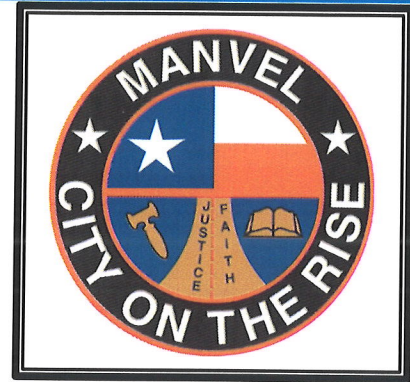


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 11/3/2025

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 5:35 pm)
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

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.087 – *deliberation regarding economic development negotiation, and Texas Government Code, Sec. 551.071 – Consultation with Attorney, to discuss the following:*

Discuss 380 agreement with BCS Capital Group

Mayor Davis recessed the workshop at 5:01 p.m. for the executive session.
Council returned from the executive session at 5:33 p.m. There was no action taken during the executive session.
Mayor Davis left the session open to continue later in the evening.

WORKSHOP CONTINUED

Presentation by BCS Capital Group on proposed Manvel Crossing development.
Council received an update from BCS Capital Group on the proposed Manvel Crossing development, including progress on the draft PUD, annexation documents, and 380 agreement. Key commitments noted were removal of gas stations and car washes, no residential or warehouse uses, and a focus on bringing best-in-class commercial users. Staff reported that PD&Z needs additional time to review the PUD and must provide a recommendation before Council can take action, which may impact the project timeline. Developers discussed various 380 term options, confirmed the City's preference for a 15-year structure, and outlined a projected opening timeframe of mid-to-late 2027 if all approvals proceed as planned.

Discussion on any topic as listed on the current agenda.

Discussion on Consent Agenda Item # 6 - Presentation by Emergency Management

The workshop adjourned at 5:51 p.m.

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 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 Rossi-Knox
Inspirational Reading done by Councilmember Sarmiento.

Pledge

Presentations

Proclamations

- o Municipal Court Week — November 3–7, 2025
- o Veterans Day

Staff Recognitions

Edgar Ruiz - 5 year employment anniversary

Staff Presentation on Public Hearing Item(s)

Public Hearings

TO HEAR INPUT FROM THE PUBLIC REGARDING THE INTENTION OF THE CITY OF MANVEL, TEXAS, TO ANNEX CERTAIN TERRITORY BEING AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS);

Mayor Davis opened the public hearing at 6:18 p.m.

1st call for comments – none

2nd call for comments – none

3rd call for comments - none

Mayor Davis motioned to continue the public hearing at the next city council meeting. Councilmember Bonner seconded the motion. The motion passed with a 7-0 vote.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, TO ESTABLISH PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS IN ACCORDANCE WITH SECTION 77-79.(A) OF CITY OF MANVEL'S ZONING ORDINANCE; FOR AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T.& B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Davis opened the public hearing at 6:19 p.m.

1st call for comments – none

2nd call for comments – none

3rd call for comments - none

Mayor Davis motioned to continue the public hearing at the next city council meeting.

Councilmember Lands seconded the motion. The motion passed with a 7-0 vote.

Public Comments: "Comment Card" Required

Mayor Kevin Cole (Pearland): Announced his candidacy for Brazoria County Judge.

Rob Geisecki (Port Freeport Commissioner): Introduced himself as a candidate for Brazoria County Judge.

City Manager Update

Manager Dan reminded Council of the upcoming State of the City event, Veterans Day holiday closure, and the Fall Haul cleanup event. Chief provided updates on police department promotions and ongoing hiring for patrol, detention, and records positions. Joe's reported on recent development activity, CO approvals, pre-development meetings, and noted the postponement of the thoroughfare/comprehensive plan workshop. Manager Dan also announced that the operational efficiency audit has begun and that the City Hall/Heritage Park bid opening was delayed one week to address additional contractor questions.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve the second and final reading of Ordinance 2025-O-30;
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C". (*Favorable report forwarded by PD&Z on 10/14/2025 - Vote 7/0*)
3. Approve Resolution 2025-R-43;
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. Approve Resolution 2025-R-44;
RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39 OF BRAZORIA COUNTY.
5. Approve Resolution 2025-R-45;
RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 40 OF BRAZORIA COUNTY.
6. Approve Resolution 2025-R-46;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR – PUBLIC SAFETY OFFICE (PSO) FOR THE HIGHWAY CORRIDOR

November 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

SECURITY AND THREAT INTERDICTION PROJECT; DESIGNATING THE AUTHORIZED OFFICIAL ON BEHALF OF THE CITY TO SUBMIT AND ACCEPT THE GRANT AND EXECUTE ALL DOCUMENTS NECESSARY FOR THE GRANT FUNDING; PROVIDING ASSURANCES; AND DECLARING AN EFFECTIVE DATE.

7. Final acceptance of infrastructure improvements for Kirby Drive Phase - 3 (WS&D and Paving) and release the associated maintenance bond.
8. Acceptance of infrastructure improvements for Detention Basin Y, Detention Basin Z Phase 1, and Earthwork to serve Meridiana for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
9. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 26A for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Mayor Davis made the motion to remove Consent Agenda items #1 and #6 from the agenda. 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

Councilmember Sarmiento made the motion to approve the Consent Agenda as Amended. 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

Items Removed from Consent Agenda

Consent Agenda Item #1 -

Mayor Davis made the motion to postpone Consent Agenda Item #1. 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

November 3, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Consent Agenda Item # 6 - Resolution 2025-R-46 - Action taken during the regular meeting after regular agenda item number 1.

Council held extended discussion with OEM and Police Chief on the proposed federally funded CCTV grant, weighing emergency management and public safety benefits against privacy and ICE/DHS data-use concerns, including questions about data access, security, camera locations, and federal "strings." After debate and split viewpoints, Council voted on the item.

Councilmember Bonner made the motion to approve. Councilmember Sarmiento 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 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No: Mayor Dan Davis, City Councilmember Place 3 Harry Opliger
Absent: None
Abstained: None

Regular Agenda

1. Status update by the County Engineer, Matt Hanks, on the Interlocal Agreement Project Request Summary FY-25.

Matt Hanks, Brazoria County Engineer provided an update on street projects in the City.

2. Consideration and possible action to approve a request for a 1-year extension for a specific use permit issued under Ordinance 2024-O-41 (Adopted November 4, 2024);
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY TWO AND A HALF (2.5) ACRES LOCATED AT 4910 CROIX ROAD, AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 "RELIGIOUS ORGANIZATIONS"; 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.

Councilmember Lands 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

3. Consideration and possible action to approve a variance to the Subdivision Ordinance and authorize the Mayor to execute the Development Agreement;
BEING A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 - ADDITIONAL STREET REQUIREMENTS, AND SECTION 62-113 – SIDEWALKS, AND TO ALLOW ESCROWING OF FUNDS FOR PERIMETER ROAD AND SIDEWALK CONSTRUCTION FOR A PROPOSED MEDICAL FACILITY DEVELOPMENT ON AN APPROXIMATE 1.5491-ACRE TRACT OF LAND (PID: 167427), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, EAST OF 17518 MORRIS AVENUE (STATE HIGHWAY 6), MANVEL, TEXAS.

Staff and PD&Z recommend approval of the variance request with the following conditions:

1. Funds shall be escrowed for the construction of road and sidewalk for an amount approved by the City Engineer. The fund shall be escrowed prior to plat approval;
2. The plat for the subject site shall include a plat note indicating the variance approval and escrow arrangement;
3. The variance shall expire and escrowed funds shall be refunded to the applicant if the construction of the proposed development does not start within 2 years from the date of approval. Council discussed long-term cost impacts, potential future need for the roadway, and whether a citywide policy on escrow/inflation should be developed.

Councilmember Bonner made the motion to approve with conditions. 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

4. Consideration and possible action to approve on first reading, Ordinance 2025-O-35;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2025-O-28 ADOPTING THE FISCAL YEAR 2026 BUDGET ENDING SEPTEMBER 30, 2026; AMENDING SAID BUDGET TO RECOGNIZE ADDITIONAL FUNDING IN THE GENERAL FUND AND UTILITY FUND TO COVER EXPENSES RELATED TO TMRS BENEFITS; AND TO RECOGNIZE ADDITIONAL FUNDING IN THE CAPITAL FUND FOR THE HERITAGE PARK PROJECT; DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND THE BRAZORIA COUNTY CLERK; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT IMMEDIATELY UPON ITS PASSAGE AND ADOPTION.
5. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-36;
AN ORDINANCE REGARDING THE CITY OF MANVEL'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS AUTHORIZING: (1) ANNUALLY ACCRUING UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; (2) ANNUALLY ACCRUING ANNUITY INCREASES, ALSO REFERRED TO AS COST OF LIVING ADJUSTMENTS (COLAS) FOR RETIREES AND THEIR BENEFICIARIES; AND (3) REMOVAL OF THE STATUTORY MAXIMUM CONTRIBUTION LIMIT.

Regular Agenda Items 4 and 5 were combined.

Council discussed transferring the remaining \$1,000,000 from fund balance, previously planned during the budget, to support (1) adoption of the TMRS Updated Service Credit and (2) allocation of \$300,000 toward Heritage Park pending bid results. Staff reported a one-time TMRS catch-up cost of approximately \$700,000, with the employer contribution rate increasing from 8.2% to 17.58% going forward. Rosie noted fiscal performance at roughly \$1.8M in the good and projecting at 2.4 million, with reserves to remain at an estimated 138 days after the transfer. Council discussed long-term impacts, employee retention, competitiveness with neighboring cities, and requested additional TMRS data before second reading.

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

The motion carried with a vote: 4/3

Yes: City Councilmember Place 1 Keith Bonner, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

No: Mayor Dan Davis, City Councilmember Place 2 David Lands, City Councilmember Place 6 Garrett Knox

Absent: None

Abstained: None

6. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-34; AN ORDINANCE TO ANNEX CERTAIN TERRITORY BEING AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS);

Combined with Regular Agenda Item #7.

7. Discussion on proposed Ordinance 2025-O-33; AN ORDINANCE TO ESTABLISH PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS IN ACCORDANCE WITH SECTION 77-79.(A) OF CITY OF MANVEL'S ZONING ORDINANCE; FOR AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS). (Tabled by PD&Z on 10/27/25)

Mayor Davis made the motion to postpone agenda items number 6 and 7. 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

8. Consideration and possible action to direct staff to develop a MUD Formation Policy.

Mayor Davis made the motion to direct staff to develop a MUD Formation Policy. 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

Executive Session

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

Yearly Performance Review for Bobby Gervais, City Attorney

Mayor Davis convened the meeting into Executive Session at 8:42 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 10:58 p.m.

There was no action taken during the Executive Session.

Regular Agenda

9. Consideration and possible action regarding compensation of the City Attorney.

Mayor Davis made the motion to approve a one-time 5% incentive for the City Attorney. 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

Mayor and Council Comments

Brief reminders were given about Election Day, appreciation expressed for staff support during meetings, and announcements shared for the upcoming Historic Tree/Veterans event and Pearland PTSD Awareness Walk. Council also mentioned interest in coordinating a holiday family sponsorship and noted December food-assistance registration information.

Adjourn

Mayor Davis made the motion to adjourn the meeting at 11:03 p.m. 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

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

