

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 9/15/2025**

**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 (Arrived Late)  
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

Discussion on any topic as listed on the current agenda.

Consent agenda highlights:

Routine items; notable item is MUD 57 bond issuance consent, now formally brought to Council as a matter of practice (similar to prior MUD 56 consent).

Zoning/SUP clarification (Consent #4):

The “13.08-acre” reference is the size of the reserve in Manvel Town Center; the SUP applies only to the medical office lease space within the building, not the full 13 acres.

## September 15, 2025 MANVEL CITY COUNCIL MEETING MINUTES

### Budget & tax rate (Items 1–3):

Public hearing noticed at \$0.58; the proposed budget is built at \$0.56.

Staffing: 13 new positions (12 General Fund + 1 Utility); 3% COLA included.

Supplementals: 34 of 35 funded; the TMRS Updated Service Credit (~\$650k) planned for action in late Nov/Dec. Fund balance: After a \$2M transfer, projected to ~43.53% (~159 days) which is still above policy expectations; strength driven largely by spending restraint.

Council direction/interests: make departmental goals more measurable, plan a mid-year budget review, consider capital strategy for water (no new capital projects included yet), outline a mid-year adjustment roadmap if revenues outperform, and communicate progress to the public (dashboards/updates). Preference to review any fund balance policy changes earlier in the fiscal year. Administrative clean-up: update an outdated complex layout (p. 146) before finalizing the budget book.

### BCAD Board nominations (Item 4):

10 applications received; Council will select two during the regular meeting. Some candidates were individually invited by Council members.

### Library lease renewal (Item 5):

Three-year renewal with a one-time 10% increase (lower overall escalation than prior 5%/yr). Broad support, with clear intent to pursue a new/better facility within the next three years.

### Impact fees report (Item 6):

Semiannual update noted SUEs below 2021 projections (approx. 827 vs. 1,300), largely attributed to growth in areas outside the City's system (e.g., Meridiana) and prior wastewater capacity constraints now being addressed. Request to press Valencia for completion dates on dependent projects.

### Residential boat/trailer parking (Item 7):

Council does not favor a broad City ordinance duplicating HOA covenants. Openness only to narrow, life-safety language (e.g., not blocking ingress/egress); treat as complaint-based if pursued. The current incident appears isolated and resolved.

### ROW abandonment near Redeemer Church (Item 8):

Applicant revised request to exclude CenterPoint transmission area after obtaining no-objection; abandonment would leave a small City ROW segment near the railroad with limited access. Any escrow refunds depend on appraisal/transaction details.

### Truck parking on 288 feeders (City Manager update):

Following a TxDOT meeting, staff will bring an ordinance to prohibit parking on 288 feeder roads; TxDOT will install No Parking signage at targeted locations upon adoption.

## **Regular Session**

### **Call To Order**

Mayor Davis called the meeting of the Manvel City Council to order at 6:02 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 Opliger**

**Pledge**

**Presentations**

Proclamation

National Mexican Heritage Month -September 15, 2025 - October 15, 2025.

\*Presented after the public comments section

**Public Hearing**

TO HEAR INPUT ON THE 2025 TAX YEAR PROPOSED PROPERTY TAX RATE:

A tax rate of \$0.580000 per \$100 valuation has been proposed by the governing body of the City of Manvel.

PROPOSED TAX RATE \$0.580000 per \$100

NO-NEW-REVENUE TAX RATE \$0.539339 per \$100

VOTER-APPROVAL TAX RATE \$0.611867 per \$100

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Manvel is not required to hold an election at which voters may accept or reject the proposed tax rate.

Public Hearing opened at 6:07 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Public Hearing closed at 6:07 p.m.

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

Jackie Lowry has concerns about the intersection at Jordan and Meridiana Parkway. On January 18, she was in a car accident at that intersection that resulted in a broken neck. She would like to see a four-way stop or a traffic light.

Katie Smith with the Manvel Library - most successful summer program in history. Looking forward to the potential of a bigger space because they are capping out the occupancy when they hold their summer programs.

**City Manager Update**

Public Works Facility – The notice to proceed was signed, with construction scheduled to begin the week of September 22.

Employee Performance Reviews – Staff will begin the annual evaluation process this week, using a newly revised form aligned with the City's core values. Reviews are expected to be completed by the end of October.

Fall Music Festival – Scheduled for October 18. Staff are coordinating with Brazoria County regarding a potential road closure near Croy Park to improve safety for event parking and shuttles.

State of the City – Tentatively set for November 5 at New Hope Church.

City Center Project – Work is beginning on a Request for Qualifications (RFQ) for a potential public-private partnership (P3) development of the City's 160-acre tract.

Budget – The proposed tax rate in the budget document is 56 cents, despite the 58-cent rate advertised for public hearing purposes.

SH 288 Updates – Reported on coordination with TxDOT regarding:

Installation of traffic lights at Rodeo Palms/Del Bello.

Resolution of a contractor illegally discharging water into a roadside ditch.

Plans to address tractor-trailer parking on feeder roads through a forthcoming City ordinance, after which TxDOT will install no-parking signage.

**Consent Agenda**

1. Acceptance of the meeting minutes to date.
2. Approve second and final reading of Resolution 2025-R-34;  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2025-02 – GREASE MONKEY LOCATED AT 20815 HIGHWAY 6, MANVEL TEXAS TO APPROVE AN EXPENDITURE OF UP TO \$20,000.00 FOR SITE IMPROVEMENTS FOR THE AUTO SHOP FACILITY IN A COMMERCIALY TARGETED AREA, WHICH WILL FURTHER ECONOMIC DEVELOPMENT, CREATE COMMERCIAL INVESTMENT, AND CREATE AND/OR RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
3. Approve Resolution 2025-R-37;  
RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 OF BRAZORIA COUNTY.
4. Consideration and possible action to approve the second and final reading 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)
5. Acceptance of Infrastructure for Lift Station No. 1—Phase 1 to serve Valencia for Brazoria County Municipal District No. 83, Brazoria County, Texas, and begin the two-year maintenance period.
6. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section Thirty Two – C for Brazoria County Utility District No. 56, Brazoria County, Texas, and begin the two-year maintenance period.
7. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section Four-B East for Brazoria County Utility District No. 57, Brazoria County, Texas, and begin the two-year maintenance period.

**September 15, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

Councilmember Opliger 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 6 Garrett Rossi Knox

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

**Items Removed from Consent Agenda**

None

**Regular Agenda**

1. Consideration and possible action to approve on first reading, Ordinance 2025-O-28; **AN ORDINANCE APPROVING AND ADOPTING THE CITY OF MANVEL, TEXAS, OPERATING, CAPITAL IMPROVEMENT PROGRAM, SOUTH MANVEL DEVELOPMENT AUTHORITY (SMDA) AND MEDC BUDGET FOR THE FISCAL YEAR 2026; AND MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; ESTABLISHING THE PROCEDURE FOR INTRA-BUDGET TRANSFERS; APPROVING ALL PROGRAMS AND EXPENDITURES CONTAINED THEREIN; AUTHORIZING THE CITY MANAGER TO MAKE ANY BUDGETED EXPENDITURE WITHOUT FURTHER ACTION BY THE CITY COUNCIL; AND APPROVING THE REAUTHORIZATION OF MUNICIPAL BUILDING PERMIT FEES; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

Council considered approval of the Fiscal Year 2026 budget, effective October 1, 2025.

Tax Rate: Balanced at \$0.56 per \$100 valuation (flat from prior year, down from the \$0.58 rate noticed for public hearing).

Fund Balance: Maintains 159 days (≈5.5 months) of reserves, compared to the standard 3 months in many cities, ensuring preparedness for emergencies.

New Positions: 13 new staff positions across three departments.

Supplemental Items: 34 items, including vehicles, equipment, and AI-assisted plan review software.

Employee Investment: 3% cost-of-living adjustment (COLA) for all employees.

Corrections: Capital Improvement Project pages will be updated to remove outdated references to the former City Center plan and to properly reflect that Heritage Park is not funded by GO bonds.

Council members expressed appreciation to staff and the community for their input and noted the ability to maintain a historic flat tax rate while funding growth, services, and employees. Councilwoman Sarmiento highlighted the diligence required to balance conservative fiscal management with city needs.

Councilmember Bonner made the motion to approve. Councilmember Garrett 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 Rossi Knox

**September 15, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

No: None  
Absent: None  
Abstained: None

2. Consideration and possible action to ratify the property tax increase reflected in the 2026 Fiscal Year Budget that was just adopted that raises more property taxes than the Fiscal Year 2025 budget.

Councilmember Opliger 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 6 Garrett Rossi Knox

No: None  
Absent: None  
Abstained: None

3. Consideration and possible action to approve on first reading, Ordinance 2025-O-29;  
AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES FOR THE CITY OF MANVEL, TEXAS, FOR THE YEAR 2025, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Mayor Dan Davis made the motion that the property tax be increased by the adoption of a tax rate of 56 cents, which is effectively a 6.44% increase in the tax rate. The tax rate consists of .31980 cents for maintenance and operations and .2402 cents for debt service, as reflected in Ordinance 2025-O-29 to adopt the municipal tax rate for tax year 2025. Councilmember Keith Bonner seconded the motion.

Roll Call Vote:

Mayor Dan Davis - AYE

City Councilmember Place 1 Keith Bonner - AYE

City Councilmember Place 2 David Lands - AYE

City Councilmember Place 3 Harry Opliger - AYE

City Councilmember Place 4 Carmyn Robey-Robinson - AYE

City Councilmember Place 5 Crystal Sarmiento - AYE

City Councilmember Place 6 Garrett Rossi Knox - AYE

**The motion carried with a roll call all-in-favor vote of 7/0.**

4. 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. (Postponed on 9/2/25).

Council discussed applicants for the Brazoria County Appraisal District Board and ultimately decided to put forward Chelsea Lei and Nina Harrison.

**September 15, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

Councilmember Robey-Robinson made the motion to nominate Chelsey Lay. 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 Rossi Knox  
No: None  
Absent: None  
Abstained: None

Councilmember Sarmiento made the motion to nominate Nina Harrison. Councilmember Opliger seconded the motion.

**The motion carried with a vote: 6/1**

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 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox  
No: City Councilmember Place 4 Carmyn Robey-Robinson  
Absent: None  
Abstained: None

Mayor Davis made the motion to approve Resolution with Nina Harrison and Chelsey Lay as the nominees. 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

5. Consideration and possible action to authorize the City Manager to execute the property lease renewal for the Manvel Library.

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 Rossi Knox  
No: None  
Absent: None  
Abstained: None

6. Acceptance of Water and Wastewater Impact Fee Semiannual Report as recommended by the Capital Improvement Advisory Committee.

Councilmember Rossi Knox 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 Rossi Knox

No: None

Absent: None

Abstained: None

7. Consideration and possible action to direct staff on Article IV Residential Parking Sec 59-84 Boats and Trailers.

Council discussed in the workshop to take **no action** on this. Direction given to Chief that if he sees that there's a recommendation to make regarding the life and safety component of this, he'll bring that forward at a later date.

8. 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 0.8888 ACRE (38,715 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

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)*

*(Postponed by City Council on 8/5/2024)*

**September 15, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

Council discussed a request to abandon a right-of-way segment near Highway 6 and Iowa Lane. The roadway currently terminates at the railroad/ditch and does not serve as a through street. While abandonment would support planned development in the area (including Redeemer Church expansion and a potential hotel project), the applicants excluded a portion of the right-of-way due to CenterPoint easement requirements. Staff noted this would leave an isolated, inaccessible strip of right-of-way, which is not best practice. Council expressed concern about creating a landlocked public parcel and agreed the applicants should complete CenterPoint's process for full abandonment before the request can move forward.

**No action was taken.**

**Mayor and Council Comments**

Performance Reviews for City Manager and City Attorney in October.

**Adjourn**

Mayor Davis made the motion to adjourn the meeting at 7:11 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 Rossi Knox

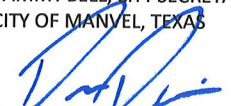
No: None

Absent: None

Abstained: None

**CERTIFICATION**

  
TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS

  
DAN DAVIS, MAYOR  
CITY OF MANVEL, TEXAS

