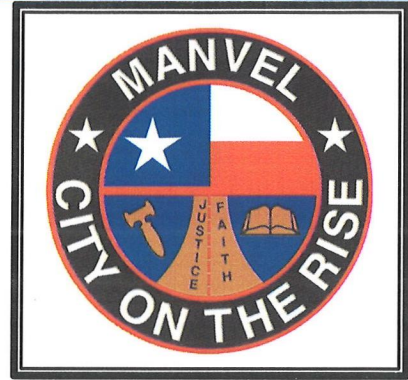


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 2/17/2026

Workshop Session

Mayor Pro Tem David Lands called the workshop of the Manvel City Council to order at 5:31 p.m. Those in attendance were:

Present: 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: Mayor Dan Davis

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Rosa Donaire, Director of Finance
Elaheh Roohbakhsh, Senior Planner
Robbie Hall, Director of Public Works
Keith Traylor, Chief of Police
Chad Dumont, Director of Personnel

Discussion on any topic as listed on the current agenda.

Agenda Item # 1 - Sidewalk variance

Councilmembers discussed the importance of sidewalk connectivity, safety concerns at the intersection, and consistency in enforcing development standards. Council expressed concern that granting a delay or waiver could create gaps in the sidewalk network and weaken the City’s ability to ensure compliance after a project is operational.

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Staff clarified the PD&Z recommendation included a development agreement requiring sidewalks to be constructed within one year, and explained enforcement would rely on contractual/legal remedies if the obligation was not met, rather than typical “front-end” leverage (e.g., certificate of occupancy).

Council discussed the project’s ETJ status and noted prior variance history at the same intersection (referenced as a 2023 approval for another gas station). The applicant addressed Council, outlining the project timeline, prior Brazoria County approvals, costs incurred (including roadway widening and plan review fees), and requested a variance based on timing, reliance on county approvals, and prior precedent. Through discussion, the applicant clarified they were requesting approval without sidewalks at this time due to timing impacts.

Council indicated opposition to a complete sidewalk waiver and discussed potential alternatives such as requiring demonstration of sidewalk placement feasibility and/or conditions to ensure future installation. The workshop concluded with the intention to continue the matter during the regular session.

Mayor Pro Tem adjourned the Workshop at 6:00 p.m.

Regular Session

Call To Order

Mayor Pro-Tem Lands called the meeting of the Manvel City Council to order at 6:04 p.m. Those in attendance were:

Present: City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Garrett Knox

Absent: Mayor Dan Davis
City Councilmember Place 4 Carmyn Robey-Robinson

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Rosa Donaire, Director of Finance
Elaheh Roohbakhsh, Senior Planner
Robbie Hall, Director of Public Works
Keith Traylor, Chief of Police
Chad Dumont, Director of Personnel

Invocation

Inspirational Reading - Mayor Pro-Tem David Lands

Pledge

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

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- 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

City Manager Update

City Manager Dan Johnson provided updates on open positions, Eggstravaganza, MusicFest, and supplemental budget items.

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.

Councilmember Bonner made the motion to approve the Consent Agenda. Councilmember Opliger seconded the motion.

The motion carried with a vote: 6/0

Yes: 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: Mayor Dan Davis

Abstained: None

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve as recommended by the Planning and Development 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.

City Council considered a request for a subdivision variance related to the sidewalk requirement. Discussion included whether a one-year delay for sidewalk construction would be appropriate; however, staff advised that an escrow agreement was not feasible because the property is located in the ETJ. Council expressed concern about ensuring future compliance if a delay were granted and noted past difficulties enforcing similar agreements. Several members emphasized the City's policy position supporting sidewalk construction and stated that the costs cited by the applicant were typical development expenses and not attributable to City delay.

Councilmember Opliger made the motion to approve. Councilmember Rossi-Knox seconded the motion.

The motion FAILED with a vote: 0/6

Yes: None

No: 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: Mayor Dan Davis

Abstained: None

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.

City Council considered a resolution confirming the release of the subject property from the City's extraterritorial jurisdiction in accordance with state law. The City Attorney advised that the applicant had submitted all required documentation and met the statutory requirements for unilateral release from the ETJ. He clarified that the property is located in the ETJ/county and not within the city limits, and that the resolution serves to formally acknowledge the release and direct notification to Brazoria County and the Brazoria County Appraisal District and to update the City's ETJ map.

Councilmember Bonner made the motion to approve. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 6/0

Yes: 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: Mayor Dan Davis

Abstained: None

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.

City Council considered a resolution adopting an updated fee schedule. Staff advised that the item before Council would eliminate the animal registration fee effective immediately in order to encourage compliance. The alarm permit fees will be brought back under a separate resolution later in the fiscal year to align with the adopted budget.

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Councilmember Sarmiento made the motion to approve. Councilmember Opliger seconded the motion.

The motion carried with a vote: 6/0

Yes: 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: Mayor Dan Davis

Abstained: None

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.

City Council considered a resolution amending the previously approved Primrose Master Plan. Staff explained that the amendment incorporates the subdivision variance previously approved by Council, which allows the developer to escrow funds in lieu of constructing certain roadway and sidewalk improvements at this time. The amendment also reflects minor layout adjustments and a reduction in the total number of lots. The escrow amount is being finalized in accordance with the City's standard methodology and will be required prior to moving forward with plat submittals.

Councilmember Bonner made the motion to approve. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 6/0

Yes: 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: Mayor Dan Davis

Abstained: None

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.

Combined with Regular Agenda Item 6.

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).

City Council considered an ordinance amending the FY2026 budget to recognize emergency utility fund expenditures for the demolition and replacement of ground storage tanks at the water plant, along with ratification of the related emergency procurement in accordance with state law.

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Staff advised that upon inspection the existing galvanized tanks were beyond practical repair, and replacement is more cost-effective than recoating and will extend the service life of the facilities. The improvements are funded through the Utility Fund and are necessary to maintain reliable water system operations.

Councilmember Sarmiento made the motion to approve. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: 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: Mayor Dan Davis

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Opilger made the motion to adjourn the meeting at 7:03 p.m. Councilmember Sarmiento seconded the motion.

The motion carried with a vote: 6/0

Yes: 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: Mayor Dan Davis

Abstained: None

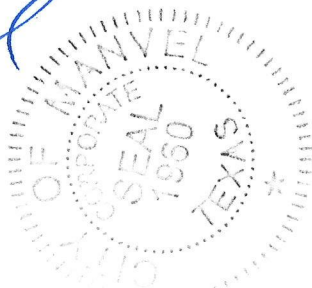
CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS




DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS



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