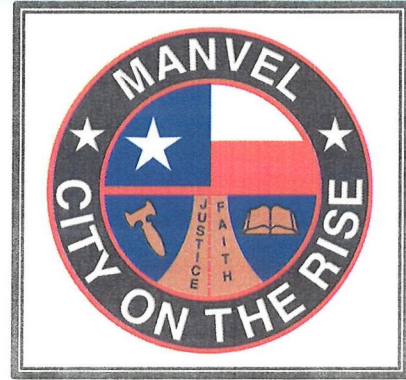


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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 6/1/2026

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 5:45 p.m.)
City Councilmember Place 5 Jason Albert
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, Director of Personnel

Budget Presentation - Public Works, Parks, and Utilities.

Public Works Director Robbie Hall presented an overview of the Public Works Department, including Utilities, Streets & Drainage, and Parks operations. The presentation highlighted recent accomplishments, ongoing challenges associated with rapid population growth, staffing and equipment needs, and future capital improvement projects. Key discussion topics included utility system expansion, infrastructure maintenance, drainage concerns, roadway improvements, park development, personnel requests, vehicle and equipment needs, and the anticipated operational impacts of new facilities coming online. Council discussed budget priorities, future staffing requirements, utility rate considerations, fleet management, and long-term infrastructure planning.

Discussion on any topic as listed on the current agenda.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

BCS Capital Group (Manvel Crossing) ROW Abandonment
Redeemer Church, Sonmar of Albuquerque, LLC., Meldi Hospitality, L.P., and Milestone South Six Development, Ltd. ROW Abandonment

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

Litigation Case No.135893-CV; City of Manvel v. Lakeland Manvel

Mayor Davis convened the meeting into Executive Session at 5:28 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 6:04 p.m.

There was no action taken during the Executive Session.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:04 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
City Councilmember Place 5 Jason Albert
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, Director of Personnel

Invocation

Inspirational Reading - Mayor Davis

Pledge

Presentations

Retiring Staff Recognition:
John Thomas - 2012-2026

Proclamation:
Juneteenth - June 19, 2026

Staff Presentation on Public Hearing Item(s)

Rosa Donaire provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE WATER AND WASTEWATER IMPACT FEES AUDIT REPORT.

Mayor Davis opened the public hearing at 6:14 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:14 p.m.

Public Comments: "Comment Card" Required

Development Services Staff Update

Monthly update provided by Jose Abraham, Director of Development Services.

City Manager Update

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Consideration and possible action to approve Resolution 2026-R-32;
RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 OF BRAZORIA COUNTY.
3. Consideration and possible action to approve Resolution 2026-R-33;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, CONFIRMING THE RELEASE OF PROPERTY LOCATED AT 4102 ALLEN RD, MANVEL, TEXAS BEING A 9.538 ACRE TRACT, MORE OR LESS, BEING PART OF LOTS 34 AND 35 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBURBAN GARDENS SUBDIVISION IN THE H.T. & B.R.R. CO. SURVEY NO. 23, ABSTRACT 290, A SUBDIVISION PLAT RECORDED IN VOLUME 2, PAGE 89 OF THE PLAT RECORDS OF BRAZORIA COUNTY; 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.
4. Approve the second and final reading of Ordinance 2026-O-09;
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 CONSISTING OF: A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS. 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.
5. Acceptance of infrastructure for Water, Sanitary Sewer and Drainage Facilities, and Paving and Appurtenances to serve Valencia Section 11 for Brazoria County MUD No. 83 to begin the 2-year maintenance period.

6. Final acceptance of infrastructure for Lift Station No. 2 to serve Brazoria County MUD 57 and release of associated maintenance bond.

Councilmember Bonner made the motion to approve. Councilmember Rossi Knox 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 Jason Albert, City Councilmember Place 6 Garrett Knox

No: None

Absent: None

Abstained: None

Items Removed from Consent Agenda

None

Regular Agenda

1. Acceptance of the Independent Financial Audit for Water and Wastewater Impact Fees as prepared by Bakertilly.

Councilmember Albert made the motion to approve. Councilmember Opliger 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 Jason Albert, City Councilmember Place 6 Garrett Knox

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve Resolution 2026-R-34;
A RESOLUTION BY THE COUNCIL OF THE CITY OF MANVEL, TEXAS, ESTABLISHING A PUBLIC HEARING TO DISCUSS AMENDMENT TO THE WATER AND WASTEWATER LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEE PROVIDING FOR STATUTORY NOTICE AND PUBLIC AVAILABILITY REQUIREMENTS; AND DECLARING AN EFFECTIVE DATE.

Councilmember Lands made the motion to approve. Councilmember Albert 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 Jason Albert, City Councilmember Place 6 Garrett Knox

No: None

Absent: None

Abstained: None

3. Consideration and possible action to approve a Subdivision Variance Request;
BEING A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 2043 CR 206 (PID 170372), SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS., TO ALLOW DEVELOPMENT OF THE SUBJECT SITE WITHOUT CONSTRUCTION OF SIDEWALKS.

June 1, 2026 MANVEL CITY COUNCIL MEETING MINUTES

Council considered a request for a subdivision variance from the sidewalk construction requirement for a proposed manufactured home rental development on approximately 2.5 acres in the City's ETJ along County Road 206. Staff explained that Brazoria County does not allow sidewalks within the public right-of-way and noted challenges associated with constructing a sidewalk on the private property. Planning, Development, and Zoning Commission recommended approval based on the unique circumstances of the site. Council discussed the location, surrounding development patterns, and the lack of existing sidewalks in the area.

Staff does not recommend approval, but provides the following conditions for consideration to Council if approved;

1. The subdivision variance shall expire upon a change of use from a manufactured home lease community; or
2. The subdivision variance shall expire upon further subdivision or replatting of the property into multiple lots or reserves

Councilmember Albert made the motion to approve with conditions. Councilmember Opliger seconded the motion.

The motion carried with a vote: 5/2

Yes: Mayor Dan Davis, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Jason Albert, City Councilmember Place 6 Garrett Knox

No: City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands

Absent: None

Abstained: None

4. Consideration and possible action to approve the second and final reading of Ordinance 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 on February 2, 2026).

No action taken.

June 1, 2026 MANVEL CITY COUNCIL MEETING MINUTES

5. Consideration and possible action to appoint a Charter review commission composed of eleven (11) citizens of the city.

Mayor Davis made the motion to appoint Ben MacMillan, Larry Akery, Delores Martin, Mary Ann Atkinson, Crystal Sarmiento, Kim Fought, Kris Durrett, Ryan Miller, Samuel Miller, and Nicole Mitchell. Councilmember Opliger 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 Jason Albert, City Councilmember Place 6 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 6:34 p.m. Councilmember Robey-Robinson 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 Jason Albert, 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

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