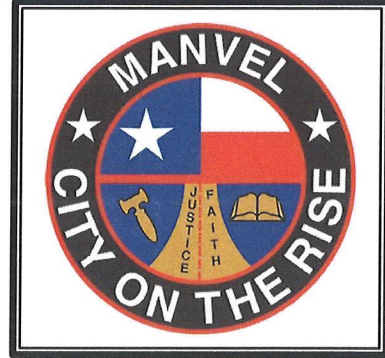


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBIEY-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 5/4/2026

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 4:00 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 5 Crystal Sarmiento (Arrived late)
City Councilmember Place 6 Garrett Knox

Absent: City Councilmember Place 3 Harry Opliger
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, Director of Personnel

Applicant interviews for project #FY2026-01 Manvel City Center Public Private Partnership (P3) Development;

It is the intent of the City to implement a P3 to develop a mixed-use project on City-owned land. The City will lease the land to a private entity (Proposer) with demonstrated ability to finance, design, and construct the project. The City will operate and maintain all City facilities. The private entity will operate and maintain the non-City facilities. The City will retain ownership of the land, and improvements may revert to the City at lease termination.

- KHJR/Collaborate-Midway
- Hunt Companies

May 4, 2026 MANVEL SPECIAL CITY COUNCIL MEETING MINUTES

Representatives from the two development teams presented their experience, financial capabilities, development approaches, and examples of similar mixed-use and public infrastructure projects. Council discussion focused on long-term project vision, financial risk, taxpayer protections, phasing, green space activation, infrastructure funding, tenant mix, maintaining community identity, and ensuring the project develops as a unique destination rather than a “cookie-cutter” development. Councilmembers also discussed the importance of community input, long-term operational control, lessons learned from comparable projects, and the need for the project to remain financially sustainable without increasing the tax burden on residents. Follow-up discussions and additional review were anticipated before any future recommendation or award consideration.

Adjourn

Councilmember Sarmiento made the motion to adjourn the workshop at 5:10 p.m. Councilmember Bonner seconded the motion.

The motion carried with a vote: 5/0

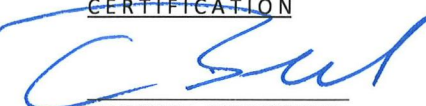
Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: None

Absent: City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson

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://www.cityofmanvel.com/269/Financial-Transparency>



QR to Budget