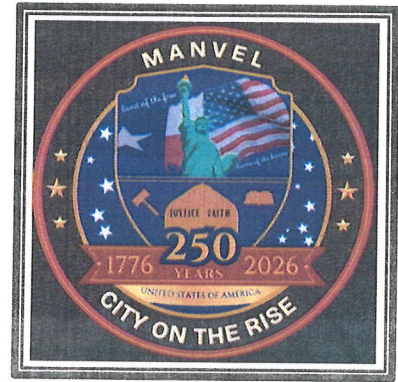


July 6, 2026 CITY COUNCIL MEETING AGENDA

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
JASON ALBERT, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6



DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY



NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL July 6, 2026

**NOTICE IS HEREBY GIVEN
5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION**

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

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or Interpreter services must be made 48 hours prior to the meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Workshop Session

Budget Presentation - Administration, Court, and Legal.

Development Presentation by Risewell Group.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Jason Albert

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Presentations

Recognition of Brian Correya, Winner of Manvel's America 250 Commemorative Logo Contest.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve the second and final reading of Ordinance 2026-O-18;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 53. "SIGNS" BY PROVIDING FOR HOMEBUILDER "SIGN PLAZA" KIOSK SIGNS WITHIN THE CITY OF MANVEL AND EXTRATERRITORIAL JURISDICTION; ADOPTING A HOMEBUILDER SIGN PLAZA PROGRAM; AUTHORIZING THE CITY MANAGER TO ENTER INTO LICENSE AGREEMENTS WITH QUALIFIED ENTITIES TO CONSTRUCT AND PLACE HOMEBUILDER SIGN PLAZA SIGNS IN APPROVED CITY RIGHT-OF- WAY AND CITY PROPERTY; 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. Approve Resolution 2026-R-35;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 5359 COUNTY ROAD 397, BEING A 12-ACRE TRACT SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 14 OF BRAZORIA LAND AND CATTLE COMPANY SUBDIVISION OF THE THOMAS SPRAGGINS LEAGUE, ABSTRACT 366, A SUBDIVISION PLAT RECORDED IN VOLUME 22, PAGE 364 OF THE DEED RECORDS OF 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.

Items Removed from Consent Agenda

Regular Agenda

1. Concur with the City Manager's decision to hire Jaci George as the Assistant City Manager.
2. Consideration and possible action to approve Resolution 2026-R-38;
A RESOLUTION AMENDING RESOLUTION NO. 2026-R-14 APPROVING THE MASTER PLAN AMENDMENT NO. 2 FOR THE PRIMROSE DEVELOPMENT, A SUBDIVISION OF 166.5 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, LOCATED IN BRAZORIA COUNTY MUD 47.
3. Consideration and possible action to approve the Manvel Crossing Master Plan;
BEING A SUBDIVISION OF 57 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL, AND CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
4. Consideration and possible action to approve Resolution 2026-R-36;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, CALLING A PUBLIC HEARING TO BE HELD JOINTLY BY THE CITY COUNCIL AND THE PLANNING, DEVELOPMENT AND ZONING COMMISSION IN REGARD TO THE CHANGES TO THE ZONING ORDINANCE; PRESCRIBING THE TYPE OF NOTICE TO BE GIVEN; OF THE TIME AND PLACE OF THE JOINT PUBLIC HEARING; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
5. Consideration and possible action to approve Resolution 2026-R-37;
NOMINATING A CANDIDATE TO FILL THE VACANCY ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT.
6. Consideration and possible action on nominations to the Texas Municipal League Intergovernmental Risk Pool Board of Trustees, Place 1, Place 2, Place 3, and Place 4.
7. Consideration and possible action to approve;
A DESIGN CRITERIA MODIFICATION REQUEST FROM THE CITY OF MANVEL DESIGN CRITERIA MANUAL, SECTION 5, DRAINAGE, 1.04. G. 9.A. AND B. AND SECTION 5, DRAINAGE, 2.02 F AND G, TO ALLOW PUMP DETENTION FOR AN APPROXIMATE 3-ACRE PORTION OF A 10-ACRE TRACT OF LAND (PID: 173443), LOCATED ALONG SOUTH SIDE OF CROIX ROAD/ COUNTY ROAD 58, LOT 6, SECTION 90, A. C. H. & B. SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
8. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-20;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 41. "TRAFFIC AND MOTOR VEHICLES," BY ADOPTING A NEW *ARTICLE III. ELECTRIC BICYCLES, MOPEDS, AND SCOOTERS*, ADOPTING REGULATIONS PERTAINING TO ELECTRIC BICYCLES, MOPEDS, AND SCOOTERS; 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.
9. Consideration and possible action on awarding project #FY2026-02 "Sidewalk Installation and Improvements Project" and authorizing the City Manager to execute the terms of the agreement.

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on June 29, 2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

