

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 2/2/2026

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 (Arrived at the end of the agenda, during the Executive Session)
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 Services
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Presentation by Perdue Brandon Fielder Collins & Mott LLP on Delinquent Tax Collections.

Mike Darlow provided an overview of the City’s delinquent tax collections. Taxes are administered through the Brazoria County Tax Office, and the City consistently collects over 98% of its annual levy, indicating no significant delinquency concerns.

Approximately \$180,000 remains outstanding through the 2024 tax year, with a substantial portion related to statutory deferrals. Collection efforts include notices, calls, lender contact, payment plans, and litigation when necessary, with tax sales used only as a last resort. Higher dollar amounts reflect City growth rather than declining compliance.

Council discussed trends and processes. Staff noted monthly reporting, and Council expressed interest in periodic updates.

Discussion on any topic as listed on the current agenda.

Discussion on the following regular agenda items:

Agenda Item 1 (Fee Schedule Resolution), staff presented proposed updates to temporary construction meter fees, including increased deposits, installation fees, per-thousand-gallon water rates, a new location change fee, and conversion of the base charge to a flat monthly rental. Changes are intended to better recover costs and align temporary contractor usage with commercial rates.

Agenda Item 2 (Municipal Utility District Policy), staff provided a progress update on the draft MUD formation policy. The document remains under internal review and will be circulated through staff leadership and legal review before returning to Council, with potential stakeholder input prior to final consideration.

Agenda Item 3 (Right-of-Way Abandonment), staff reviewed a joint request from property owners near Redeemer Church to abandon a right-of-way. CenterPoint Energy has provided a letter of no objection. If advanced, the City will obtain an appraisal, determine value in executive session, and invoice property owners accordingly prior to second reading.

Agenda Item 4 (Alarm and Animal Registration Fees), Council discussed modernizing current practices and provided direction to staff to prepare amendments to zero out alarm registration fees and pet registration fees, while retaining false alarm and animal impound fees. Staff will bring back ordinance and fee schedule revisions for formal action, with implementation targeted for a future effective date.

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 5 Crystal Sarmiento
City Councilmember Place 6 Garrett Knox

Absent: City Councilmember Place 4 Carmyn Robey-Robinson

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

Invocation

Inspirational Reading - Councilmember Opliger

Pledge

Presentations

Recognition - Fire Prevention Coloring Contest Winners:

Ellie Villatoro
Arav Makam

Proclamation

Black History Month - February 2026

Public Comments: "Comment Card" Required

Steve Saunders, Brazoria County Treasurer candidate, introduced himself.

City Manager Update

The City Manager reported that a notice to proceed has been issued to Crane Group for the City Hall expansion and Heritage Park project, with construction activities beginning immediately. The road behind City Hall will be temporarily closed during reconstruction.

Approved construction plans have been received for the Lewis Lane sidewalk project, and the City is currently soliciting bids. Approved plans were also received for the Newport Lake Estates turn lane project, with bids being obtained for construction.

Additional reminders included an upcoming pre-bid meeting and site visit for the City Center P3 project, the State of the State event at Nolan Ryan Center, and that the next Council meeting will be held Tuesday, February 17, due to the Presidents Day holiday.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve second and final reading of Ordinance 2026-O-04;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY AMENDING SECTION 71-2. *TAP AND INSPECTION FEES*. PERTAINING TO TEMPORARY CONSTRUCTION AND BULK WATER METER INSTALLATION, RENTAL, AND RELOCATION FEES; AMENDING SECTION 71-12. *SECURITY DEPOSITS* TO INCREASE THE DEPOSIT REQUIREMENT FOR TEMPORARY CONSTRUCTION METERS; AMENDING SECTION 71-13. *REQUIREMENTS FOR SERVICE*. TO REDUCE THE ALLOWABLE AMOUNT OF LEAD CONTAINED IN ANY PIPE OR PIPE FITTING; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.
3. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Dogwood Avenue - Segment for MUD 83, and begin the two (2) year maintenance period.

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4. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 13 for MUD 83, and begin the two (2) year maintenance period.
5. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 14 for MUD 83, and begin the two (2) year maintenance period.
6. Acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, and Paving and Appurtenances to Serve Valencia Section 15 for MUD 83, and begin the two (2) year maintenance period.
7. Acceptance of infrastructure for Meridiana Detention Basin W and Earthwork for MUD 57, and begin the two (2) year maintenance period.
8. Acceptance of infrastructure for MUD 57 for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Kreuzer Street & Meridiana Parkway Utility Extension, and begin the two (2) year maintenance period.
9. Acceptance of the 2025 Racial Profiling Report.

Councilmember Rossi Knox made the motion to approve the Consent Agenda. Councilmember Lands 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 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

Items Removed from Consent Agenda

None

Regular Agenda

1. Consideration and possible action to approve Resolution 2026-R-08;
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.

Councilmember Sarmiento made the motion to approve. 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 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

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2. Consideration and possible action to direct staff on a Municipal Utility District (MUD) Policy; update provided from the City Attorney.

No action.

3. Consideration and possible action to approve the first of two readings of Ordinance No. 2024-O-28;

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, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

(1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and

(2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; and

(3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and

(4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

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.

(Forwarded with 7/0 favorable recommendation by PD&Z on July 22, 2024; City Council Public Hearing held on August 5, 2024; First reading of the Ordinance postponed).

Councilmember Opliger made the motion to approve. Mayor Davis 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 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson

Abstained: None

- 4. Consideration and possible action to direct staff on removing fees for the following; (Requested by Councilmember Opliger and Councilmember Sarmiento)
 - A) Alarm Registrations
 - B) Animal Registrations

Councilmember Opliger made the motion to direct staff to remove fees for Alarm Registrations and Animal Registrations. Councilmember Sarmiento 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 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

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".

Discussion regarding applicants for appointment to the Planning Development & Zoning Commission, including applicant status, communications, interview preparation, and discussion of service expectations and duties as they relate to the evaluation and appointment of board members.

Mayor Davis convened the meeting into Executive Session at 6:28 p.m.
Mayor Davis reconvened the meeting out of Executive Session at 7:12 p.m.
No action was taken during the Executive Session.

Mayor and Council Comments

Adjourn

Councilmember Bonner 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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

