

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 3/2/2026

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
City Councilmember Place 6 Garrett Knox

Absent: City Councilmember Place 5 Crystal Sarmiento

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

EXECUTIVE SESSION

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

1. *Discussion and possible interview of applicants for the appointment of Planning Development and Zoning Commission Board Members*

Mayor Davis convened the meeting into executive session at 5:00 p.m.
Council returned at 6:04 p.m. and left the executive session open. No action was taken while council was in executive session.
Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:04 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 6 Garrett Knox
- Absent:** City Councilmember Place 5 Crystal Sarmiento

Also Present:

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Proclamation:
Sunshine Week - March 15 - 21, 2026

Tenure Recognition:
Chengzhe Qin - 5 Years

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh presented the proposed Valencia PUD amendment, noting that no additional lots or tracts are proposed. The amendment includes: reducing rear yard setbacks from 15 feet to 10 feet; adding six temporary community signs along SH 288 and Highway 6; and clarifying and expanding fence standards, including structural requirements.

Staff noted the primary deviation from City ordinance relates to rot boards, as the amendment would not require rot boards for wood good-neighbor fences. Staff recommended inclusion of rot boards unless otherwise justified.

At the February 23 PD&Z meeting, two residents spoke in opposition, and six emails were received, primarily regarding rear yard setbacks. The Commission recommended approval with conditions, including limiting setback reductions and ensuring fence post structural requirements are incorporated.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2026-O-07) 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

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SEVERABILITY; AND 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 6:17 p.m.

1st call for comments

Russ Bynum - spoke in favor of the proposed PUD amendment.

Randy Garrison - has concerns with the development along Highway 6 and the removal of the woods, creating safety concerns

David Salazar - here to speak on behalf of his daughter, who could not make it tonight. She is against the amendment.

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 6:25 p.m.

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2026-O-09) OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF:

A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS.

VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Jose Abraham provided an overview of the request to abandon a 40-foot-wide right-of-way associated with the recently approved Manvel Crossing PUD. The existing roadway easement divides the property, and the applicant is requesting abandonment of that portion to facilitate the proposed commercial development.

Staff noted the property was recently annexed from the ETJ into the city limits, giving the City jurisdiction to consider the abandonment. Notices were sent to utility providers and CenterPoint Energy, and letters of no objection were received. Staff confirmed that no tract would be denied access as a result of the abandonment.

The right-of-way continues north into county jurisdiction and near the Primrose development. Staff recommended approval, and the Planning, Development & Zoning Commission also recommended approval.

Mayor Davis opened the public hearing at 6:29 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:29 p.m.

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Public Comments: "Comment Card" Required

Mary Ann Atkinson complimented the council on the city monument signs.

Cary from the Chamber came to give an update on the status of the chamber.

Large business of the year Camerons Recycling

MEDC Member Carolynn Waites won Volunteer of the Year

April - Business showcase happening and would love to have all the staff present

New chairperson Sam Washington introduction.

City Manager Update

March 16, 2026, City Council workshop will start at 4:00 p.m.

Development Services update.

The City Manager announced the next extended Council workshop will be held March 16 at 4:00 p.m., with potential development presentations. He also reminded Council of the upcoming TML Midyear Conference and provided an update on Fall Fest planning, including a public feedback survey currently open.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Pavement Rehabilitation to serve Pomona Section 12 for Brazoria County MUD 40 and start the two-year maintenance period.

Councilmember Lands made the motion to approve. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 6/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Items Removed from Consent Agenda

Regular Agenda

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

Council clarified that the proposed amendment does not add land or residential lots to the Valencia development and discussed concerns raised during the public hearing, including proximity to Blue Water Lakes, temporary signage, and proposed fence standard changes.

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Discussion focused primarily on the proposed removal of rot boards from interior good-neighbor fences and the request for additional temporary off-site signage. Several Councilmembers expressed support for maintaining the existing rot board requirement to preserve durability and protect future homeowners. Council also discussed the possibility of pursuing permanent directional signage in lieu of some temporary signage in the future.

Mayor Davis made the motion to approve the first reading with direction to staff to revise the ordinance prior to second reading to: (1) retain the rot board requirement for good-neighbor fences, and (2) add language addressing the potential use of permanent directional signage while still allowing the requested temporary signs in the interim. Councilmember Bonner 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

2. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-09; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF: A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Councilmember Bonner made the motion to approve. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 6/0

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 6 Garrett Knox
No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

3. Consideration and possible action on the appointment of Planning Development and Zoning Commission members to fill Position #5, Position #6, and Position #7 with a term to expire March 2028.

Regular Agenda Item 5

Council considered a request from MUD No. 66 (Blue Water Lakes) for a waiver of the City's level debt service requirement in connection with its final water, sewer, and drainage bond issuance. Staff and the district's representatives explained that the waiver was requested to allow the bond issue to be structured in a manner intended to reduce upward pressure on

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the MUD tax rate for residents, while noting the debt would remain solely the obligation of the MUD and not the City.

Council discussed the purpose of the level debt service requirement, the potential impact on future tax rates, and the implications of granting the waiver. Representatives indicated that without the waiver, the tax rate would likely face greater upward pressure, while with the waiver the intent was to keep the rate more stable, although future taxable values remain a variable.

Councilmember Bonner made the motion to approve. Councilmember Opliger seconded motion. The motion FAILED with a vote: 3/3

Yes: City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger
No: Mayor Dan Davis, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 6 Garrett Knox
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

Mayor Davis convened the Council back into executive session that was left open in the Workshop.

Mayor Davis reconvened the meeting out of executive session at 8:01 p.m. There was no action taken during the executive session.

Regular Agenda Item 5

Councilmember Robey-Robinson made the motion to reconsider Regular Agenda item #5. Mayor Davis seconded the motion. The motion carried with an all-in-favor vote of 6/0.

The council intends to postpone this for two weeks and request that staff follow up with and work with the requesters to get some additional information included in council's packet as well as some simplified explanations as to what the actual impact is going to be for the issuance to the tax rate, etc.

Mayor Davis made the motion to postpone to the next Council meeting. Councilmember Robey-Robinson seconded the motion. The motion carried with an all-in-favor vote of 6/0.

Regular Agenda Item 3

Mayor Davis made the motion to reappoint Christy Kennard to Position #5 and Delores Martin to Position #6, and to appoint Dr. Benterah Morton to Position #7.

The motion carried with a vote: 6/0

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 6 Garrett Knox
No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

4. Consideration and possible action on the re-appointments of the Manvel Economic Development Corporation Board Positions #1, Kris Durrett II, Position #2, Martina McNickles, and Position #3, Donald Atkinson, with a term to expire March 2028.

Councilmember Bonner made the motion to reappoint Kris Durrett II to Position 1, Martina McNickles to Position 2, and Donald Atkinson to Position 3. Councilmember Rossi Knox seconded the motion.

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The motion carried with a vote: 6/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

5. Consideration and possible action to approve a request for waiver of the level debt service requirement for bond issuance for Brazoria County MUD 66.

Discussed and acted on before Regular Agenda Item 3, then reconsidered for postponement after Council came back from executive session.

6. Consideration and possible action to approve Resolution 2026-R-15;
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 BODY-WORN CAMERA PROGRAM IMPLEMENTATION PROJECT; DESIGNATING THE AUTHORIZED OFFICIAL ON BEHALF OF THE CITY TO SUBMIT AND ACCEPT THE GRANT AND EXECUTE ALL DOCUMENTS NECESSARY TO RECEIVE THE GRANT FUNDING; DESIGNATING THE FINANCIAL OFFICER ON BEHALF OF THE CITY WITH THE AUTHORITY TO SUBMIT FINANCIAL AND/OR PROGRAMMATIC REPORTS ON BEHALF OF THE CITY; PROVIDING ASSURANCES INCLUDING THE INTENT TO BUDGET MATCHING FUNDS FOR THE PROJECT IN THE 2026-2027 BUDGET IF THE GRANT IS AWARDED; AND DECLARING AN EFFECTIVE DATE.

Council considered Regular Agenda Items 6 and 7 together.

7. Consideration and possible action to approve Resolution 2026-R-16;
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 (SHSP) FOR THE REGIONAL OPERATIONAL COORDINATION, CONTINUITY, AND ACTIVE THREAT PREPAREDNESS MODERNIZATION INITIATIVE; DESIGNATING THE AUTHORIZED OFFICIAL ON BEHALF OF THE CITY TO SUBMIT AND ACCEPT THE GRANT AND EXECUTE ALL DOCUMENTS NECESSARY TO RECEIVE THE GRANT FUNDING; DESIGNATING THE FINANCIAL OFFICER ON BEHALF OF THE CITY WITH THE AUTHORITY TO SUBMIT FINANCIAL AND/OR PROGRAMMATIC REPORTS ON BEHALF OF THE CITY; PROVIDING REQUIRED ASSURANCES; AND DECLARING AN EFFECTIVE DATE.

Council considered Regular Agenda Items 6 and 7 together. Staff presented two grant-related requests for the Police Department.

The first resolution authorizes submission of a grant application for replacement and expansion of the Police Department's body-worn camera system, including related docking, charging, storage, and evidence management components, with a required local match. Staff explained the grant would help offset costs associated with a broader planned upgrade to the department's outdated video system.

The second resolution authorizes submission of a grant application for an active threat preparedness initiative involving a deployable mobile command vehicle and emergency communications equipment intended to improve rapid response, incident command, and regional

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interoperability. Staff explained the unit would serve as a regional asset and could be deployed for major incidents and emergency coordination.

Council discussed operational use, grant conditions, future maintenance, and regional-sharing expectations for the proposed equipment.

Councilmember Lands made the motion to approve Regular Agenda Items 6 and 7. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

- 8. Consideration and possible action to approve Resolution 2026-R-05;
A RESOLUTION ADOPTING AN AMENDED PERSONNEL POLICIES AND PROCEDURES HANDBOOK DATED MARCH 3, 2026, FOR ALL CITY EMPLOYEES; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

Council considered approving updates to the City’s personnel policy. Staff presented five proposed revisions, including changes to dependent health insurance coverage for newer employees, updates to FMLA language for consistency with federal guidelines, addition of a fraternization policy, expansion and clarification of emergency management provisions, and revisions to the grievance policy to better define roles and responsibilities.

Council discussion focused primarily on the proposed change to dependent coverage, including effective date options, estimated cost impacts, recruiting benefits, and the longer-term budget implications of expanding employee benefits. Staff explained the proposed change would improve competitiveness in recruitment and could be implemented without immediate budget strain due to salary savings in currently vacant public safety positions.

Councilmember Lands made the motion to approve. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 6/1

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Mayor and Council Comments

April 11th, Councilmember Knox hosting Garden Party in partnership with Keep Manvel Beautiful. Mayor announced community events.

Adjourn

Mayor Davis made the motion to adjourn the meeting at 8:42 p.m. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 6/1

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2

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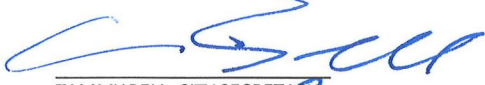
David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4
Carmyn Robey-Robinson, City Councilmember Place 6 Garrett Knox

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

