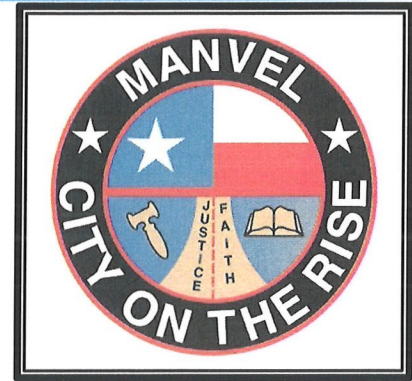


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

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 4/20/2026

Workshop Session

Mayor Pro Tem David Lands called the workshop of the Manvel City Council to order at 5:30 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
Keith Traylor, Chief of Police
Jose Abraham, Director of Development Services
Robbie Hall, Director of Public Works
Rosa Donaire, Director of Finance
Jamie Praslicka, Emergency Management Coordinator

Discussion on any topic as listed on the current agenda.

Regular Agenda Item 1:

Staff reviewed proposed revisions to the City's grant writing policy. The primary change allows for designation of a grant administrator on a per-project basis rather than a single individual. Staff also noted an update to the threshold for administrative requirements from \$50,000 to \$100,000 to align with recent state law changes. Discussion focused on the ongoing challenge of grant administration and compliance tracking. Council expressed interest in exploring both a dedicated grant position and the potential use of a contract grant writer in future budget discussions.

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Regular Agenda Item 2:

Staff presented a \$27,884 grant award for a household hazardous waste collection event, structured as a reimbursement grant. The event will be coordinated with H-GAC and TCEQ and is anticipated to be held in conjunction with the City's fall cleanup event. Staff discussed outreach efforts and the importance of increasing public awareness regarding proper hazardous waste disposal. Council generally supported moving forward with the event.

Regular Agenda Item 3:

Staff presented a proposed budget amendment including the transfer of approximately \$500,000 from street project funds to the Water Reclamation Facility (WRF) project to cover previously deferred but necessary components. The WRF project, originally bid at \$44 million, was reduced to \$40 million through scope adjustments. Staff also provided an update on sidewalk projects, noting five locations are planned, with construction on the Lewis project targeted for summer and an overall goal of completing sidewalk projects by the end of 2026.

Regular Session

Call To Order

Mayor Pro Tem David Lands called the meeting of the Manvel City Council to order at 6:02 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
Keith Traylor, Chief of Police
Jose Abraham, Director of Development Services
Robbie Hall, Director of Public Works
Rosa Donaire, Director of Finance

Invocation

Inspirational Reading - Councilmember Bonner

Pledge

Presentations

Staff Recognition:

Brenda Derouen - 20 Year Work Anniversary
Cameron McClain - Manvel Police Department Officer Of The Year
Megan Cavazos, Court Administrator, and the Teen Court Competition Participants

Proclamations

Municipal Clerks Week - May 3-9, 2026

Month of May 2026

Autism Month

Mental Health Month

National Military Appreciation Month

Motorcycle Safety Awareness Month

Staff Presentation on Public Hearing Item(s)

Staff and consultants presented the proposed roadway impact fee program. The program would establish a one-time fee on new development to fund roadway capacity improvements, authorized under Ch. 395 of the Texas Local Gov't Code. The plan includes four service areas and a 10-year growth projection (2026–2036), with anticipated population growth of approximately 27,250 residents, and employment growth to approximately 15,440 jobs, generating an estimated 81,854 vehicle miles of demand.

April 20, 2026 MANVEL CITY COUNCIL MEETING MINUTES

Projected timeline for potential adoption of the roadway impact fee is December 2026/January 2027.

Public Hearing

TO HEAR INPUT ON LAND USE ASSUMPTIONS AND CAPITAL IMPROVEMENT PLAN FOR POSSIBLE ADOPTION OF IMPACT FEES FOR ROADWAY FACILITIES.

Mayor Pro Tem David Lands opened the Public Hearing at 6:53 p.m.

Heidi Zeimer - spoke on the major thoroughfare plan

2nd call - none

3rd call - none

Keith Bonner made the motion to continue the public hearing until August 3rd. Crystal Sarmiento seconded the motion.

The motion carried with a vote: 5/0

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

Abstained: None

Public Comments: "Comment Card" Required

Heidi Zeimer spoke on the road leading to her property and sought clarity on the process for when the city no longer wants the easement and wants to grant it to the property owner.

City Manager Update

An update was given on the Newport left-turn lane, with construction complete and reopening anticipated the following week after curing. Staff also previewed the upcoming budget process, with a midyear review to be presented at the May 4 meeting and a draft budget calendar to be distributed. The May 4 meeting is anticipated to begin at 4:00 p.m. to accommodate presentations from the top two City Center P3 candidates.

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Approve Resolution 2026-R-22:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 3702 CHOCOLATE BAYOU RD, CR 89, BEING A TRACT OR PARCEL OF LAND CONTAINING 2.731 ACRES, AND BEING OUT OF AND A PART OF LOT 108, BLOCK L IN THE PLAT OF RECORD IN VOLUME 2, PAGES 91-92 IN THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2022010504, A.C.H & B. SURVEY, 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.

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

The motion carried with a vote: 5/0

Yes: 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: Mayor Dan Davis, 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-26:
A RESOLUTION AMENDING THE CITY'S GRANT WRITING POLICY TO PROVIDE FOR NEW PROVISIONS REGARDING THE APPOINTMENT OF CITY GRANT ADMINISTRATORS; PROVIDING FOR NEW PROVISIONS REGARDING GRANT REPORTING AND MONITORING REQUIREMENTS; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE.

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

The motion carried with a vote: 5/0

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

Abstained: None

2. Consideration and possible action to approve Resolution 2026-R-27:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ACCEPTING A GRANT FROM THE HOUSTON GALVESTON AREA COUNCIL (HGAC) FOR FUNDING FOR A HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT IN THE CITY OF MANVEL; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT AND ALL DOCUMENTS NECESSARY TO RECEIVE THE GRANT FUNDING; AND DECLARING AN EFFECTIVE DATE.

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

The motion carried with a vote: 5/0

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

Abstained: None

3. Consideration and possible action to approve Ordinance 2026-O-15:
AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2026 BUDGET ENDING SEPTEMBER 30, 2026, PROVIDING FOR BUDGET AMENDMENTS TO RECOGNIZE ADDITIONAL COUNCIL-RELATED EXPENDITURES, DONATIONS, AND PARKS GROUND MAINTENANCE COSTS; AND BY AMENDING THE CAPITAL PROJECTS FUND TO RECOGNIZE THE ADDITIONAL EXPENSE NEEDED FOR THE WATER RECLAMATION FACILITY PROJECT; 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.

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

The motion carried with a vote: 5/0

April 20, 2026 MANVEL CITY COUNCIL MEETING MINUTES

Yes: 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: Mayor Dan Davis, City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

4. Consideration and possible action to approve the reappointment of James McClain, Amanda Hoffpauir, Jacob Duboise, and Chad Dumont to the Animal Advisory Board.

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

The motion carried with a vote: 5/0

Yes: 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: Mayor Dan Davis, City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

5. Consideration and possible action to approve a Special Called City Council Meeting on May 11, 2026, for the Canvass of the May 2, 2026, General Election.

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

The motion carried with a vote: 5/0

Yes: 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: Mayor Dan Davis, City Councilmember Place 4 Carmyn Robey-Robinson
Abstained: None

Mayor and Council Comments

Adjourn

The meeting adjourned at 7:16 p.m.

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS