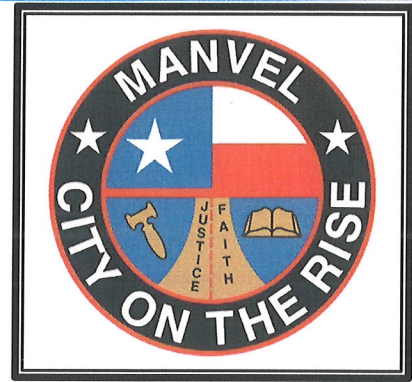


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEEY-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 1/20/2026

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 6 Garrett Knox
- Absent:** City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
- Also** Dan Johnson, City Manager
- Present:** 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

Discussion and Informational Follow-Up from the City Council Planning Session with Ron Cox Consulting.

Ron Cox presented to City Council the governance and strategic planning process, including: leadership and communication expectations; council/staff roles and responsibilities; City vision/mission/core values; guiding principles; prioritized goals/objectives (with dot-voting priorities); and the implementation plan framework for tracking action steps, timelines, budgets, staff leads, and reporting cadence.

Discussion on any topic as listed on the current agenda.

Discussion on agenda item #8 - Introduction of Matt Lawson to the Council.
Discussion/overview of agenda items 1, 2, 3, and 6

Mayor Davis adjourned the meeting at 5:56 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:02 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 6 Garrett Knox
- Absent:** City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
- 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 Lands

Pledge

Presentations

Public Comments: "Comment Card" Required

City Manager Update

Tomorrow is the preconstruction meeting with Crane Group for the West Wing/Heritage Park Project TIRZ and SMDA meeting tomorrow at 4:00 and 4:15 p.m.
Wednesday 2/4 @ 10:00 a.m. mandatory pre-proposal meeting for City Center P3

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve Resolution 2026-R-06;
RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF UNLIMITED TAX ROAD BONDS SERIES 2025 BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 OF BRAZORIA COUNTY.
3. Approve Resolution 2026-R-07;
RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF UNLIMITED TAX BONDS SERIES 2025 BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 83 OF BRAZORIA COUNTY.

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

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve Resolution 2026-R-02;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, ADOPTING RULES OF PROCEDURE FOR MEETINGS OF THE CITY COUNCIL; PROVIDING THAT ALL OTHER RESOLUTIONS INCONSISTENT OR IN CONFLICT HERewith ARE HEREBY REPEALED.

Mayor Davis made the motion to approve. Councilmember Opliger seconded the motion.

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

2. Consideration and possible action to approve Resolution 2026-R-03;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS ADOPTING A REVISED DESIGN CRITERIA MANUAL CONTAINING SUBDIVISION IMPROVEMENT STANDARDS FOR ALL DEVELOPMENT WITHIN THE CITY OR ITS EXTRATERRITORIAL JURISDICTION, PURSUANT TO AUTHORITY CONTAINED IN CHAPTER 62, SUBDIVISION ORDINANCE, OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, AND OTHER PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, AS AMENDED OR TO BE AMENDED; AND CONTAINING OTHER MATTERS ON THE SUBJECT.

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

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

3. Consideration and possible action to approve Resolution 2026-R-04;
A RESOLUTION BY THE COUNCIL OF THE CITY OF MANVEL, TEXAS, ESTABLISHING A PUBLIC HEARING FOR THE CONSIDERATION OF LAND USE ASSUMPTIONS AND A CAPITAL IMPROVEMENT PLAN FOR POSSIBLE ADOPTION OF IMPACT FEES FOR ROADWAY FACILITIES UNDER CHAPTER 395 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR STATUTORY NOTICE AND PUBLIC AVAILABILITY REQUIREMENTS; AND DECLARING AN EFFECTIVE DATE.

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

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

4. Consideration and possible action to approve the second and final reading of Ordinance 2026-O-02;

AN ORDINANCE AMENDING CHAPTER 53 – “SIGNS” OF THE CITY OF MANVEL CODE OF ORDINANCES BY ADDING A NEW ARTICLE GOVERNING ELECTIONEERING AND CAMPAIGN SIGNS ON CITY-OWNED PROPERTY USED AS POLLING PLACES FOR EARLY VOTING AND ELECTION DAY; ESTABLISHING REASONABLE TIME, PLACE, AND MANNER REGULATIONS; LIMITING THE NUMBER AND SIZE OF CAMPAIGN SIGNS; PROHIBITING CANOPIES AND OTHER TEMPORARY STRUCTURES; PROVIDING FOR ENFORCEMENT AND ABATEMENT; AND PROVIDING AN EFFECTIVE DATE. PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

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

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

5. Consideration and possible action to approve Ordinance 2026-O-03;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, ORDERING THE HOLDING OF A GENERAL ELECTION ON MAY 2, 2026, FOR THE PURPOSE OF ELECTING A MAYOR AND TWO COUNCILMEMBERS: ONE EACH FOR, MAYOR, PLACE 3, AND PLACE 5; DESIGNATING THE CITY ELECTION PRECINCTS; DESIGNATING A POLLING PLACE; PROVIDING FOR THE APPOINTMENT OF A PRESIDING ELECTION JUDGE AND ALTERNATE PRESIDING ELECTION JUDGE; APPROVING A JOINT ELECTION CONTRACT AND AUTHORIZING THE MAYOR TO EXECUTE; ESTABLISHING OTHER PROCEDURES FOR CONDUCTING THE ELECTION; PROVIDING FOR THE INCORPORATION OF THE PREAMBLE; AND PROVIDING AN EFFECTIVE DATE.

January 20, 2026 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis made the motion to approve. Councilmember Opliger seconded the motion.

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

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

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

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

7. Consideration and possible action to approve Ordinance 2026-O-05; AN ORDINANCE AMENDING ORDINANCE NO. 2024-O-38 AMENDING THE CITY FISCAL YEAR 2024 BUDGET ENDING SEPTEMBER 30, 2025, BY AMENDING VARIOUS BUDGETS TO ACCOUNT FOR END OF YEAR APPROPRIATIONS FOR ADDITIONAL REVENUES AND EXPENDITURES, AND DIRECTING 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.

Rosa Donaire provided the overview of the budget amendments.

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

The motion carried with a vote: 5/0

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 6 Garrett Knox

No: None

January 20, 2026 MANVEL CITY COUNCIL MEETING MINUTES

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento
Abstained: None

- 8. Consideration and possible action on appointing Matt Lawson to the Capital Improvements Advisory Committee Place #4.

Councilmember Opliger 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 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento
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".

- 1. *Discussion on applicants for the appointment of Planning Development and Zoning Commission Board Members*
- 2. *Discussion on applicants for the appointment of Manvel Economic Development Corporation Board Members*

Mayor Davis convened the meeting into Executive Session at 6:33 p.m.
Mayor Davis reconvened the meeting out of Executive Session at 7:17 p.m.
No action was taken during the Executive Session.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 7:19 p.m. Councilmember Opliger seconded the motion.

The motion carried with a vote: 5/0

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 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento
Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS