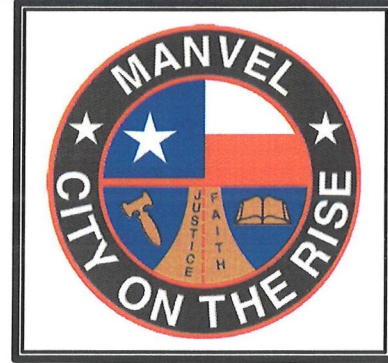


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 3/16/2026

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 4:00 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 at 5:48 p.m.)
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 Service
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Director of Personnel

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

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

Council received two development presentations:

- D.R. Horton (Blackwell Tract) – A proposed residential development on the south side of the City
- Aurelia (Belcher Tract) – A proposed large-scale master planned community on the north side of the City

For both projects, developers sought informal feedback from Council prior to advancing formal applications. Staff provided initial analysis, highlighting considerations such as:

- Traffic impacts and roadway capacity (particularly along Masters Road/SH 1128)
- Drainage and floodplain concerns
- Utility infrastructure and regional capacity
- Consistency with the City’s proposed future land use plan and rural preservation goals

Council discussion focused heavily on:

- Maintaining the City’s rural character, particularly in designated preservation areas
- Concerns regarding density, lot sizes, and overall scale of development
- Impacts to traffic, drainage, and existing infrastructure
- Ensuring future development aligns with community expectations and long-term planning efforts

Overall, Council did not express support for the projects as presented, but indicated willingness to consider revised concepts that better align with:

- Larger lot sizes (generally half-acre or greater)
- Reduced density
- Improved infrastructure planning and compatibility with rural preservation objectives

No formal action was taken during the workshop.

Update on Governance and Strategic Plan Objectives and Guiding Principles.

To be provided during the City Manager Update during the Regular Session.

Discussion on any topic as listed on the current agenda.

None.

Mayor Davis adjourned the workshop at 6:00 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

March 16, 2026 MANVEL CITY COUNCIL MEETING MINUTES

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

Invocation

Inspirational Reading - Councilmember Robey-Robinson

Pledge

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

Chad and Alina Rogers submitted a comment in regards to the workshop item.
John Jones - spoke on the proposed developments from the workshop and his concerns.

City Manager Update

Dan Johnson provided the update. He spoke on upcoming events and updates on the priorities outlined in the strategy session, which included the P3 for the City Center, the beautification program, creating a mud policy, a boards and recognition program, appointing council as liaisons to boards, developing a 5-year staffing plan, and developing parks.

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.

Councilmember Sarmiento made the motion to approve the Consent Agenda. Councilmember 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 Knox

No: None

Absent: None

Abstained: None

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.

Erica Davis, Alex Lumston, and Enzo Frastanini spoke on the community garden.

Councilmember Bonner spoke in favor of the garden.

Alex shared that a portion of the food grown in the garden will be donated to the local food pantry.

Councilmember Bonner 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 Knox
- No: None
- Absent: None
- Abstained: None

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.

Without waiver the tax rate for the district will be 76 cents, with waiver it will be 73 cents. Loren Morales, Financial Advisor to the District, clarified the reason tax rate differences.

Councilmember Robey-Robinson 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

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)

Since the first reading, the applicant submitted a revised PUD document incorporating Council’s conditions;

- The reduced rear setback will not apply to perimeter lots.
- The allowance for six additional temporary signs will expire once a City-sponsored centralized directional signage program is implemented.
- Rot boards are now explicitly required for good neighbor fences, in addition to compliance with existing ordinances and design standards.

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Council discussed the long-term vision of transitioning from temporary subdivision signage to a centralized, permanent directional signage program, which would improve aesthetics, reduce clutter, and potentially generate limited revenue for the City. The applicant indicated they were not supportive of expanding this requirement to their existing signs in addition to the six new additional signs.

Councilmember Bonner made the motion to approve with the three conditions. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 6/1

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 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No: City Councilmember Place 2 David Lands
Absent: None
Abstained: None

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

City Council considered possible action regarding a concept for Buddy Williams Park, as recommended by the Parks and Recreation Board. The proposed concept stems from coordination with the Meridiana developer, who offered to plant approximately 250 trees as a goodwill effort tied to the City's 250th anniversary.

The proposed initiative would serve as an initial phase in developing the approximately 20-acre park site, which is not currently included in the City's Parks Master Plan. Council discussed the opportunity to create a nature-focused park concept, potentially incorporating educational and passive recreation elements rather than traditional playground amenities.

Additional discussion included:

- Ensuring tree placement aligns with future park development plans
- Exploring appropriate tree species and long-term sustainability
- Considering a community planting event to engage residents
- The need for further design refinement and planning

Council expressed overall support for the concept and the partnership effort.

Councilmember Rossi Knox 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 Knox
No: None
Absent: None
Abstained: None

Mayor and Council Comments

Councilman Bonner is seeking help from the public to find out information on the trees that were planted in memory of veterans at the old school in Manvel.

Adjourn

Councilmember Bonner made the motion to adjourn at 7:10 p.m. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

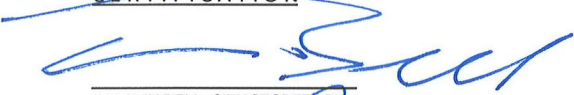
Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: None

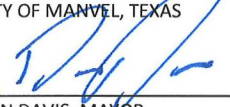
Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

