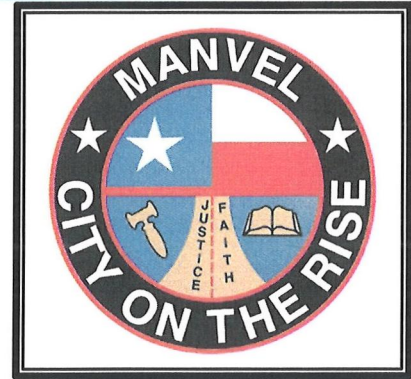


**THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §**



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 12/1/2025

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:02 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 6 Garrett Knox

Absent: City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Director of Public Safety
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Senior Planner
Chad Dumont, Director of Personnel
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.087 – *deliberation regarding economic development negotiation, and Texas Government Code, Sec. 551.071 – Consultation with Attorney, to discuss the following:*

Discuss 380 agreement with BCS Capital Group

Mayor Davis convened the meeting into Executive Session at 5:03 p.m.

Mayor Davis reconvened the meeting out of Executive Session at 6:01 p.m.

There was no action taken during the Executive Session.

WORKSHOP CONTINUED

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:02 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 6 Garrett Knox

Absent: City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Director of Public Safety
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Senior Planner
Chad Dumont, Director of Personnel
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works

Invocation

Inspirational Reading - Council Member Sarmiento

Pledge

Presentations

Alyssa Deaton - 5-year employment anniversary.

Public Comments: "Comment Card" Required

City Manager Update

Presentation Shadow Creek Soccer by Ted Brian.
Chad Dumont - Personnel - 116 employees out of 131
PW - 2 openings - staff will start in Dec and Jan
Dev Services - 3 open positions
PD - 10 open positions and two open replacement positions

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve the second and final reading of Resolution 2025-R-47;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2025-03 – RICH'S CAR WASH, MANVEL TX – SITE IMPROVEMENTS LOCATED AT 19212 HIGHWAY 6, MANVEL TEXAS TO APPROVE AN EXPENDITURE OF UP TO \$20,000.00 FOR REIMBURSEMENT FOR SITE IMPROVEMENTS/UTILITIES FOR CAR WASH COMMERCIAL BUSINESS IN A

December 1, 2025 MANVEL CITY COUNCIL MEETING MINUTES

COMMERCIALLY TARGETED AREA, WHICH WILL FURTHER ECONOMIC DEVELOPMENT, CREATE COMMERCIAL INVESTMENT, AND CREATE AND/OR RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section Twenty Five - A for Brazoria County MUD 57, to begin the Two-Year Maintenance Period.

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

The motion carried with a vote: 4/1

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 3 Harry Opliger, City Councilmember Place 6 Garrett Knox

No: City Councilmember Place 2 David Lands

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-34;
AN ORDINANCE TO ANNEX CERTAIN TERRITORY BEING AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS). (ACTION POSTPONED AT 11/3/2025 CITY COUNCIL MEETING)
2. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-33;
AN ORDINANCE TO ESTABLISH PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS IN ACCORDANCE WITH SECTION 77-79.(A) OF CITY OF MANVEL'S ZONING ORDINANCE; FOR AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA

December 1, 2025 MANVEL CITY COUNCIL MEETING MINUTES

COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS). (Tabled by PD&Z on 10/27/25)

3. Consideration and possible action to approve an Economic Development Agreement between the City of Manvel and BCS Capital Group.

Regular Agenda Items 1, 2, and 3 were combined.

Mayor Davis made the motion to approve agenda items 1, 2, and 3 with an effective date of December 18th, and including the conditions of the changes for the SUP for the two NAICS codes, all grammatical typos, etc., adopted and the eight outlying changes accepted along with ensuring that there was nothing else changed in the most recent version of the PUD. 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 3 Harry Opliger, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento
Abstained: None

4. Consideration and possible action to approve a Mutual Aid Agreement between the Department of Public Safety (DPS), the Brazoria County Sheriff's Office, and the City of Manvel.

Councilmember Opliger made the motion to approve and authorize the chief to execute the agreement once all details are finalized. 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 3 Harry Opliger, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento
Abstained: None

5. Consideration and possible action on the 2026-2027 TCAP Board of Directors Ballot.

Mayor Davis made the motion to cast votes for the 7 incumbents as well as Cesar Garcia with Kemah. Councilmember Lands 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 3 Harry Opliger, City Councilmember Place 6 Garrett Knox
No: None
Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento
Abstained: None

6. Consideration and possible action regarding direction to staff on the selection of an election polling location

Council discussed operational, traffic, security, and logistical considerations, coordination with Brazoria County, and the importance of maintaining a polling location within the City for the upcoming March election. Council emphasized the need for collaboration, short-term solutions, and proactive long-term planning as the City continues to grow.

Mayor Davis made the motion to provide direction to staff to move forward on the selection of an election polling location with more information to come in January. 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 3 Harry Opliger, City Councilmember Place 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Rossi-Knox made the motion to adjourn the meeting at 6:51 p.m. Councilmember Lands 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 3 Harry Opliger, City Councilmember Place 6 Garrett Knox

No: None

Absent: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

