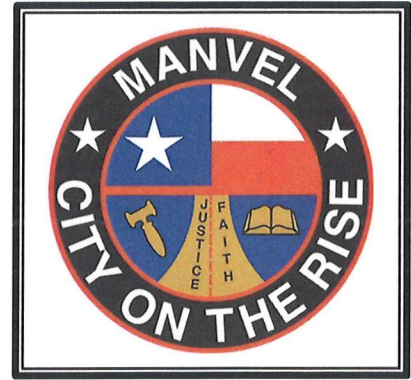


August 17, 2026 CITY COUNCIL MEETING AGENDA

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
JASON ALBERT, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6



DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL August 17, 2026

NOTICE IS HEREBY GIVEN 5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

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

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpreter services must be made 48 hours prior to the meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens.

Workshop Session

Discussion on FY 2026-2027 Budget.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Lands

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Presentations

Recognition:

Charles Runner - Completion of 30-Hour Summer Reading Challenge.

Appreciation of outgoing volunteer board members:

Melody Hanson - TIRZ 3 and South Manvel Development Authority (SMDA) 2025-2026

William Richardson - Planning Development and Zoning Commission 2024-2026

Ryan Miller - Planning Development and Zoning Commission 2021-2026

STAFF 5-YEAR ANNIVERSARY

Matheau Kulhanek (Police Department)

Rochelle Carr-Lacy (Police Department)

Austin Livingston (Police Department)

Staff Presentation on Public Hearing Item(s)

Public Hearing

(Continuance of Public Hearing from 4/20/2026)

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

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve second and final reading of Ordinance 2026-O-36;
AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", AMENDING THE PERMITTED USES TABLE TO REQUIRE A SPECIFIC USE PERMIT (SUP) FOR CERTAIN NON-RESIDENTIAL LAND USES WITHIN SPECIFIED ZONING DISTRICT. (Forwarded with favorable recommendation by PD&Z with a 7/0 vote; first reading approved by City Council with a 7/0 vote).

3. Approve Resolution 2026-R-40;
A RESOLUTION OF THE CITY OF MANVEL TEXAS, GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 OF BRAZORIA COUNTY.
4. Acceptance of infrastructure for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section Thirty-C (30-C) for Brazoria County MUD No. 56 to begin the 2-year maintenance period.
5. Acceptance of infrastructure for Meridiana Detention Basin U Expansion and Earthwork for Brazoria County MUD No. 56 to begin the 2-year maintenance period.
6. Acceptance of infrastructure for Paving and Appurtenances to serve Dogwood Avenue - Segment C and Charlotte Street Segment D for Brazoria County MUD No. 83 to begin the 2-year maintenance period.
7. Acceptance of infrastructure for Water, Sanitary Sewer, and Drainage Facilities to serve Dogwood Avenue - Segment C and Charlotte Street Segment D for Brazoria County MUD No. 83 to begin the 2-year maintenance period.
8. Final acceptance of infrastructure for Water, Sanitary Sewer, Drainage Facilities, Paving, and Appurtenances to serve Valencia Section 6 for Brazoria County MUD No. 83 and release of the associated maintenance bond.

Items Removed from Consent Agenda

Regular Agenda

1. Discussion and direction to staff on the City's Financial Management Policies.
2. Consideration and possible action to provide direction to staff regarding whether to proceed with the Amended Land Use Assumptions and Roadway Capital Improvements Plan for the Roadway Impact Fee Study.
3. Consideration and possible action to accept the CIAC Recommendation Letter on Land Use Assumptions, Capital Improvements Plan, and Amendment to the Water and Wastewater Impact Fee.
4. Consideration and possible action to provide direction to staff on a request to amend the Code of Ordinances Chapter 8 - Animals regarding tethering. (Requested by Councilmember Lands and Councilmember Bonner).
5. Consideration and possible action to fill the vacancy on the Home Rule Charter Commission.

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 08/11/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.


ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

