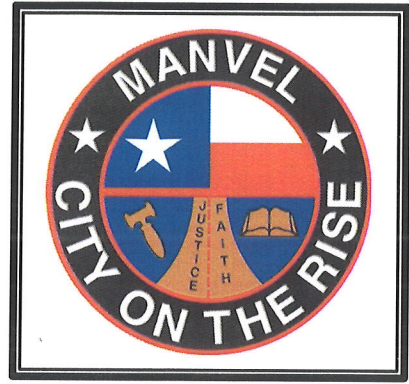


THE STATE OF TEXAS §
 COUNTY OF BRAZORIA §
 CITY OF MANVEL §



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

**NOTICE OF A CITY COUNCIL MEETING OF
 THE CITY OF MANVEL
 March 16, 2026**

**NOTICE IS HEREBY GIVEN
 4:00 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 – 4:00 p.m.

Development Presentation by DHI Engineering, LLC - DR Horton Blackwell Tract.

Development Presentation on a 750 Acre Development called Aurelia - Belcher Tract.

Update on Governance and Strategic Plan Objectives and Guiding Principles.

Discussion on any topic as listed on the current agenda.

Regular Session – 6:00 p.m.

Call To Order

Invocation

Inspirational Reading - Councilmember Robey-Robinson

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

Proclamations

Government Finance Professionals Week - March 23, 2026 - March 27, 2026

National Public Safety Telecommunicators Week - April 12, 2026 - April 18, 2026

Child Abuse Prevention Month - April 2026

National Donate Life Month - April 2026

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.
2. Consideration and possible action to approve Resolution 2026-R-17;
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) UNDER THE STATE HOMELAND SECURITY PROGRAM – LAW ENFORCEMENT TERRORISM PREVENTION ACTIVITIES (SHSP-L) FOR THE MANVEL ACTIVE THREAT AND FIRST RESPONDER CAPABILITY ENHANCEMENT INITIATIVE; DESIGNATING THE AUTHORIZED OFFICIAL TO SUBMIT AND ACCEPT THE GRANT AND EXECUTE ALL NECESSARY DOCUMENTS; DESIGNATING THE FINANCIAL OFFICER; PROVIDING REQUIRED ASSURANCES; AND DECLARING AN EFFECTIVE DATE.
3. Consideration and possible action to approve Resolution 2026-R-18;
A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, SUSPENDING THE APRIL 18, 2026, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2025 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

4. Consideration and possible action to approve Resolution 2026-R-19;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY BEING A 15.45 ACRE SUBDIVISION, MORE OR LESS, BEING LOT 1, LOT 2, AND LOT 3 OF BLOCK 1 OF CULLEN RV RESORT MINOR PLAT, A 15.45 ACRE SUBDIVISION RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2019040399; 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.

5. Consideration and possible action to approve Resolution 2026-R-20;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4402 ALLEN RD BEING A 9.99 ACRE TRACT, MORE OR LESS, BEING LOT 39 OF THE ALLISON RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS, SUBDIVISION OF SECTION 23, H.T. & B.R.R. CO. SURVEY ABSTRACT 290, BRAZORIA COUNTY, TEXAS, AS PER PLAT OF SAID SUBDIVISION RECORDED IN VOL. 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY; 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.

6. Approve Resolution 2026-R-21;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42 OF BRAZORIA COUNTY.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve a proposed community garden at Croix Park by Keep Manvel Beautiful, as recommended by the Parks and Recreation Board.

2. Reconsideration and possible action regarding the City Council's prior action on the request for a waiver of the level debt service requirement for the bond issuance for Brazoria County Municipal Utility District No. 66.

3. Consideration and possible action to approve the second and final reading of Ordinance 2026-O-07;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-12, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE VALENCIA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 457 ACRES OF LAND LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND GENERALLY WEST OF FARM-TO-MARKET 1128, BY AMENDING CERTAIN PROVISIONS RELATED TO FENCING REQUIREMENTS, SIGN REQUIREMENTS, AND MINIMUM REAR YARD SETBACKS; 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.
(Forwarded with recommendation by PD&Z on 2/23/2026)

4. Consideration and possible action on the Buddy Williams Park as recommended by the Parks and Recreation Board.

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

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 March 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

