

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 ROBIEY-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 11/17/2025

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 6 Garrett Knox

Absent: City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento

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

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 5:00 p.m. for Executive Session.
Mayor Davis reconvened the Workshop at 5:46 p.m.
There was no action taken during the Executive Session.

WORKSHOP CONTINUED

Discussion on any topic as listed on the current agenda.

Mayor Davis adjourned the workshop at 5:46 p.m. There was no discussion on agenda items.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:00 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
City Councilmember Place 6 Garrett Knox

Absent: None

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

Invocation

Inspirational Reading - Councilmember Garrett Rossi-Knox

Pledge

Staff Presentation on Public Hearing Item(s)

Public Hearing

*(PUBLIC HEARING CONTINUED FROM THE 11-3-2025 CITY COUNCIL MEETING)
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 6:04 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 6:04 p.m.

*(PUBLIC HEARING CONTINUED FROM THE 11-3-2025 CITY COUNCIL MEETING)
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 6:04 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 6:04 p.m.

Public Comments: "Comment Card" Required

Anish Senthall provided a presentation on Lung Cancer Screening initiative and received a Mayoral Proclamation on Lung Cancer Awareness

Cameron McClain spoke in favor of TMRS Resolution

Michelle Vela spoke in favor of TMRS Resolution

Chris Day spoke in favor of TMRS Resolution

Rick Alvarado spoke in favor of TMRS Resolution

City Manager Update

Update on Capital Projects.

Comprehensive Plan & Major Thoroughfare Plan

Both updates are ongoing.

Consultant (Kendig Keast) scheduled to present an update at the December 1 council meeting.

Water & Sewer Impact Fee Study / Roadway Impact Fee Study

Both studies are progressing; consultant is actively working.

CIAC has met once; no current action items for Council or CIAC.

Roadway impact fee study is a new study and depends in part on the Major Thoroughfare Plan update (with multiple regions likely divided by SH 288 and SH 6).

Draft information anticipated in the spring.

City Center Project

Staff preparing an RFP for a public-private partnership for the City Center development.

Target: advertise in December, allow about two months for submittals (due February), and interview firms in March.

Goal: select a firm by April while the current council is still seated.

Water Reclamation Facility

Approximately 40% complete; project progressing well.

A hard-hat tour can be arranged for council members.

Public Works Building

Notice to proceed issued September 15.

Goal is to have the building “dried in” before the holidays so interior work can proceed.

Active construction visible on site.

City Hall Expansion / Heritage Park

City Hall expansion bids opened November 6 (9 bids received).

Evaluation in progress; several bids are very close in both cost and proposer qualifications.

Target award date is December 1, but award may be delayed to early January due to the holiday schedule.

Heritage Park components are included as add alternates in the same package.

Roadway Projects (“\$10 Million” Program)

44 total items (33 roads plus 11 supplemental items).

Projects are approximately 55% complete.

Newport Lake Turn Signal

Next step is review and approval by BDD4 on December 2.

Rodeo Drive Turn Signal

Updated traffic study confirms the signal still meets warrants.

Topographical survey expected to be completed by end of the year, followed by design.

Akery Lake Site – Truck Activity / Proceeds

First proceeds have started coming in for October and November.

Base rental is \$5,000/month.

First two days of hauling generated 149 loads.

Site improvements include upgraded gate and asphalt drive to keep mud/debris off Jordan.

Croix Park Parking Lot

Parking lot project is complete and performing well, including during the Manvel Fall Music Fest.

Consent Agenda

- 1. Acceptance of the meeting minutes to date.

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

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve a Subdivision Variance and authorize the Mayor to execute the Development Agreement;
BEING A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF (1) CHAPTER 62, SECTION 111 - ADDITIONAL STREET REQUIREMENTS AND SECTION 113 – SIDEWALKS, TO ALLOW ESCROWING OF FUNDS IN LIEU OF PERIMETER ROAD AND SIDEWALK CONSTRUCTION, AND (2) SECTION 104.11 - STREETS, RIGHTS-OF-WAY WIDTHS, TO ALLOW REDUCED RIGHTS-OF-WAY WIDTH OF 50 FEET 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.

Jose Abraham provided the overview.

Staff recommends approval of this 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 submittal of final plat;
2. The Master Plan Amendment No.1 for the Primrose shall include a note indicating the variance approval and escrow arrangement;
3. Approval is contingent upon formal approval by Brazoria County Commissioners Court for the proposed variance or a letter of no objection from the County Engineer’s office;
4. Master plan shall not be amended in the future to include non-residential use along the existing 40’ wide right-of-way/ Kirby Drive.

Councilman Bonner suggested amending condition number 1 to include 5% interest at 10 years.

Councilmember Keith Bonner made the motion to approve with conditions including the amendment to condition number 1. Mayor Dan Davis 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

2. Consideration and possible action to approve the Primrose Master Plan Amendment as recommended by the Planning Development and Zoning Commission.

Jose Abraham provided the overview.

City staff recommends approval of the Primrose Master Plan Amendment No.1 with the following conditions:

1. Please revise note 14 to be consistence with the requested variances (Section 62-38(a)(9)).
2. Please revise the Municipal Utility District (MUD) No. 47 boundaries to be accurate (Section 62-38 (a)(11)).

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3. Please provide updated Traffic Impact Analysis (TIA) and Drainage Impact Analysis (DIA) reports to reflect the changes proposed in the Master Plan Amendment. Additionally, provide proof of their submittal to the County and Drainage District (Section 62-38(a)(13)).
4. Approval of the requested variances shall be obtained prior to approval of this Master Plan Amendment (Section 62-111, 62-113, & 62-104.11).
5. Revise notes 12 and 13 from “June 9, 2025” to “July 21, 2025”.

Councilmember Sarmiento made the motion to approve with conditions. 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

3. 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). (ACTION POSTPONED AT 11/3/2025 CITY COUNCIL MEETING)

Items 3 & 4 were combined.

4. Consideration and possible action to approve the first of two readings of 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)

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Jose Abraham provided the overview.

PD&Z forwarded a favorable recommendation and Staff recommends approval subject to completion of all required revisions, including items such as land-use restrictions (no fuel, car wash, telecom towers, or motel; hotel limited to one), NAICS/definition cleanup, signage and parking corrections, updated access/Kirby extension details, detention/trail commitments, and full incorporation of PD&Z and council conditions prior to second reading.

Councilmember Robey-Robinson made the motion to approve agenda item #3 and #4 with stated conditions. 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 approve the second and final reading 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.

Discussion focused on implementing the TMRS Updated Service Credit benefit, the expected initial cost and ongoing contribution, recruitment and retention impacts, and ensuring the benefit can be supported within future budgets.

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

6. Consideration and possible action to approve the first of two readings of Resolution 2025-R-47; 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 2025-03 – RICH'S CAR WASH, MANVEL TX – SITE IMPROVEMENTS LOCATED AT 19212 HIGHWAY 6, MANVEL TEXAS TO APPROVE AN EXPENDITURE OF UP TO \$20,000.00 FOR REIMBURSEMENT FOR SITE IMPROVEMENTS/UTILITIES FOR CAR WASH COMMERCIAL BUSINESS IN A COMMERCIALY TARGETED AREA, WHICH WILL FURTHER ECONOMIC

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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.

Councilmember Robey-Robinson made the motion to approve. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 5/1

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 6 Garrett Knox

No: City Councilmember Place 2 David Lands

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

7. Consideration and possible action to approve Resolution 2025-R-48;
A RESOLUTION OF THE MANVEL CITY COUNCIL OF THE CITY OF MANVEL APPROVING THE OFFICIAL BALLOT AND ITS CASTING VOTES FOR THE CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.

Councilmember Robey-Robinson made the motion to approve casting all votes for Chelsey Lay. Mayor Davis 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 on the following;
A) Artificial Intelligence (AI) Governance and Ethics Policy.
B) Street and Sidewalk Fund Policy.

Council expressed support for staff developing both policies.

Mayor Davis made the motion to direct staff to draft the policies. 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

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn at 8:30 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

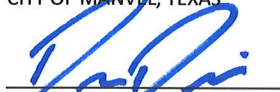
Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

