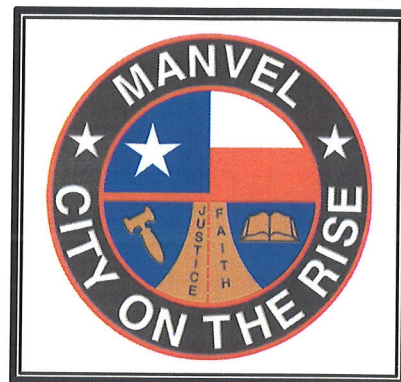


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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



**NOTICE OF A CITY COUNCIL MEETING
 OF THE CITY OF MANVEL
 February 17, 2026**

**NOTICE IS HEREBY GIVEN
 5:30 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

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading – Mayor Pro-Tem David Lands

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

Proclamation:

Theatre In Our Schools Month - March 2026.

Tenure Recognition:

Chengzhe Qin - 5 Years

Chad Dumont - 5 Years

Recognition of a community contribution from **Orica** and acknowledgement of the following representatives:

- Jacklyn Lands
- Annu Vinayak, IT Business Manager
- Rodrigo Sanchez, Vice President of Integration
- Vijay Darsi, Senior Manager

The City extends its appreciation for Orica’s support and partnership with the community.

Public Comments: "Comment Card" Required

o 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.
City Council Meeting Minutes Dated 11-20-2025
City Council Meeting Minutes Dated 2-2-2026
2. Acceptance of a Special Warranty Deed from Grantor: GR-M1, Ltd., a Texas Limited Partnership, being Reserve “A”, Block 1, of Minor Plat of Meridiana Public Facilities Site No. 1, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Brazoria County Clerk’s File No(s). 2025012596.
3. Acceptance of a Special Warranty Deed from Grantor: GR-M1, Ltd., a Texas Limited Partnership, being Reserve “A”, Block 1, and Reserve “B”, Block 2, of Sunset Gardens Amending Plat No. 1, a subdivision in Brazoria County, Texas, according to the map or plat thereof recorded under Brazoria County Clerk’s File No(s). 2025006366.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve as recommended by the Planning Development and Zoning Commission;
A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 3702 CHOCOLATE BAYOU RD (PID 177022), SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS, TO ALLOW DEVELOPMENT OF THE SUBJECT SITE WITHOUT THE CONSTRUCTION OF SIDEWALKS AND AUTHORIZE THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT.
2. Consideration and possible action to approve Resolution 2026-R-12;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4227 OLD CHOCOLATE BAYOU, BEING A 20.0 ACRE TRACT OF LAND, MORE OR LESS, BEING LOTS 7 AND 16 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 23, H.T.&B.R.R. CO. SURVEY, ABSTRACT 290, BRAZORIA COUNTY TEXAS RELEASING FROM THE CITY OF MANVEL'S EXTRA-TERRITORIAL JURISDICTION; DIRECTING THE CITY SECRETARY TO PROVIDE NOTICE TO BRAZORIA COUNTY AND THE BRAZORIA COUNTY APPRAISAL DISTRICT OF SAID RELEASE FROM THE CITY OF MANVEL'S ETJ.
3. Consideration and possible action to approve Resolution 2026-R-13;
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 HERE WITH; AND OTHER RELATED MATTERS.
4. Consideration and possible action to approve Resolution 2026-R-14;
A RESOLUTION AMENDING RESOLUTION NO. 2025-R-16 APPROVING THE MASTER PLAN FOR THE PRIMROSE DEVELOPMENT, A SUBDIVISION OF 175.5 ACRES OUT OF THE H.T.& B.R.R. CO. SURVEY, SECTION 71, A-291, LOCATED IN BRAZORIA COUNTY MUD 47.
5. Consideration and possible action to approve Ordinance 2026-O-08;
AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2026 BUDGET ENDING SEPTEMBER 30, 2026, BY AMENDING THE BUDGET TO RECOGNIZE THE EMERGENCY EXPENSE FOR DEMOLITION AND REPLACEMENT OF GST TANKS AT WATER PLANTS, THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
6. Consideration and possible action to ratify and confirm procurement of critical water plant repairs pursuant to Texas Local Government Code §252.022(a)(2).

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 February 10, 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