

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 ROBNEY-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 9/2/2025**

**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 (Arrived at 5:49 p.m.)  
City Councilmember Place 6 Garrett Knox

**Absent:** None

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

Discussion on the FY 2025-2026 FY Budget.

Council favored funding supplementals via a \$2M one-time fund balance transfer (no tax rate increase), with 12 new positions (7 Public Safety, incl. 4 jailers + supervisor; 3 Public Works; 2 Dev. Services).

CO bond covers eligible streets/drainage items; Utility Fund covers utility items.

\$2M transfer leaves ~\$6.5M fund balance (~4-4.5 months ops). Noted slight drop in interest earnings next year.

General openness to revisit up to +\$1M mid-year (post-hurricane season) for TMRS USC and Heritage Park once costs are firm.

Interest in reviewing the 50% reserve policy after budget adoption.

## September 2, 2025 MANVEL CITY COUNCIL MEETING MINUTES

### Directives

Prepare final budget on the \$2M transfer scenario and adjust interest revenue down accordingly. Schedule a Nov–Dec mid-year check to consider an additional \$1M transfer for TMRS USC and Heritage Park.

Bring back a proposal to update/modernize the fund balance policy post-adoption. Sept 15 budget adoption.

Discussion on any topic as listed on the current agenda.

### Del Bello Lakes Expansion

The applicant requested to withdraw their item from the agenda. Council took no action and awaits clarification from staff on the reasons for withdrawal.

### Budget Adoption Date

Council agreed to schedule adoption of the FY25–26 budget for September 15.

### Building & Standards Board Appointment

Council planned to consider and act on Mr. Alam’s appointment to fill the vacancy, with the intent of moving the item up in the agenda once he arrived.

### Brazoria County Appraisal District Board (CAD) Representation

Discussion on whether to reappoint current members (Gail Robinson and Susan Spoor) or nominate new candidates.

Concerns raised about limited transparency and impact of the board.

Council leaned toward postponing action until the next meeting to allow members to seek potential nominees.

Staff to send an email reminder to Council to gather names.

Some noted that legislative action may be the only way to meaningfully change the appraisal district structure.

## **Regular Session**

### **Call To Order**

Mayor Davis called the meeting of the Manvel City Council to order at 6:03 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 Garrett Knox

**Absent:** None

**Also Present:** Dan Johnson, City Manager  
Robert Gervais, City Attorney  
Tammy Bell, City Secretary  
Keith Traylor, Chief of Police  
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 Lands**

## **Pledge**

**Presentations**

Proclamation

National Diaper Need Awareness Week - September 15, 2025 - September 21, 2025

**Staff Presentation on Public Hearing Item(s)**

**Public Hearing**

**PUBLIC HEARING**

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.

Opened at 6:14 pm

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Closed at 6:14 pm

**PUBLIC HEARING**

TO HEAR COMMENTS FOR OR AGAINST REAUTHORIZATION OF BUILDING PERMIT FEES TO BE INCLUDED IN THE FISCAL YEAR 2025-2026 BUDGET ADOPTION ORDINANCE, REAUTHORIZING ALL CITY FEES CHARGED AS A CONDITION OF CONSTRUCTING, RENOVATING, OR REMODELING A RESIDENTIAL OR COMMERCIAL STRUCTURE.

Opened at 6:14 pm

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Closed at 6:14 pm

**PUBLIC HEARING**

TO HEAR COMMENTS FOR OR AGAINST THE PROPOSED ANNUAL BUDGET FOR THE FISCAL YEAR OF OCTOBER 1, 2025, TO SEPTEMBER 30, 2026.

**THIS BUDGET WILL RAISE MORE TOTAL PROPERTY TAXES THAN LAST YEAR'S BUDGET BY \$1,173,608.84 OR 9.74% AND OF THAT AMOUNT, \$1,068,821.80 IS TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR.**

Opened at 6:14 pm

1st call for comments - None

2nd call for comments - Tim Black, wanted clarification on the new property language

3rd call for comments - None

Closed at 6:17 pm

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

Cindy Cortinez - spoke on animal control

Natalio Gonzales - spoke on behalf of Valencia development. Seeking support regarding the city's current sign regulations.

Tim Black - questions about the budget, police staffing, crime rates, taxes

Gary Moore and Angie Enfonte - spoke on Pearland Veterans Day Walk

**City Manager Update**

Distributed TFMA "Turn Around Don't Drown" calendars; attended annual Texas Floodplain Managers Association conference with staff.

BCCA meeting September 17 in Danbury; RSVP to Tammy by Friday.

Highlighted new state law requiring earlier agenda postings

Budget update: \$1.1M increase, with ~91% from new property; only ~\$105K from existing property

**Consent Agenda**

1. Approve the second and final reading 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. (Postponed at the 8/4/25 Council Meeting)
2. Acceptance of the meeting minutes to date.
3. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Orchard Park Lane Phase 2 for Brazoria County Municipal Utility District 40, Brazoria County, Texas" and release the associated maintenance bond.
4. Final acceptance of infrastructure improvements for "Lake "F" Phase 3 to serve Pomona for Brazoria County MUD No. 40, Brazoria County, Texas" and release the associated maintenance bond.
5. Final acceptance of infrastructure improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 19 for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

Councilmember Lands made the motion to approve the Consent Agenda. 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 Knox

No: None

Absent: None

Abstained: None

Items Removed from Consent Agenda - None

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-22; AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (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 ALLISON 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 BRAZORIA COUNTY, TEXAS (B.C.P.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. (Favorable Recommendation by PD&Z FAILED with a 0-6 vote - 8/18 Council Meeting - Applicant requested item be postponed)

The applicant has requested that this item be withdrawn.

**No action taken.**

2. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-23; 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)". (Forwarded with favorable recommendation by PD&Z - vote 7-0)

\*This item followed the Executive Session that was moved up.

Staff recommends approval of this SUP request for the subject site to allow NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)" with the following conditions:

1. This Specific Use Permit applies only for 17315 Highway 6 / Morris Avenue, Suite #101 with floor area not to exceed 8,910 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

Councilmember Opliger 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 6 Garrett Knox

No: None

Absent: None

Abstained: None

3. Consideration and possible action to approve a request for pump detention for an approximate 1.101-acre tract of land (PID: 678969) located on the south side of Highway 6, abutting the west side of the Chevron gas station at 17230 Highway 6. (Based on the provision in Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G of the Design Criteria Manual). (Forwarded by PD&Z with favorable recommendation - Vote 7-0)

**\*\*Came after #5, which was moved up to after Regular Agenda item #1**

The proposed Welby Branch development, located west of Chevron at Highway 6 and 288, includes a pumped detention system combining two ponds with underground storage beneath parking areas, with one outfall along Highway 6. Staff confirmed the proposal met current design criteria, including backup generator requirements, gravity flow standards, and a maintenance agreement, and recommended approval with two added conditions: (1) a two-year review period if no work occurs, and (2) council review of any significant layout changes.

Discussion centered on the absence of a representative from Welby, as well as the need for approvals from TxDOT and BDD4, which had not yet been secured. Council expressed concerns about right-of-way dedication and potential impacts on drainage design, as well as the preference for regional detention rather than isolated systems. Members acknowledged that pumped detention is a relatively new process for the City and that procedures are still evolving.

Questions were raised about differences between covered (underground) and open detention systems, the sequencing of agency approvals, and coordination with adjacent property owners. While some councilmembers favored postponement to allow for more information and applicant input, the item ultimately moved forward.

Councilmember Opliger made the motion to approve. Councilmember Bonner seconded the motion.

**The motion carried with a vote: 5/2**

Yes: City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: Mayor Dan Davis, City Councilmember Place 4 Carmyn Robey-Robinson

Absent: None

Abstained: None

4. Consideration and possible action to schedule the adoption date for the Fiscal Year 2025- 2026 Budget for September 15, 2025.

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 6 Garrett Knox

No: None

Absent: None

Abstained: None

5. Consideration and possible action to approve Alam Farias's appointment to fill the Building and Standards Board vacancy.

**\*\*Moved up to after Regular Agenda Item 1**

**September 2, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

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 6 Garrett Knox  
No: None  
Absent: None  
Abstained: None

6. Consideration and possible action to approve Resolution 2025-R-35;  
A RESOLUTION OF THE CITY OF MANVEL NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.

Council suggests postponing to solicit applicants.

Mayor Davis made the motion to postpone. 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 Knox  
No: None  
Absent: None  
Abstained: None

7. Consideration and possible action to approve Resolution 2025-R-36;  
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, REVISING THE COMPOSITION OF THE CAPITAL IMPROVEMENT ADVISORY COMMITTEE, IN COMPLIANCE WITH SENATE BILL 1883 (2025).

Recent state law changes require updates to the Capital Improvement Advisory Committee. The changes eliminate the option of using PD&Z as the committee and increase the required representation from the real estate, development, or building industries from 40% to 50%. Staff explained that while the City's current committee includes a realtor, builder, retired engineer, business representative, and GIS professional, the engineer may not qualify under the new requirements. As a result, additional recruitment will be needed to ensure compliance.

Councilmember Rossi-Knox 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 6 Garrett Knox  
No: None  
Absent: None  
Abstained: None

8. Consideration and possible action to approve an Interlocal Agreement between Brazoria County and the City of Manvel for FY 2025-26 Road Repair Assistance.

Council reviewed the yearly interlocal agreement that lets the County perform road overlays on City streets that tie into County roads at the County’s discounted rate. Staff noted it’s prudent to keep the agreement in place each year, even if usage varies.

Key points discussed

Scope/limits: County work is overlay only (no full-depth reclamation); current policy limits are ~2 miles and no more than four roads per year.

Cost advantage: Under the interlocal, the City generally pays materials (plus a small fee)—roughly one-third the cost of contracting. Example: Lewis cost ≈ \$215k (materials) + \$400k (contractor) ≈ \$600k when done by contractor due to needed reclamation.

Schedules: County remains behind; Dogwood (previously graded an “F”) is still pending while crews train on a new paver—no firm date yet. Staff will keep Council updated.

Target roads: FY current focus is the southwest area (listed: Kirchner, Allelujah, Mason, and Burnett). A final road list will be submitted under the agreement. Roads needing reclamation will still require City-hired contractors.

Councilmember Bonner 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 6 Garrett Knox  
No: None  
Absent: None  
Abstained: None

9. Consideration and possible action on submitting a qualified applicant to the TML Board, Region 14.

Council discussed submitting a City nominee for a vacant TML Region 14 board seat. Staff noted the role is commonly filled by a mix of elected officials and staff. Two names were considered: Personnel Director Chad Dumont and Councilman Bonner. Councilman Bonner withdrew and endorsed Chad, citing Chad’s expertise with employee benefits and advocacy. Council confirmed Chad’s willingness to serve and noted next steps (application form, signatures, and an interview/travel).

Councilmember Bonner made the motion to submit Chad Dumont as the applicant. 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 6 Garrett Knox  
No: None  
Absent: None  
Abstained: None

**September 2, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

**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*

\*Moved up to after Regular Agenda Item #3

Mayor Davis convened the meeting into Executive Session at 7:03 p.m.  
Mayor Davis reconvened the meeting out of Executive Session at 8:32 p.m.  
No action was taken during the Executive Session.

**Mayor and Council Comments**

**Adjourn**

Councilmember Sarmiento made the motion to adjourn the meeting at 8:59 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 Knox

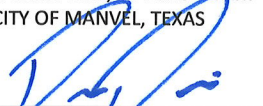
No: None

Absent: None

Abstained: None

**CERTIFICATION**

  
TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS

  
DAN DAVIS, MAYOR  
CITY OF MANVEL, TEXAS