June 15, 2026 MANVEL CITY COUNCIL MEETING MINUTES

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 6/15/2026

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 3 Harry Opliger
	City Councilmember Place 4 Carmyn Robey-Robinson
	City Councilmember Place 5 Jason Albert
	City Councilmember Place 6 Garrett Knox
Absent:	City Councilmember Place 2 David Lands
Also Present:	City Manager Dan Johnson
	City Attorney Robert Gervais
	City Secretary Tammy Bell
	Development Services Director Jose Abraham
	Director of Public Works Robbie Hall
	Chief of Police Keith Traylor
	Director of Finance Rosa Donaire
	Director of Personnel Chad Dumont

Budget Presentation - Development Services

Jose Abraham provided the presentation. The presentation highlighted accomplishments from the past year, including completion of the Comprehensive Plan and Major Thoroughfare Plan updates, implementation progress on the Blitz AI permit review software, improvements to development review processes, staff training, GIS enhancements, and the addition of new engineering and GIS personnel.

He reported that development activity trends have generally remained stable and noted that review timelines have been maintained with minimal delays. The department's FY 2026 requests include a Building Official position, along with increases for training and software expenses.

Discussion followed regarding the benefits of adding an in-house Building Official, the findings of the departmental efficiency audit, and the potential for improved project coordination and customer service. Staff also provided an update on the new City Engineer position and shared preliminary results from the Blitz AI platform, which has demonstrated time savings during initial testing.

Development Presentation by Risewell Group.

Council discussed the proposed Risewell Group development project; however, no formal presentation was given as the applicant requested additional time to revise its site plan and indicated it intends to return on July 6. Staff explained the item remained on the agenda due to posting requirements and invited councilmembers to provide feedback for the developer during the redesign process.

Councilmembers expressed concerns regarding smaller lot sizes, compatibility with surrounding properties, traffic and access along FM 1128, drainage impacts, utility service, and preservation of the area's existing character. Members emphasized the importance of considering community input and maintaining development patterns consistent with the surrounding area.

Staff clarified that the property is currently zoned Open Single-Family Residential with a minimum one-acre lot requirement and noted that any change would require a rezoning process. Staff also advised that Planning, Development and Zoning Commission members would receive a future refresher on the recently adopted Comprehensive Plan and Future Land Use Plan.

Discussion on any topic as listed on the current agenda.

Council briefly discussed Agenda Item No. 6, consideration and possible action to appoint two members to the Charter Review Commission, and received an update regarding the recommended appointments. Council also discussed Agenda Item No. 7, consideration and possible action to call a special meeting for June 22, 2026, to potentially award the sidewalk project contract, contingent upon bid results. Discussion then turned to Agenda Item No. 8, consideration and possible action to direct staff regarding the establishment of an ordinance governing the use of electric scooters and electric bicycles. Councilmembers expressed interest in reasonable safety measures and public education efforts, and agreed to continue the discussion during the regular meeting with input from the Police Department.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:01 p.m.

Those in attendance were:

Present:	Mayor Dan Davis
	City Councilmember Place 1 Keith Bonner
	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:	City Councilmember Place 2 David Lands
Also Present:	City Manager Dan Johnson
	City Attorney Robert Gervais
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	Development Services Director Jose Abraham
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	Chief of Police Keith Traylor
	Director of Finance Rosa Donaire
	Director of Personnel Chad Dumont

Invocation

Inspirational Reading - Councilmember Robey-Robinson

Pledge

Staff Presentation on Public Hearing Item(s)

Staff presented a rezoning request for approximately 394 acres at the intersection of Highway 6 and SH 288 to rezone the property from Open Planned Unit Development (OPUD) to Planned Unit Development (PUD) zoning district for the previously approved Presidio mixed-use development. Staff noted the development was originally approved in 2017, and the proposed PUD largely follows the previously approved plan with some modifications identified in the PD&Z report. Staff recommended approval with conditions and advised that the applicant intended to address three remaining items during the public hearing.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE (2026-O-16) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE (2007-O-26) OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY 394.232 ACRES FROM OPEN PLANNED USE DEVELOPMENT (O-PUD) DISTRICT TO PLANNED USE DEVELOPMENT (PUD) DISTRICT, SUCH TRACT IMMEDIATELY LOCATED ON THE EAST OF S.H. 288, EXTENDS ACROSS BOTH NORTH AND SOUTH SIDES OF S.H. 6, SOUTH OF DEL BELLO LAKES DEVELOPMENT, WEST OF IOWA LANE AND VALENCIA DEVELOPMENT, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mayor Davis opened the Public Hearing at 6:10 p.m.
1st call for comments -
Josh Armstrong - Has traffic concerns with the development, and shared that he feels the feeder needs to be addressed before development begins
2nd call for comments - None
3rd call for comments - None
Mayor Davis closed the Public Hearing at 6:12 p.m.

Public Comments: "Comment Card" Required

Mayor Davis read submitted comments into the record concerning the Risewell development - Crystal Sarmiento, Eileen Estrada, Margie Hill, and a letter by six property owners - all opposed
Jose Garza - Flora - Risewell Development will be in his backyard. Has concerns with traffic and impact to Flora.
Tim Liston - Risewell Development - moved to Manvel for the promise of rural life and would like the area to remain rural and country.

Chad Rogers - Risewell Development - not against development, but doesn't like the location for this development.
Debra Williams - 7502 Lewis Lane - against the change to the zoning ordinance for the Risewell Development.
Brandy Russell 7220 Cemetery Rd - against the change in zoning for any development in this area on lots of less than 1 acre.
Rick Taylor - 20611 Georgia - against the Risewell Development.
George Motter 7510 Flora Rd - against the Risewell Development.

City Manager Update

Moved ahead of the public comments.

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Final acceptance of infrastructure improvements for Valencia Section 5 and release of the associated maintenance bonds.

3. Final acceptance of infrastructure improvements for Pomona Section 25 and release of the associated maintenance bonds.

4. Final acceptance of infrastructure improvements for Pomona Water Supply Plant #2 and release of the associated maintenance bonds.

5. Final acceptance of infrastructure improvements for Valencia Sanitary Sewer Force Main Phase 1 and release of the associated maintenance bonds.

   Councilmember Albert made the motion to amend the Consent Agenda to include Regular Agenda Items 6, 7, and 8. Councilmember Robey-Robinson seconded the motion.
   The motion carried with a vote: 6/0
   Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, 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: City Councilmember Place 2 David Lands
   Abstained: None

   Councilmember Albert made the motion to approve the Consent Agenda as amended. Councilmember Opliger seconded the motion.
   The motion carried with a vote: 6/0
   Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, 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: City Councilmember Place 2 David Lands
   Abstained: None

Items Removed from Consent Agenda

None

Regular Agenda

1. Presentation and acceptance of the FY 2025-2026 Annual Financial Audit.
   The City's independent auditor presented the annual financial audit and reported an unmodified, or clean, opinion on the financial statements. The auditor noted no difficulties or disagreements with management and highlighted increases in the City's total assets and net position. The audit identified one material weakness related to previously unrecorded contributed infrastructure assets and two significant deficiencies related to documentation of internal review processes. Staff advised that procedures have been updated to address the findings and improve future tracking and documentation.

   Councilmember Bonner made the motion to approve. Councilmember Rossi Knox seconded the motion.
   The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, 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: City Councilmember Place 2 David Lands

Abstained: None

2. Consideration and possible action to approve the Second Amendment to the Primrose Master Plan;
BEING A SUBDIVISION OF 166.5 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
Staff presented a request to amend the Primrose Master Plan by removing approximately 10 acres from the residential development and utilizing the tract as an off-site detention facility for the adjacent Manvel Crossing development. Staff and the Planning, Development and Zoning Commission recommended conditional approval.

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 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: City Councilmember Place 2 David Lands

Abstained: None

3. Consideration and possible action to approve the Manvel Crossing Master Plan;
BEING A SUBDIVISION OF 56.7 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.

Staff presented the proposed Manvel Crossing Master Plan and noted that the Planning, Development and Zoning Commission recommended conditional approval, including an additional condition related to pipeline setback requirements. Council discussed roadway connections, responsibilities for constructing portions of Kirby Drive, and concerns regarding the conceptual layout and previously discussed amenities. Staff explained that the master plan established overall acreage and land subdivision and that many site details would be addressed during later phases of development.

Councilmember Opliger made the motion to approve with the list of conditions recommended by PD&Z. Councilmember Albert seconded the motion.

The motion FAILED with a vote: 2/4

Yes: City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Jason Albert

No: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 6 Garrett Knox

Absent: City Councilmember Place 2 David Lands

Abstained: None

4. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-16; AN ORDINANCE AMENDING THE ZONING ORDINANCE (2007-O-26) OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY 394.232 ACRES FROM OPEN PLANNED USE DEVELOPMENT (O-PUD) DISTRICT TO PLANNED USE DEVELOPMENT (PUD) DISTRICT, SUCH TRACT IMMEDIATELY LOCATED ON THE EAST OF S.H. 288, EXTENDS ACROSS BOTH NORTH AND SOUTH SIDES OF S.H. 6, SOUTH OF DEL BELLO LAKES DEVELOPMENT, WEST OF IOWA LANE AND VALENCIA DEVELOPMENT, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30.

   Staff presented the proposed Presidio Planned Unit Development (PUD) consisting of approximately 394 acres at the intersection of Highway 288 and Highway 6. The applicant provided an overview of the proposed mixed-use development and discussed requested modifications related to signage, commercial setbacks, and pipeline setbacks. Council discussed traffic impacts, drainage and pump detention requirements, utility capacity, parkland dedication, landscaping and buffering, roadway improvements, and other development standards. Staff was directed to further evaluate several items, including traffic improvements, parkland dedication, buffering, groundwater impacts, and compliance with the City's pump detention standards, prior to the second reading.

   <u>Councilmember Albert made the motion to approve. Councilmember Bonner seconded the motion.</u>

   <u>The motion carried with a vote: 5/0</u>

Yes:	Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 5 Jason Albert, City Councilmember Place 6 Garrett Knox
No:	None
Absent:	City Councilmember Place 2 David Lands, City Councilmember Place 4 Carmyn Robey-Robinson
Abstained:	None

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

   Staff presented the first reading of an ordinance amending the City's sign ordinance to establish a Sign Plaza Program, outlining the program requirements, licensing process, and authority for administration. Discussion included the use of license agreements for individual locations and allowing the City Manager to negotiate fees based on market conditions rather than establishing a fixed rate.

   <u>Mayor Davis made the motion to approve with an amendment to add language that allows the City Manager to negotiate fees based on market conditions. Councilmember Robey-Robinson seconded the motion.</u>

   <u>The motion carried with a vote: 6/0</u>

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, 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: City Councilmember Place 2 David Lands

Abstained: None

6. Consideration and possible action to appoint two members to the Charter review commission to complete the required eleven (11) member review board.

   Moved to Consent Agenda.

7. Consideration and possible action to approve a special-called meeting on June 22, 2026, at 5:00 p.m.

   Moved to Consent Agenda.

8. Consideration and possible action to direct staff on establishing an Ordinance on the use of E-scooters and electric bikes.

   Moved to Consent Agenda.

9. Discussion/Update on the Municipal Utility District Formation Policy.

   Staff presented a draft Municipal Utility District (MUD) Formation Policy establishing proposed requirements for future MUD creation and expansion requests, including provisions related to transparency, financial accountability, and consistency with City ordinances. Council discussed the draft and directed staff to solicit stakeholder feedback, place the item on the next Council workshop agenda for further discussion, and return with the policy for future consideration.

Executive Session

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

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

Abstract of Judgments Cause No. 77339-CV
City of Manvel vs. Robert Furnace, et al
City of Manvel vs. John Furnace, Sr.

Mayor Davis convened the meeting into Executive Session at 8:14 p.m.
Mayor Davis reconvened the meeting out of Executive Session at 8:42 p.m.
No action was taken during the executive session.

Regular Agenda

Consideration and possible action to approve Ordinance 2026-O-19;
AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2026 BUDGET ENDING SEPTEMBER 30, 2026, PROVIDING FOR BUDGET AMENDMENTS TO THE GENERAL FUND TO RECOGNIZE ADDITIONAL EXPENDITURES FOR PERSONNEL, PROPERTY AND LIABILITY INSURANCE, LEGAL COST, AND AUDIT FEES, 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.

Council considered a budget amendment increasing General Fund appropriations by $238,500 to fund an Assistant City Manager position, increased property and liability insurance costs, legal expenses related to ongoing litigation, and the unbudgeted single audit expense. Council discussed the impact on the General Fund balance and the hiring process for the Assistant City Manager position.

Councilmember Albert 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 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: City Councilmember Place 2 David Lands

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Robey-Robinson made the motion to adjourn the meeting at 8:48 p.m. Mayor Davis seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, 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: City Councilmember Place 2 David Lands

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

QR to Budget

Adopted Budget

A physical copy is available at City Hall and online at https://cityofmanvel.news/AdoptedBudgetFY25-26