD 57 and begin the two (2) year maintenance period.
8. Acceptance of infrastructure for MUD 57 for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Kreuzer Street & Meridiana Parkway Utility Extension and begin the two (2) year maintenance period.
9. Acceptance of the 2025 Racial Profiling Report.

**Items Removed from Consent Agenda**

**Regular Agenda**

1. Consideration and possible action to approve Resolution 2026-R-08;  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING, UTILITIES, AND FIRE SAFETY AND PREVENTION AND OTHER RELATED MATTERS; AND REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; AND OTHER RELATED MATTERS.
2. Consideration and possible action to direct staff on a Municipal Utility District (MUD) Policy; update provided from the City Attorney.
3. Consideration and possible action to approve the first of two readings of Ordinance No. 2024-O-28;  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:
  - (1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and
  - (2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; and
  - (3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and
  - (4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

(Forwarded with 7/0 favorable recommendation by PD&Z on July 22, 2024; City Council Public Hearing held on August 5, 2024; First reading of the Ordinance postponed).

- 4. Consideration and possible action to direct staff on removing fees for the following; (Requested by Councilmember Opliger and Councilmember Sarmiento)
  - A) Alarm Registrations
  - B) Animal Registrations

**Executive Session**

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.074; "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

*Discussion regarding applicants for appointment to the Planning Development & Zoning Commission, including applicant status, communications, interview preparation, and discussion of service expectations and duties as they relate to the evaluation and appointment of board members.*

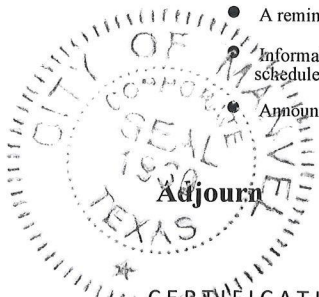
**Mayor and Council Comments**

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 salutory 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 salutory 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 January 27, 2026 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