

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
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, 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
March 3, 2025**

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

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 accommodations or interpreter services must be made 48 hours prior to this 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 AISD playground accessibility.

Presentation by KB Homes on potential development on Scott Avenue.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Mayor Davis

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 of Lydia Kennard, Manvel High School Student, as "Mayor of the Day"

Recognition of Manvel Municipal Judges and Municipal Court Staff for achieving Honorable Mention in the 2024 Traffic Safety Award with TMCEC;

Judge Catherine Samaan Judge Syed Imam

Judge Pat Monks

Court Administrator Megan Cavazos

Court Clerk Joetta Watson

Court Clerk Yolanda Royston

Proclamation

March 2025 - Theater in Our Schools Month (TIOS)

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. Approve the second and final reading of Ordinance No. 2025-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; 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.
2. Acceptance of infrastructure improvements for Detention Basin H-2 Phase 1, Basin J-2 and Earthwork to serve Meridiana for Brazoria County Municipal Utility District No. 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of the meeting minutes to date.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to direct staff on the following:
 - Contribution to Actions Inc. of Brazoria County
 - Participation and/or contribution to Iowa Colony for the Annual Fourthfest Celebration
 - Baytran Membership
2. Consideration and possible action to approve Ordinance 2025-O-09;
AN ORDINANCE AMENDING ORDINANCE NO. 2024-O-38 AMENDING THE CITY FISCAL YEAR 2025 BUDGET ENDING SEPTEMBER 30, 2025, BY AMENDING THE CAPITAL PROJECTS FUND TO TRANSFER FUNDS FOR THE MASTERS ROAD UTILITY IMPROVEMENTS AND MCCOY ROAD LIFT STATION CONSOLIDATION COST 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.
3. Consideration and possible action to authorize the City Manager to execute Change Orders with Materials Tech, Inc. for the Masters Road Utility Improvements and McCoy Road Lift Station Consolidation Project.
4. Consideration and possible action to approve the second and final reading of Ordinance 2025-O 08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION , ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.
5. Consideration and possible action to approve Resolution 2025-R-05;
A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE APRIL 19, 2025, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.
6. Consideration and possible action to approve a Vending License and Indemnity Agreement between the City of Manvel and Texas Hometown Heroes/THH Vending.
7. Consideration and possible action to authorize the City Manager to submit a Grant Application to the Texas Department of Emergency Management (TDEM) and enter into any contract resulting from this grant, subject to budget appropriations for a generator at the School Road Water Plant and a generator at the Maverick Water Plant.

8. Consideration and possible action to authorize the City Manager to submit a Grant Application to the Texas Department of Emergency Management (TDEM) and enter into any contract resulting from this grant, subject to budget appropriations for Chocolate Bayou Drainage Improvements.

Executive Session

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

Brazoria County MUD #61 Utility and Development Agreement

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.072: "Deliberation regarding real property", to discuss the following:

Deliberate the purchase, exchange, lease, or value of real property

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.

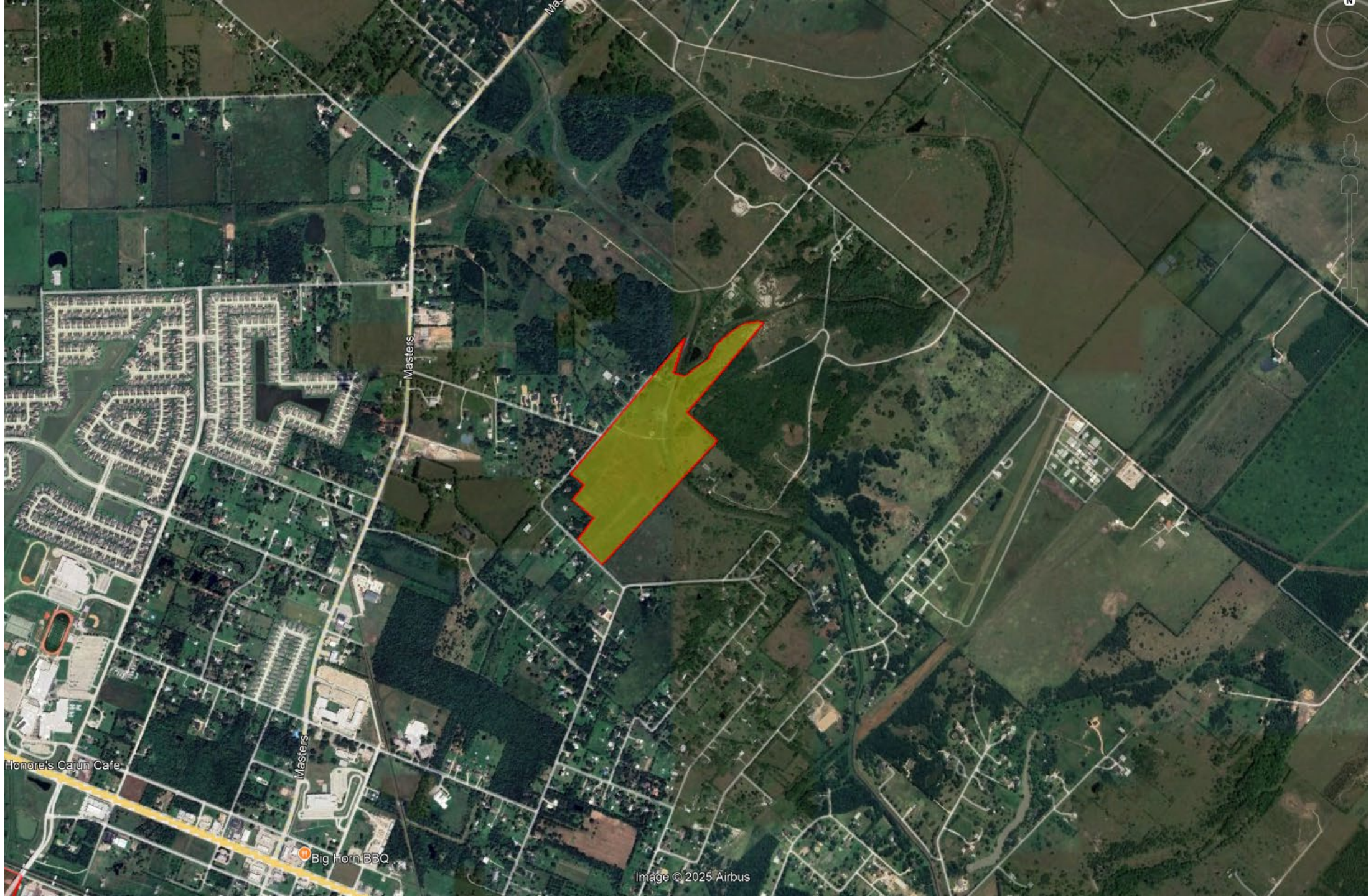
Adjourn

CERTIFICATION

I, Tammy Bell, 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 2/28/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS





PLAN 139.1753
1753 SQ. FT. 3-4 BEDROOMS 2 BATHS



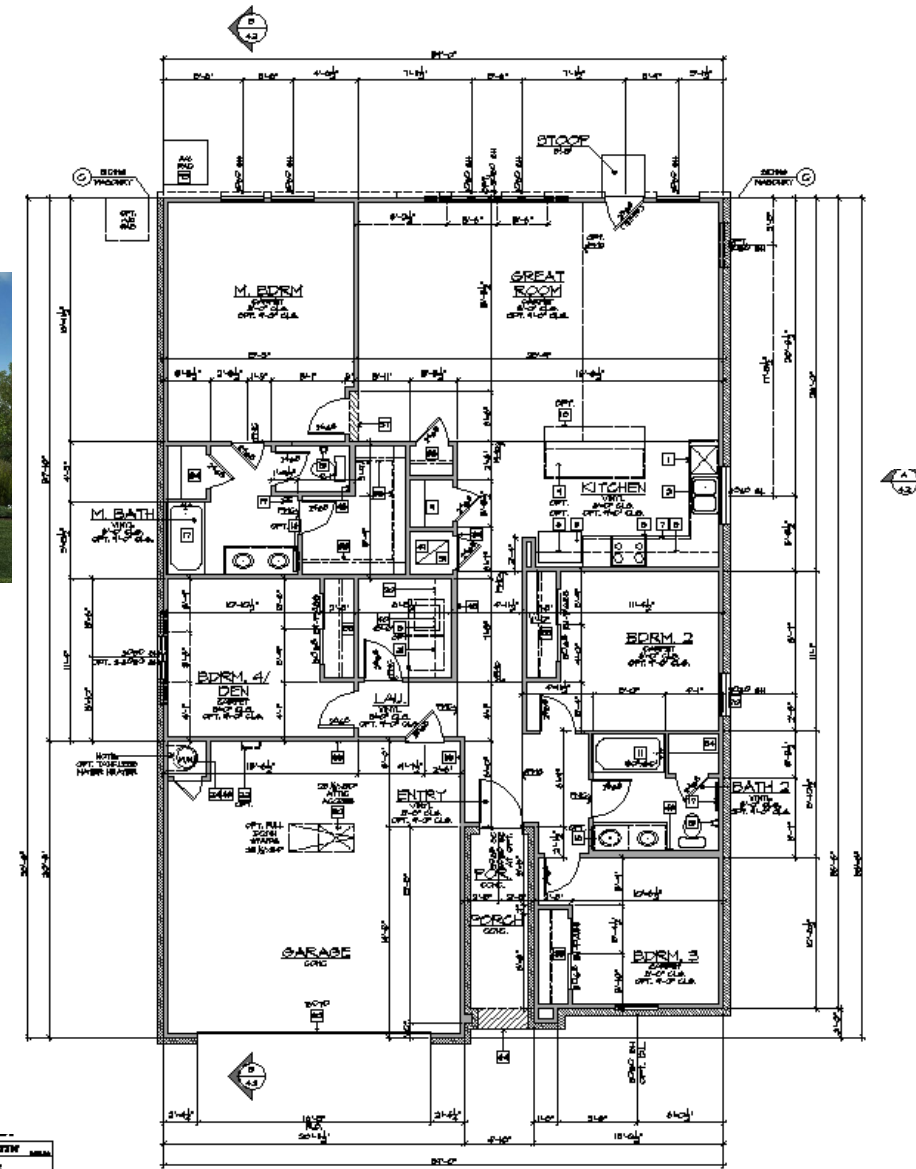
Built on
Relationships



Elevation R



Elevation A



FOR ARCHITECT
ET AND FOR
CITY OF 1/1/2019

PLAN 139.1838
1838 SQ. FT. 3-4 BEDROOMS 2 BATHS



Built on Relationships



Elevation R



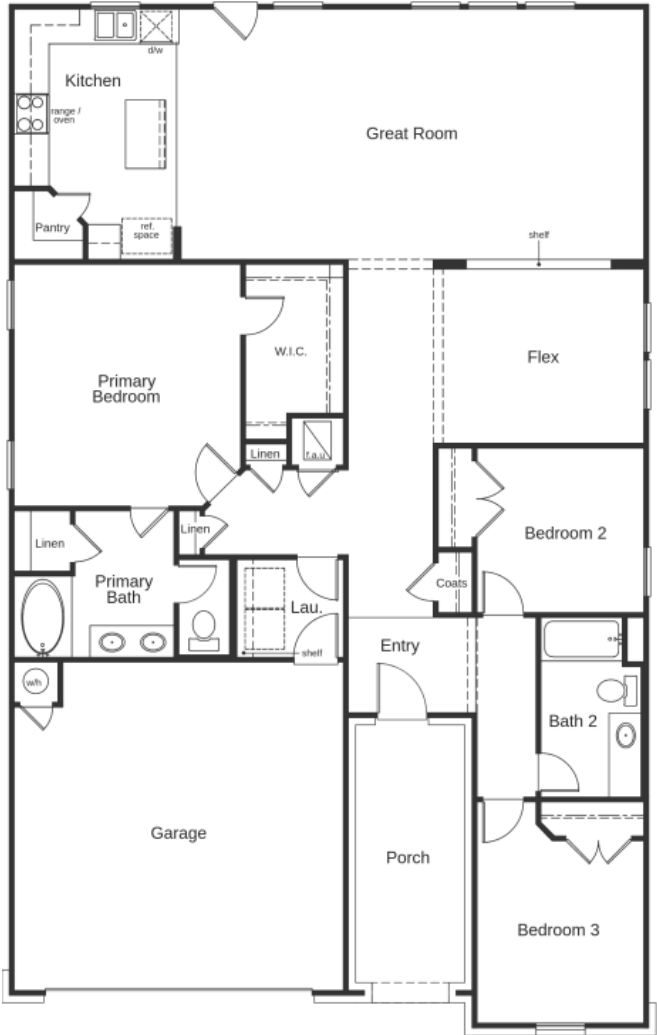
Elevation A



Elevation B



Elevation C



PLAN 139.1675

1675 SQ. FT. 3-4 BEDROOMS 2 BATHS



Built on
Relationships®



Elevation R



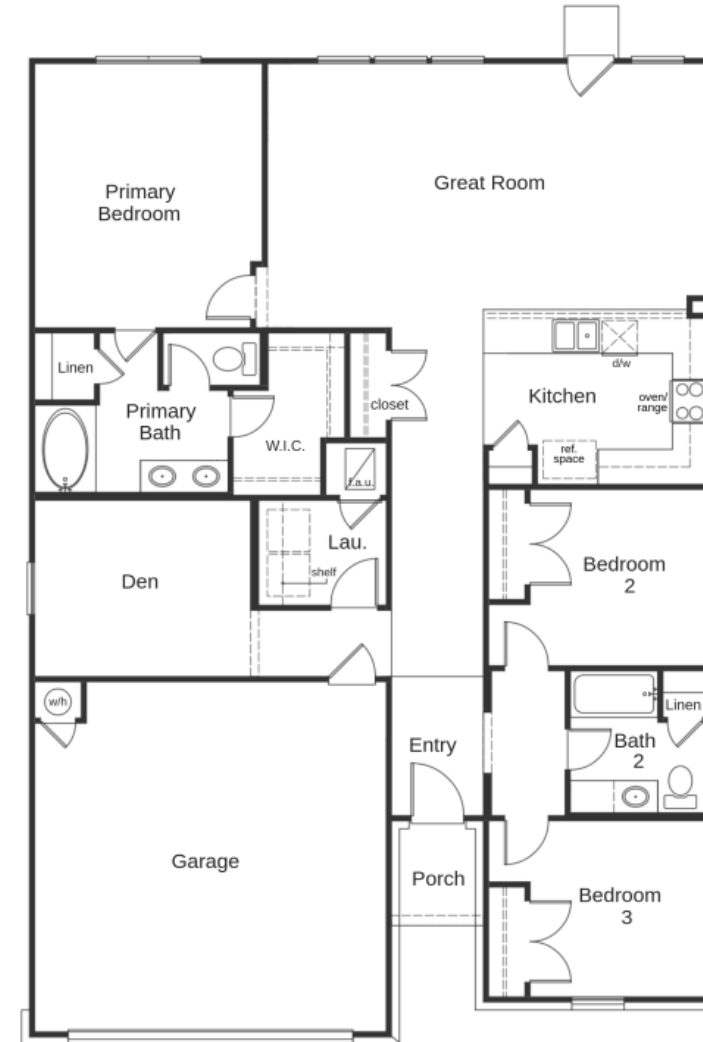
Elevation A



Elevation B



Elevation C



PLAN 239.2200

2200 SQ. FT. 3-4 BEDROOMS 2.5 BATHS



Built on
Relationships®



Elevation R



Elevation A



Elevation B



Elevation C

PLAN 239.2752
2572 SQ. FT. 3-4 BEDROOMS 2.5 BATHS



Built on
Relationships®



Elevation
R



Elevation A



Elevation B



Elevation C



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: February 18, 2025

TOPIC: Public Hearing followed by consideration of a city-initiated request to change the zoning classification of an approximate 0.18 acre tract of land generally located east of Uzzel Road (a portion of Property ID: 171882), from Open Single-Family Residential district (OSFR) to Open-Single-Family Residential district with Specific Use Permit (OSFR-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 7133990 “all other amusement and recreation industries”.

BACKGROUND: The subject site is an approximate 0.18-acre (400 feet X 200 feet) portion of a larger property located on the east side of Uzzel Road. The subject site can be accessed only from 9431 Uzzel Road, which is the location for City of Manvel Public Works Department. The subject site includes an existing concrete slab from a previous non-residential development spanning the entire site.

The City of Manvel Police Department and Houston Pipeline Company (owner), intends to enter into a 10-year lease agreement, to use the subject site as an outdoor shooting range for police firearms training. An annual payment of \$2,667 or a one-time lump sum of \$24,003 is being considered for the proposed lease agreement. Payments will begin in FY 2026 to allow for budget planning. The proposed use of a shooting range is classified as NAICS use 7133990 “all other amusement and recreation industries” and requires an SUP within OSFR district.

Currently, the Manvel Police Department lacks a similar facility and must rely on outside facilities, such as Alvin Community College and the City of Alvin shooting range for training. Establishing this dedicated training facility will enable officers to enhance their skills and maintain firearm proficiency within the city. The applicant is proposing a 21’ X 42’ wide earth berm based on National Rifle Association standards for sound mitigation. The applicant has also indicated the subject site being surrounded by trees and vegetation will further help in sound dampening. The applicant intends to utilize the parking areas available on the Public Works department property. The proposed use will also require placing of a storage container and a carport on site out of public view from Uzzel Road.

Section 77-50(e) of the Zoning Ordinance provides approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts. The attached staff report provides a discussion on these criteria. Generally, shooting ranges result in noise related concerns in the surrounding area where they are located. However, the proposed use is expected to have minimal impact in the area, given the following:

1. The immediate surrounding of the subject site includes non-residential land uses or

vacant land. The nearest residential homes are across from Uzzel Rd. The subject site is setback approximately 540 feet from Uzzell Rd. Existing vegetation and buildings serve as a buffer between the subject site and residences across from Uzzell Rd.

2. Since the proposed use is not a commercial operation and its use is limited to training for Manvel Police Department, change in traffic patterns is not anticipated.
3. The applicant is proposing to use suppressors, tall berms, and other best practices to reduce noise levels. Additionally, the normal hours of operation will be during the daytime and will not include any lighting or nighttime operations.

Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Uzzell Rd were located within 200 feet.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with three (3) conditions listed in the Staff Report.



PD&Z RECOMMENDATION: The PD&Z Commission recommended approval of Ordinance No. 2025-O-02 with a vote of six (6) "Yeas" to zero (0) "Nays" at their January 13, 2025, meeting.

ATTACHMENTS: Staff Report and Ordinance No. 2025-O-02

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER
Jose Abraham,
Director of Development Services

FINANCE DIRECTOR APPROVAL _____
CITY MANAGER APPROVAL _____



City Council Specific Use Permit Request

Agenda of:	February 18, 2025	Initiated By:	Jose Abraham Director, Development Services
Department:	Development Services	Presented By:	Jose Abraham Director, Development Services

Summary

This is a city-initiated request to change the zoning classification of an approximate 0.18 acre tract of land generally located east of Uzzel Road (a portion of Property ID: 171882), from Open-Single-Family Residential district (OSFR) to Open-Single-Family Residential district with Specific Use Permit (OSFR-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 7133990 "all other amusement and recreation industries". The City of Manvel Police Department and Houston Pipeline Company (owner), intends to enter into a 10-year lease agreement, to use the subject site as an outdoor shooting range for police firearms training. An annual payment of \$2,667 or a one-time lump sum of \$24,003 is being considered for the proposed lease agreement. Payments will begin in FY 2026 to allow for budget planning. The proposed use of a shooting range is classified as NAICS use 7133990 "all other amusement and recreation industries" and requires an SUP within OSFR district.

Exhibits

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Lease Agreement, Application, Letter of Authorization, Letter of Request, and Public Hearing Notice.

Recommended Action

A Public Hearing followed by consideration and action from the City Council to approve Ordinance No. 2025-O-02.

General Site Information

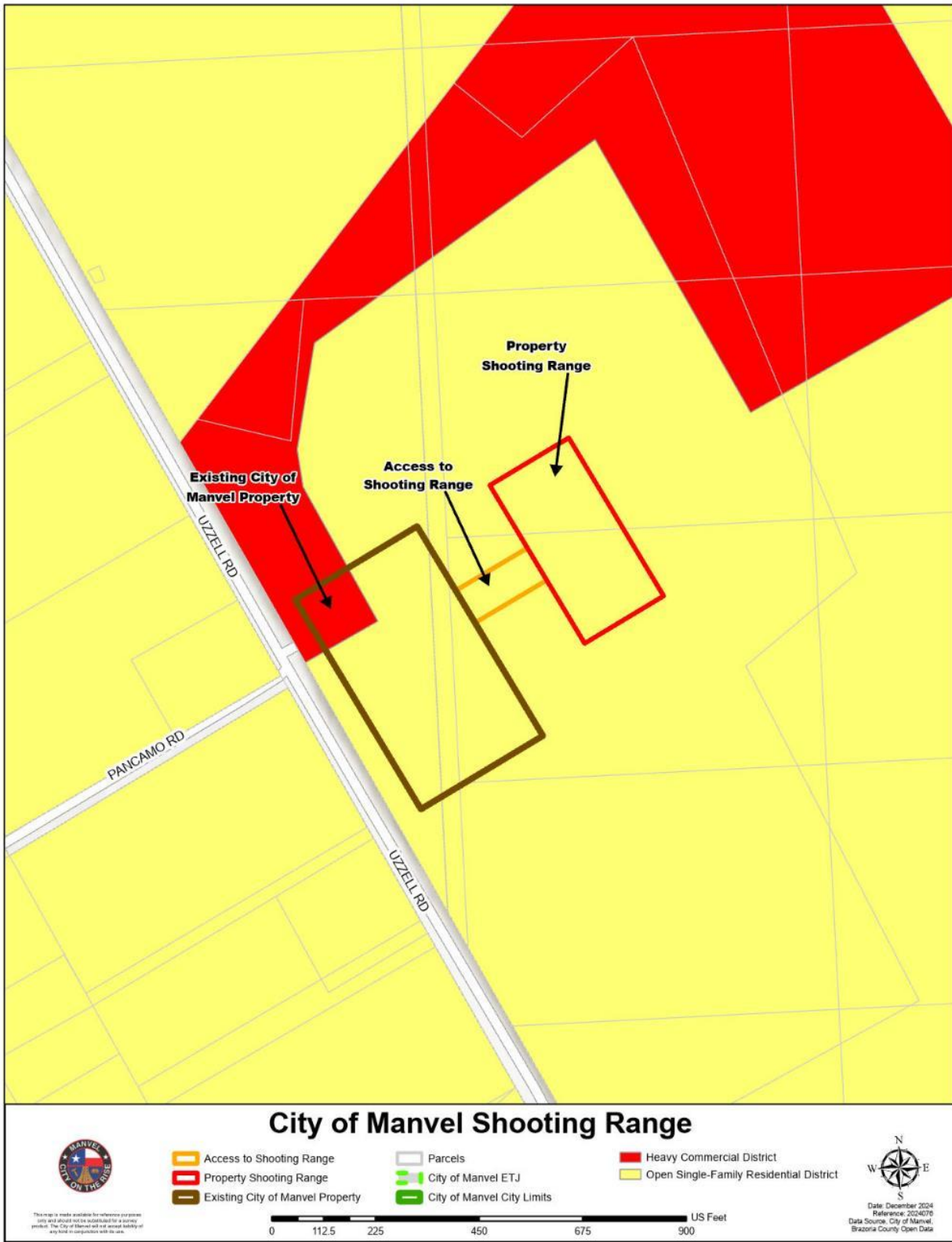
The following is a summary of general site information.

Surrounding Property Zoning	North: Open-Single-Family Residential District (OSFR)/ Heavy Commercial District South: Open-Single-Family Residential District (OSFR) East: Open-Single-Family Residential District (OSFR) West: Open-Single-Family Residential District (OSFR)/ Heavy Commercial District (HC)
Surrounding Land Use	North: Houston Pipeline Company LP industrial operation South: Undeveloped land East: Undeveloped land West: City of Manvel Public Works / Residential across from Uzzell Road

Aerial Vicinity Map



Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a) *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

Requested SUP and Staff Analysis

The subject site is an approximate 0.18-acre (400 feet X 200 feet) portion of a larger property located on the east side of Uzzel Road. The subject site can be accessed only from 9431 Uzzel Road, which is the location for City of Manvel Public Works Department. Uzzell Road is classified as a collector road and requires a minimum right-of-way width of 80 feet. The subject site includes an existing concrete slab from a previous non-residential development spanning the entire site. Currently, the Manvel Police Department lacks a dedicated arms training facility and must rely on outside facilities, such as Alvin Community College and the City of Alvin shooting range for training. Establishing this dedicated training facility will enable officers to enhance their skills and maintain firearm proficiency within the city. Therefore, the applicant Captain Christopher Day, on behalf of the Manvel Police Department is requesting this SUP to allow for a shooting range to operate on the subject site.

The applicant is proposing that the following be considered as part of reviewing this request:

- The shooting range is proposed to be surrounded by a 21’ tall x 42’ wide berm that meets National Rifle Association (NRA) standards, with mature trees surrounding the area to help mitigate sound.
- Normal operating hours will be during daylight hours, with occasional low light shooting during daylight savings, and no external lights or electricity are planned for the site.
- The existing concrete pad will make lead remediation easier in the future.
- Secure operation of the proposed shooting range will be defendant on the placement of a 20’ storage container out of public view.
- Additionally, a 20’ x 30’ carport will be provided to shelter officers during breaks. The shooting range will be restricted to certified police officers with Qualified Range Safety Officers conducting training. Limited public training events may be held a few times per year to cover

firearm safety, with at least two Qualified Range Safety Officers present. Parking will be accommodated at the nearby public works facility.

Criteria for Approval

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. Conformance to Comprehensive Plan: The proposed shooting range does not directly tie into one of the comprehensive plan goals. However, a dedicated arms training facility for the Police Department facilitates promotes safety within the community, which is a recently adopted core value for the City of Manvel. A safe community is foundational to achieving all the land-use goals specified in the Comprehensive Plan.
2. Compatibility with the character of the neighborhood: The proposed shooting range will not include any high intensity development. The subject site is surrounded by vegetation and abuts vacant land and non-residential use, thereby, allowing some physical compatibility.
3. The suitability of the property for the uses permitted by right: The subject site is zoned OSFR but abuts non-residential uses on two sides. Also, the subject site includes an existing slab and would possibly need remediation before developing for single-family residential development. Therefore, the subject site is not the most suitable site for uses permitted by right.
4. Detrimental impact on nearby property: Generally, shooting ranges result in noise related concerns in the surrounding area where they are located. However, the proposed use is expected to have minimal impact in the area due to multiple reasons. The immediate surrounding of the subject site includes non-residential land uses or vacant land. The nearest residential homes are across from Uzzel Rd. The subject site is setback approximately 540 feet from Uzzell Rd. Existing vegetation and buildings serve as a buffer between the subject site and residences across from Uzzell Rd. The applicant is proposing to use suppressors, tall berms, and other best practices to reduce noise levels. Additionally, the normal hours of operation will be during the daytime and will not include any lighting or night-time operations.
5. Traffic and Parking issues: Since the proposed use is not a commercial operation and its use is limited to training for Manvel Police Department, change in traffic patterns is not anticipated. The existing Public Works facility provides enough parking for the proposed use.
6. Harm to the value of nearby properties: Since the abutting properties are either developed as non-residential uses or is vacant land, it is difficult to establish the impact of the proposed use on nearby properties. Even though noise related concerns can be minimized, the proposed use could have an impact the value of nearby properties. However, it is important to also note that the area includes land that is currently zoned Heavy Commercial.
7. Impedance to orderly development surrounding vacant property: a large portion of the surrounding property is owned by the same property owner.
8. Utility Provisions: The proposed use is not anticipated to have any further impact on utility provisions.

9. Safe site development and layout: The proposed shooting range will not include site improvements other than a berm, placement of a storage container, and a carport. The shooting range will be primarily used by Police Department for training purposes, therefore, no adverse impact on public or adjacent properties is anticipated.
10. Lighting: The absence of external lighting and limited daytime operation prevents light pollution and associated nuisance.
11. Landscaping and screening: The subject site is surrounded by existing trees and vegetation.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The range will be used exclusively by police officers and qualified personnel, with occasional public training events supervised by Range Safety Officers. These safety measures, along with a 540-foot distance from the proposed use to Uzzell Road, ensure compatibility with the neighborhood while addressing potential concerns. The applicant is also proposing to use suppressors, tall berms, and other best practices to reduce noise levels.

Staff Recommendation

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 7133990: "All Other Amusement and Recreation Industries" with the following conditions:

1. A 21' tall X 42' wide earth berm based on National Rifle Association standards shall be always maintained on the subject site.
2. All range equipment and accessories shall be stored in an existing secure building in close vicinity or a storage container located out of view from a public right-of-way.
3. All shooting shall be directed away from Uzzell Road.

Planning, Development and Zoning Commission Discussion and Recommendation

At the January 13, 2025, Planning, Development, and Zoning Commission meeting, there was a general discussion on the operation of the proposed shooting range. The applicant presented clarification on the general operation of the proposed use and also provided additional details of noise reduction measures to be considered. The PD&Z Commission recommended approval of Ordinance No. 2025-O-02 with a vote of six (6) "Yeas" to zero (0) "Nays" at their January 13, 2025 meeting.

Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received and staff is not aware of opposition. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Uzzell Rd were located within 200 feet.

Major Thoroughfare Plan Map



Application



Development Services

20025 Highway 6
Manvel, TX 77578
P: 281-489-0630
F: 281-489-0634

Specific Use Permit Application

Project Information

Project Name: Police Department Shooting Range
Project Location/Address: 400' X 200' vacant parcel located off Uzzel Rd behind/ east of Manvel Public Works Dept.
Legal Description: A0410 A B & M TRACT 30A1-31A-32A- 33A-38A-39A-40A-41A-46A (as per BCAD)
Current Zoning: O-SFR Proposed Land Use: Shooting Range NAICS No.: 713990
Parcel/Tax ID# (s): PID 171882 Total Acreage: 0.18 acres (80,000 Sq. Ft.)

Applicant Information

Applicant Name: Christopher Day, Patrol Captain / Keith Traylor, Director of Public Safety and Chief of Police,
Company Name: City of Manvel Police Department
Address: 6615 North Masters Road City: Manvel State: Texas Zip: 77578
Phone #: 281-489-1212 Email: ktraylor@manvelpd.org / cday@manvelpd.org

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire when requested in writing by either party.

[Signature]
Applicant Signature (REQUIRED)

12/5/2024
Date

Property Owner Information

Owner(s) Name: HOUSTON PIPE LINE COMPANY LP
Address: 1300 Main Street, 19th Floor (ROW) City: Houston State: Texas Zip: 77002
Phone #: 713.989.2865 Email: keith.tyree@energytransfer.com (Right-of-Way Dept.)

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

[Signature]
Owner's Signature (REQUIRED)

12/5/2024
Date



Development Services

20025 Highway 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

Submittal Checklist

So that we may efficiently review the City of Manvel's project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted by the City of Manvel with the application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for the City of Manvel's project **before** submitting this application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

Specific Use Permit Submittal Checklist Items	Required (Please Check)
Completed Specific Use Permit Application (with all signatures)	
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	
Two (2) Copies of Recorded Plat (if platted)	
Two (2) Applicant Letters of Request	
Traffic Impact Analysis, (if applicable)	
Paid Application Fee	

Applicant Certification

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Applicant Signature

Date

Letter of Authorization



Development Services

20025 Highway 6

Manvel, TX 77578

P: 281-489-0630

F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

HOUSTON PIPE LINE COMPANY LP

Owner Name

1300 Main Street, 19th Floor (ROW)

Owner Address

Houston, Texas

77002

Owner City, State

Zip

Date

2/5/2024

Building and Inspections 20025

Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Mark Vedral, certify that I am the Senior Director for Land and Right-of-Way representing owner (Houston Pipe Line Company LP) concerning the project property located at 6615 North Masters Road, Manvel, Texas 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Keith L Tyree with the company (Houston Pipe Line Company LP) to act as the Company representative for this project. I agree that my representative will be responsible for receiving payments of invoices due from the City of Manvel related to this application and the project lease. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure for the City of Manvel to remit invoice payments for services to the Company can lead to delays in this project – up to and including rejecting the project and forfeiting any fees or annual payments already paid.

Please contact our representative directly at 713.989.2865 if you have any questions. Sincerely,

Owner Name: Mark Vedral, Senior Director for Land and Right-of-Way

Owner Signature

Lease Agreement

SURFACE SITE AND ACCESS LEASE AGREEMENT

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF BRAZORIA §

That this lease agreement between HOUSTON PIPE LINE COMPANY LP (HPL), a Delaware limited partnership, whose address is 1300 Main Street, Houston, Texas 77002, in Harris County, Texas, acting by and through its duly authorized representative, hereinafter called LESSOR and the CITY OF MANVEL, TEXAS, a municipal corporation, acting herein by and through its authorized and constituted MAYOR, hereinafter called LESSEE,

WITNESSETH:

I.

Lessor hereby leases, rents and lets to Lessee for a period of time hereinafter stated and upon the terms and conditions and for the rental hereinafter set out, within that certain 400' x 200' vacant parcel of land owned by Lessor (as shown on attached Exhibit "A" and heretofore after called "Owned Premises"), together with all improvements and hereditaments which the Lessor may own or have any claim to which are thereon situated, located in the City of Manvel, County of Brazoria, State of Texas.

II.

The primary term of this lease shall begin October 1, 2024 and shall extend for a ten (10) year term ending September 30, 2034, unless sooner terminated by mutual agreement by and between the parties hereto or under and pursuant to the terms of this agreement as hereinafter set out. LESSEE is given the expressed option to renew this lease agreement for additional ten (10) year periods each, on the same terms and conditions, with the exception of rental which shall be established by LESSOR. In the event LESSEE wishes to exercise its options for renewal, it shall give LESSOR notice in writing six (6) months prior to that term's expiration date.

III.

LESSEE shall pay LESSOR the following as rent therefor during said term:

The rental for the leased premises shall be 9 annual payments of \$2667.00 per year, subject to appropriations, with \$0.00 (zero) being due the first year. Alternatively the 10-year term can be made in one lump sum of \$24,003.00.

Rental for the ten-year option periods shall be as established by Lessor using the Consumer pricing Index (CPI) at the time such options are exercised by the Lessee.

IV.

LESSEE agrees to pay all gas, electric, water, sewage and other utility charges pertaining to the leased premises. The parties acknowledge that the City of Manvel is a governmental entity and is tax-exempt.

V.

LESSOR has no duty to inspect said premises to determine the need for repairs or to determine whether LESSEE is maintaining the premises and/or buildings in the manner in which it has agreed; however, with notification, LESSOR may need to enter the premises and inspect the same to determine if LESSEE is complying with the covenants contained in this lease and at any reasonable times due to emergency issues.

VI.

LESSEE agrees to conduct its business on the premises herein leased in compliance with all valid ordinances and/or regulations of the CITY OF MANVEL, as well as all the laws of the

COUNTY OF BRAZORIA, the STATE OF TEXAS, the UNITED STATES OF AMERICA and/or STATE and FEDERAL regulatory agencies, and any amendments thereto.

VII.

LESSEE shall not permit the accumulations of waste, trash or refuse matter on the premises herein being leased. LESSEE shall perform shooting range regulated safety protocols and soil sifting and shall maintain a high-quality range facility.

VIII.

LESSEE shall ACCESS LESSOR'S property from the existing City of Manvel leased property (as shown on Exhibit A) either through or around the eastern side so the HPL Facility can maintain safety and security.

IX.

LESSEE shall not assign, sublet, pledge, mortgage or encumber this lease in whole or in part or sublet the premises or any part thereof. This covenant shall be binding upon the employees, legal representatives and any third-party representative of LESSEE herein. No consent on the part of LESSOR shall operate as a release of the duties of LESSEE unless said release is in writing and specifically states LESSEE has been relieved of its duties and obligations included in this agreement.

X.

LESSEE shall not be entitled to claim a constructive eviction from the premises unless LESSEE shall have first notified LESSOR in writing of the condition or conditions giving rise thereto and if the complaints be justified, unless LESSOR shall have failed within a reasonable time after receipt of such notice to remedy such condition.

XI.

LESSEE further covenants and agrees that it will at all times during the term of this lease, or any extension thereof, at its own expense, maintain and keep in force liability insurance insuring LESSEE in an amount of not less than:

- a) \$500,000.00 per accident,
- b) \$250,000.00 per person for injury to any one person or any one occurrence and
- c) \$50,000.00 for property damage, against loss, liability or damage which may result to LESSEE, from accident or casualty whereby any person or persons whomsoever may be injured or killed or sustain property damage on the leased premises. LESSEE shall furnish LESSOR an endorsement naming the HOUSTON PIPE LINE COMPANY LP (HPL GP, LLC, it's general partner) as an additional insured.

XII.

Upon the termination of this lease, for whatever cause, LESSEE shall deliver to LESSOR peaceable possession of the entire premises, in as good condition as it was received, except by ordinary wear and tear, and/or damage by fire or acts of God.

XIII.

In the event LESSEE should temporarily hold over or be permitted to hold over and occupy said premises after the expiration of the term of said lease, or after the termination hereof pursuant to the provisions herein contained, such holding over by LESSEE shall not be deemed a renewal or extension of this lease in any way, but LESSEE shall after such termination, be deemed a tenant wholly at the will of LESSOR.

XIV.

For any uncured default, the lease herein granted can be terminated by LESSOR in the following circumstances:

- a) Should default be made by LESSEE in the payment of any rental provided for herein, and should default continue for a period of thirty (30) days, then LESSOR may mail notice of such default and thirty (30) days from the date of receipt of such notice of default to LESSEE then in such event LESSOR may declare all of said rent for the entire term of said lease due and payable and/or terminate the lease and all rights of LESSEE to possession under the terms of this lease and it shall be lawful for LESSOR, its agents or assigns to enter upon the said premises or any part thereof either with or without process of law without incurring any legal responsibility therefor. In the event said power to terminate is exercised by LESSOR, it shall not constitute an election of waiver of any right of LESSOR.
- b) If LESSEE shall breach any other condition or neglect or refuse to perform any of the covenants and/or agreements herein contained, or in case the said LESSEE shall assign or sublet the premises or any part thereof to any person, firm or corporation without the written consent of LESSOR, then in any of those events LESSOR may give written notice of said breach or attempted breach setting out the nature thereof, and if the same is not corrected within thirty (30) days after such notice, then LESSOR can declare all of said rent for the entire term of said lease due and payable and/or terminate this lease and reenter said premises as provided in (a) above.

XV.

In case of loss or damage to the premises herein leased by storm waters or any other cause whatsoever, so that use thereof by LESSEE is impossible, if LESSOR does not deem it advisable in its sole and unlimited discretion to repair or replace the land and/or improvements herein leased, LESSOR shall, within thirty (30) days after the loss from any of the foregoing causes, notify LESSEE in writing of LESSOR's election not to repair or replace said land and/or improvements, in which event LESSEE may repair the premises or terminate the lease with regard to the payment of rentals and the term hereof, and for all other purposes, SAVE AND EXCEPT, that LESSEE shall have a continuing duty to deliver up to the LESSOR possession of the premises in as good condition as is reasonable possible under all the circumstances then existing. If said lands and/or improvements are seriously damaged by storm waters or any other cause as aforesaid LESSOR may if it deems advisable in its sole and unlimited discretion to do so repair or replace said land, Using reasonable diligence in so doing to the end that the entire premises may be placed in a tenantable condition as soon as is reasonably possible after such loss or damage in which event this lease shall continue in full force and effect, PROVIDED, HOWEVER, that during the term that such premises are not in tenantable condition, the LESSEE shall be relieved of its obligation to pay the rental thereon until such premises are again rendered tenantable.

XVI.

LESSEE shall upon the expiration of this lease, if all rents and charges have been paid; and all covenants and agreements on its part have been performed, have the right to remove all property placed on said premises by LESSEE, SAVE AND EXCEPT any permanent improvements so attached to the premises that their removal will cause permanent damage to the premises.

XVII.

It is strictly understood that the only relationship between the parties hereto is LESSOR – LESSEE and the parties have no intention of entering a partnership or joint venture or any other similar relationship by virtue of this agreement.

XVIII.

The parties waiver of breach of one covenant and condition of this lease is not a waiver of breach or of subsequent breach of the one waived. LESSOR's acceptance of rent installments after breach is not a waiver of the breach except of the breach of the covenant to pay the rent installments accepted.

XIX.

Appointment of a receiver to take possession of LESSEE's assets, LESSEE's general assignment for benefits of creditors, or LESSEE's insolvency or taking suffering action under the Bankruptcy Act shall constitute a breach of this lease.

XX

This lease shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors in interest, heirs, executors, administrators and assigns, except as otherwise provided herein.

XXI.

The terms LESSOR and LESSEE and the pronouns used herein referring to LESSOR and LESSEE shall always mean and include the proper gender and the applicable singular or plural for the party or parties herein named.

XXII.

Any notice required by this lease shall be sent to the respective party as follow:

LESSOR:

HOUSTON PIPE LINE COMPANY LP
(HPL GP, LLC, it's general partner)
1300 Main Street, ROW 19th Floor
Houston, Texas 77002

By: (Signed) _____

Name: (Print) _____

Title: _____

STATE OF TEXAS §

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me, a Notary Public duly commissioned and qualified in and for said county and state, on this _____ day of _____, 2024 by Mark Vedral, Senior Director of Land and Right-of-Way for HPL GP, LLC, general partner of Houston Pipe Line Company LP, a Delaware limited partnership, as the act and deed of said limited partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

(S E A L)

Notary Public

My Commission Expires _____

LESSEE:

THE CITY OF MANVEL TEXAS

6615 North Masters Road

Manvel, Texas 77578

By: (Signed) _____

Name: (Print) _____

Title: _____

STATE OF TEXAS §

COUNTY OF BRAZORIA §

ACKNOWLEDGED BEFORE ME by _____,
Mayor of the City of Manvel, Texas, a home rule municipality duly incorporated under the laws
of the State of Texas, in the capacity herein stated and as said City of Manvel, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of
_____, 2024.

(S E A L)

Notary Public in and for the State of Texas

My Commission Expires _____

Upon Recording, Please Return To:
ENERGY TRANSFER/HOUSTON PIPE LINE COMPANY LP
Attn: Keith Tyree, 19th Floor, ROW Dept.
1300 Main Street, Houston, TX 77002

Letter of Request



CITY OF MANVEL

DEPARTMENT OF PUBLIC SAFETY

Police



6615 North Masters Road
Manvel, Texas 77578

<http://www.cityofmanvel.com>

Phone: (281) 489-1212
Fax: (281) 489-4401

Keith Taylor
Director of
Public Safety/
Chief of Police
281.489.1212

Shonna Bellow
Fire Marshal
281.489.0630

Daniel Franklin
Code
Enforcement
281.489.0630

John Sherman
Animal Control
281.489.1212

To: Jose Abraham – Director of Development Services.
From: Chris Day – Police Captain
Date: December 5, 2024
Ref: Shooting Range Specific Use Permit.

Jose, the Manvel Police Department would like to apply for a Specific use permit for the vacant parcel off Uzzel Rd behind/ east of the Manvel Public Works Dept. The Legal description is A0410 A B & M TRACT 30A1-31A-32A- 33A-38A-39A-40A-41A-46A (as per BCAD). This property is 400' x 200' 80,000 sq. ft. leased to the City of Manvel from the Houston Pipeline Company. We would like to utilize the area for a live-fire training range for the Police Department. Below are some key points.

- The entire range is surrounded by a 21' tall x 42' wide earth shooting berm that conforms to the NRA standard. There are also mature trees surrounding the area to help reduce sound.
- The normal hours of operation will be during daylight hours. Some low-light shooting training will occur during daylight savings when it gets darker early. There are no external lights or electrical on site.
- The site is a complete concrete pad, this will make lead remediation easier in the future and greatly reduce the environmental impact.
- This site will house a 20' storage container out of view from the public. The storage container is an essential piece of security equipment to keep the range equipment safe from possible theft.
- The site will also have a 20' x 30' carport to keep officers out of the elements during breaks.
- The nearest house is almost 1000' away from the site. No shooting will be in the direction of the houses or Uzzell Road.
- This shooting range will not be open to the public. Only Certified police officers with Qualified Range Safety Officers will conduct training on location. A few times a year we can hold training events for members of the public, to go over firearm safety. These training events will be hosted by the Manvel Police Department and at least 2 Qualified Range Safety Officers will be in attendance.
- There is an area at the public works facility that we will utilize for parking.

Thank You for your help with this matter.

Chris Day
Patrol Captain
Manvel Police Department.

Public Hearing Notice to run on Sunday 12/29/2024

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JANUARY 13, 2024, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, JANUARY 21, 2024, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.18 ACRES TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; 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. /S/ TAMMY BELL, CITY SECRETARY.

ORDINANCE NO. 2025-O-02

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 “ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES”; 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.

* * * * *

WHEREAS, Houston Pipe Line Company LP, is the owner (the “Owner”) of a certain 0.18-acre tract of land (400’ x 200’vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell a map of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.18-acre tract is currently zoned Open-Single-Family Residential District; and

WHEREAS, the applicant, City of Manvel Police Department, has filed an application to change the zoning classification of the 0.18-acre tract to Open-Single-Family Residential District with a Specific Use Permit (OSFR-SUP) allowing the

proposed use of the property for NAICS use 713990 “All Other Amusement and Recreation Industries”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 0.18-acre tract of land (400’ x 200’ vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell a map of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Open-Single-Family Residential District (OSFR) to Open-Single-Family Residential District with a Specific Use Permit (OSFR-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1.All Other Amusement and Recreation Industries– (NAICS 7133990)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit

authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “B”, attached hereto and incorporated herein as if set out in full. This proposed use of a “All Other Amusement and Recreation Industries” and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

(1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or

(2) That one of more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Exhibit A

Certain 0.18-acre tract of land (400' x 200' vacant parcel of Property ID: 171882) generally located East of Uzzell road, with access to property from 9431 Uzzell.



Exhibit B

Conditions of Approval:

1. A 21' tall X 42' wide earth berm based on National Rifle Association standards shall be always maintained on the subject site.
2. All range equipment and accessories shall be stored in an existing secure building in close vicinity or a storage container located out of view from a public right-of-way.
3. All shooting shall be directed away from Uzzell Road.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE:

TOPIC: Acceptance of infrastructure improvements for Detention Basin H-2 Phase 1, Basin J-2 and Earthwork to serve Meridiana for Brazoria County Municipal Utility District No. 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.

BACKGROUND: City Staff has approved the final walk through on this project for the civil site work. The applicant has submitted the Two-Year Maintenance Bond with the City Secretary's Office and the As-Built Construction Plans have been submitted to Development Services Department.

STAFF RECOMMENDATION: Staff recommends City Council accept the infrastructure improvements for this project to begin the Two-Year Maintenance Period.

ATTACHMENTS: N/A

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER
Robbie Hall

FINANCE DIRECTOR APPROVAL Yes

CITY MANAGER APPROVAL Yes

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
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, 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 2/18/2025

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 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Rosie Donaire, Director of Finance
Chad Dumont, Personnel Director
Elaheh Roohbakhsh, Associate Planner

Presentation by Amy Skicki on the Bay Area Houston Transportation (Bay Tran)

The fee would be \$3,500 and this would include a 10-top table at their annual event.

Presentation on Manvel Police Department Staffing and Crime Report.

Keith Traylor, Chief of Police presented.

Staff Expansion needs:

Patrol Division:

3 additional patrol officers

February 18, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Support Division:

1 Records Clerk.
1 Communications Supervisor.
1 Investigator
1 Property and Evidence Technician

Jail Staff (with the new holding facility opening in mid-2025):

1 supervisor
4 detention officers

Administration:

1 Assistant Chief
2 Patrol Lieutenants (Watch Commanders)

Custodial Staff: To maintain the new facility

Discussion on any topic as listed on the current agenda.

None

Mayor Davis adjourned the Workshop at 6:16 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:16 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 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Rosie Donaire, Director of Finance
Chad Dumont, Personnel Director
Elaheh Roohbakhsh, Associate Planner

Invocation

Inspirational Reading - Councilmember Lands

Pledge

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42,

February 18, 2025 MANVEL CITY COUNCIL MEETING MINUTES

SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR 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 6:23 pm
1st call for comments - none
2nd call for comments - none
3rd call for comments - none
Mayor Davis closed the public hearing at 6:25 p.m.

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; 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 6:30 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Mayor Davis closed the Public Hearing at 6:31 p.m.

Staff Presentation on Public Hearing Item

Jessica Portie, Associate Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; 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.

February 18, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis opened the Public Hearing at 6:37 p.m.

Mayor Davis shared the names of all opposed who spoke or submitted comments at the PD&Z meeting.

Mayor Davis shared an online submission by Joan Del Bello Kennedy who is opposed. Sherry Burge, Leanne Hooks, Kim Cravy, also submitted comments in opposition.

1st call for comments -

Angela Vickerman - against

Prince Sanchez - against

Adrian Ponder - Curry Road - against

Angela Smith - 4718 Curry Road - against

Debra Davison - against

David Headley - 3951 Del Bello Rd - against

Carolyn DelBello - 5901 Del Bello Ln - against

2nd call for comments -

Don Peterson - 4606 Del Bello Rd - against

3rd call for comments -

Ryan DelBello - 6026 Del Bello Ln - against

Mayor Davis closed the Public Hearing at 7:03 p.m.

Staff Presentation on Public Hearing Item

Dan Johnson, City Manager, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION , ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

Mayor Davis opened the public hearing at 7:21 p.m.

1st call for comments -

Chad Thuman - in favor

John Height - 1007 Hal McClain - mixed feelings

Tim - in favor of de-annexation

Bill Holmean - 1103 Hal McClain - in favor of de-annexation

2nd call for comments - none

3rd call for comments - none

Mayor Davis closed the public hearing at 7:31 p.m.

Public Comments: "Comment Card" Required

Donald Atkinson, 7245 Jordan Road—Speaking on behalf of himself and Jason Black, he would like to keep the board intact. The group works well together. He asks that the council reappoint those who reapplied.

City Manager Update

Debris clean up costs from Hurricane Beryl have been obligated from FEMA.

107 employees as of today.

Planning session tomorrow.

Shoutout to Ernie Means, Utilities Superintendent

February 18, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for “Construction of Manvel Town Center Phase 1C Temporary Reroute Access Road for Brazoria County MUD No. 42, Brazoria County, Texas” to begin the One-Year Maintenance Period
3. Final acceptance of infrastructure improvements for Water, Sanitary Sewer & Drainage Facilities to service Terra Estates Subdivision for Brazoria County Municipal Utility District No. 61 and City of Manvel, Texas and release the associated maintenance bond.

Councilmember Sarmiento made the motion to approve. Councilmember Hudson 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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Items Removed from Consent Agenda – None

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 “ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES”; 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.

*Acted on immediately following the Public Hearing.

Councilmember Bonner made the motion to approve with conditions. Councilmember Hudson 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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-04;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; 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. (Recommendation by PD&Z FAILED with a vote 0/7)

*Acted on immediately following the Public Hearing.

Desiree Warracks, development representative, spoke about the item and addressed citizen concerns.

Mayor Dan Davis made the motion to approve. Councilmember Opliger seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: 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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

Absent: None

Abstained: None

3. Consideration and possible action to approve the first of two readings of Ordinance 2025-O 08; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION , ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

*Acted on immediately following the Public Hearing.

Councilmember Opliger made the motion to approve. Councilmember Bonner 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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

February 18, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.074; "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

- *Discussion on applicants for the appointment of Planning Development and Zoning Commission Board Members*
- *Discussion on applicants for the appointment of Manvel Economic Development Corporation Board Members*

Mayor Davis made the motion to postpone the Executive Session and Regular Agenda items 1 and 2 until the March 17, 2025, City Council Meeting. Councilmember Sarmiento 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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Regular Agenda

1. Consideration and possible action on the appointments of the Manvel Economic Development Corporation Board Positions #4, #5, #6 and #7 with a 2-year term to expire March 2027.
2. Consideration and possible action on the appointments of the Manvel Planning Development and Zoning Commission Positions #1, #2, #3 and #4 with a 2-year term to expire March 2027.

Mayor and Council Comments

Adjourn

Mayor Davis made the motion to adjourn the meeting at 7:49 p.m. Councilmember Bonner 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 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

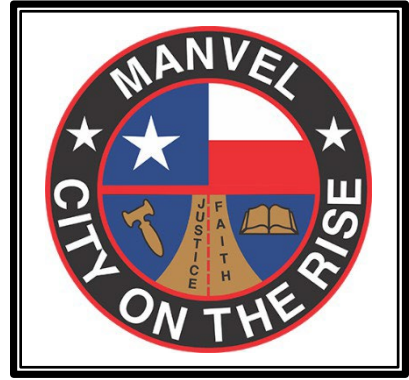
CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

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
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, 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 2/19/2025

Call To Order

Mayor Davis called the Planning Session of the Manvel City Council to order at 1:00 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 Ed Perry
City Councilmember Place 5 Crystal Sarmiento - left at 3:30
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Tammy Bell, City Secretary
Rosa Donaire, Finance Director
Chad Dumont, Director of Personnel

Planning Session

Discussion and possible action on objectives of the City, as related to;
A) Planning for the City Center Project and Major Infrastructure Projects
B) City Facilities
C) Festivals
D) Drainage
E) Budget

A) Planning for the City Center Project and Major Infrastructure Projects

Jeff Gerber with PGAL provided the presentation on the City Center.

He proposed two alternates; A and B.

Mayor Davis and Council all lean towards alternate A.

A representative from the Library spoke on the library's needs. 25,000 sqft is suggested.

Jason Black, MEDC President, would like to see a water feature, such as a bulkhead, in the commercial section for restaurants, etc., to be able to look over the water.

Jeff Gerber covers the following:

- City Facilities
- Phased approach
- Police Substation
- Parking garage
- Steps discussed as needed to realize the plan:

- Creating a vision and identity through features and architecture
- Develop critical elements to deliver the vision
- Finalizing the master plan
- Gathering community input
- Developing a business plan
- Deciding if the City will be the landlord or do land leases or sell the land
- Develop a funding plan and timeline

- Developing zones
- Understanding what infrastructure is necessary
- Developing a grading and drainage strategy
- Jeff Gerber suggests putting in the spine road first
- Understand the traffic
- By building the spine road, the site could be accessed early on for community gatherings and possibly a walking trail
- Do a planning study for the facilities to figure out how big they actually need to be

Jeff Gerber asks the Council to list their priorities for the project.

Funding options:

1. Go to the voters
2. P3
3. Land leases

Mayor Davis - as far as phasing goes, what can we give the community to get them excited about this?

Joe Morrow discussed the different financing options. Certificates of Obligation, General Obligation Bonds (goes to voters), and Sales tax revenue bonds through MEDC.

March 17th - meeting date where Jeff Gerber will provide a high-level cost estimate.

Jeff Gerber provided an update on the West Wing expansion - on track to submit permits in April with construction starting in June/July, PD on track for July/August occupancy, and PW on track for September/October.

D) Drainage

Dan Johnson, City Manager, provided the presentation on drainage.

Discussion on how to approach drainage in the area of the City that is not part of any drainage districts.

Jackie George with Ryan Cade's office in Brazoria County spoke on Chocolate Bayou and plans to de-snag it. The City would need to acquire easements for access to the portions that are in the City.

Discussion on applying for a 75% matching grant to get approximately 30 acres/50 parcels worth of easements to improve the drainage.

Council is in support of staff looking into the grant.

C) Festivals

Mayor Davis suggests contracting with someone with the use of Hot Tax monies (possibly Colleen with Manvel Market) to help with City events.

Croix Park is where the festival will be held.

Dan Johnson is tasked with meeting with Colleen to see if she would be interested and then bring this item back to Council at the next meeting.

E) Budget

Dan Johnson shares that the biggest ask this budget year will be staffing. He tasks Council with coming up with feedback on specific staff and any other projects they want to see.

Councilmember Bonner suggests focusing on Parks.

Councilmember Opliger suggests focusing on insurance.

Mayor Davis' focus is on taxes, the Parks budget, an Assistant City Manager, a data analyst, a new Post Office, and purchasing surface water Pearlland.

Councilmember Perry suggests focusing on the staffing and equipment needs that were missed in last year's budget, as well as traffic concerns on CR 58.

Mayor Davis wants any utility rate increase brought to Council in July before the budget is adopted.

Mayor and Council Comments

Adjourn

The Planning Session adjourned at 5:00 p.m.

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS



2025
Fourth of July "FourthFest"
Sponsorship Request Form

Please submit this form along with payment, payable to:
City of Iowa Colony.
Thank you for your interest in supporting this community event!

Date:

Name of Sponsor:

Contact Person:

Address:

City, State Zip:

Email Address:

Sponsorship Level (check one):

Platinum Sponsor	\$10,000
Gold Sponsorship	\$ 5,000
Silver Sponsorship	\$ 2,500
Bronze Sponsorship	\$ 1,000
Other Amount	\$ _____

Please note: All donations will be acknowledged during the event. Only donations received on or before May 1 will receive recognition in pre-event advertising (fliers).

Sponsorship donations are strictly voluntary and provide the donor with no preferential treatment in any City business matters. Such sponsorships are given without financial gain or benefit to the donor and are dedicated to the purpose/event for which the funds are donated. Donations to the City of Iowa Colony may be eligible for tax deductions. Donors should consult their tax advisor for limits, restrictions, or eligibility.

Signature of Sponsor:

=====

This section to be completed by City Staff:

Payment received, check number, deposit date: _____

Donation is scheduled for Council Agenda (date): _____

Remit form and payment to: Iowa Colony City Hall
Office of the City Manager
12003 Iowa Colony Blvd
Iowa Colony, TX 77583



35 YEARS OF
BAY **TRAN**

Bay Area Houston Transportation Partnership

2025

Investment and Event
Schedule



Message from our President & CEO

Dear Prospective Member,

As we enter 2025, BayTran remains committed to enhancing regional mobility, strengthening partnerships, and advocating for critical infrastructure improvements to benefit the Bay Area Houston region. Our recently approved Strategic Plan (2025-2029) outlines clear objectives to advance transportation advocacy, increase member value, and operate efficiently and effectively.

Why Join BayTran?

By becoming a member or sponsor, you will:

- **Network:** Connect with industry leaders and key stakeholders.
- **Influence:** Shape transportation initiatives that impact the region.
- **Learn:** Access educational and informative programs.
- **Lead:** Join committees that drive solutions for regional challenges.

Opportunities for Involvement

Our committees are open to all members in good standing and include:

- **Transportation Committee:** Chaired by Nick Bokaie, Gannett Fleming | Transystems, and Vice Chair Hanna Hall, Woolpert
- **Events Committee:** Chaired by Amanda Stevens, EHRA, and Vice Chair Diana Tabor, Terracon
- **Membership Committee:** Chaired by Chris Casey, HDR, Inc.
- **Education Committee:** Chaired by Thom Kolupski, Mayor, City of Seabrook
- **Public Policy Committee:** Chaired by Timothy "Tim" R. Vail, COL (Ret.), HDR, Inc.
- **Drainage Committee:** Chaired by Hank Dugie, Galveston County Pct. 3 Commissioner

Invest in the Future

BayTran offers tailored sponsorship opportunities to elevate your organization's visibility while demonstrating your commitment to advancing transportation solutions.

To learn more about membership and sponsorship opportunities, please visit our website at <https://baytran.org> or contact us directly.

Thank you for considering this opportunity to invest in the future of Bay Area Houston.

Warm regards,



Amy Skicki
President & CEO
Bay Area Houston Transportation Partnership

BayTran Officers

Chairman: Ken Fickes, Harris County Transit Services

Chairman Elect: Honorable Kevin Cole, City of Pearland

Secretary: Sivaji Senapathi, P.E., Harris County Engineering

Treasurer//Past Chairman: Carl Joiner, Joiner Architects

BayTran Directors

Honorable Thom Kolupski, City of Seabrook

Chris Sallese, Col. (Ret.), Gannett Fleming | Transystems

Chris Casey, HDR, Inc.

Nick Bokaie, P.E., Gannett Fleming Transystems

Matt Hanks, P.E., Brazoria County

Honorable Dr. Robin Armstrong, Galveston County, Pct. 4

Victor Pierson, Moody Bank

Timothy R. Vail, Col. (Ret.), HDR, Inc.

Honorable Sally Branson, City of Friendswood

Barbara Koslov, Ardurra

Honorable Hank Dugie, Galveston County, Pct. 3

Cam Spencer, Port Houston

BayTran Ex-Officio Directors

Brian Freedman, Bay Area Houston Economic Partnership

Chad Burke, Economic Alliance Houston Port Region

Cindy DeWease, Clear Lake Area Chamber of Commerce

Gina Spagnola, Galveston Regional Chamber of Commerce

Tim Culp, Texas City-La Marque Chamber of Commerce

Bryan Bolton, League City Regional Chamber of Commerce



Strategic Plan 2025 – 2029

Approved: November 4, 2024

Mission:

To Enhance Regional Mobility

Board of Directors' Priorities for 2025

- A Board Engagement/Attendance
- B Build a list of metrics for annual report
- C Financial Solvency

Commitment to Regional Mobility

Commitment to Members and Partners

Commitment to Action

Vision:
Texas' Leading
Regional
Transportation
Advocacy
Organization

Core Values

- Safety
- Collaboration
- Advocacy
- Adaptability
- Stewardship
- Integrity

Goal 1: To Champion Regional Mobility

Strat. 1.1 Identify, champion, and monitor mobility projects that affect the region's economic development

Strat. 1.2 Identify, champion, and monitor mobility projects that affect the region's quality of life

Strat. 1.3 Identify, champion, and monitor projects that affect the region's resilience and risk mitigation to business and the public

Goal 2: To Add Value to Members and Partners

Strat. 2.1 Offer programming that is educational, informative, timely, and relevant

Strat. 2.2 Strengthen BayTran's sphere of influence in Chambers and all Bay Area Houston Communities

Strat. 2.3 Extend BayTran's sphere of awareness to Ft. Bend and rest of Houston MSA

Strat. 2.4 Provide Metrics to Demonstrate BayTran's Value to Members

Strat. 2.5 Achieve Status as Transportation Management Organization

Goal 3: To Advocate for Regional Mobility

Strat. 4.1 Define and Promote BayTran's Advocacy Agenda

Strat. 4.2 Gain Support of Decision-makers for BayTran's Agenda

Strat. 4.3 Gain Support of Partners and Communities for BayTran's Agenda

Strat. 4.4 Maintain up-to-date data on project status and actions

Strat. 4.5 Provide Information to Stakeholders on BayTran's Advocacy Agenda

Goal 4: To Operate Effectively

Strat. 4.1 Sustain Accountability (Metrics and Social Impact)

Strat. 4.2 Sustain Fiscal Solvency and Administrative Integrity

Strat. 4.3 Expand Marketing and Communications

Strat. 4.4 Engage the Board Fully



35 YEARS OF
BAYTRAN
Bay Area Houston Transportation Partnership
**Texas 89th Legislative Session
Legislative Agenda**

Bay Area Houston Transportation Partnership's (BayTran) region represents 50% of the 8-county regional economy and 27.8% of the Texas economy, which is the 8th largest economy in the world. Our region is unique in that it is comprised of growing residential communities, the country's largest petrochemical complexes, heavy industrial complexes, and multiple ports. The transportation infrastructure in our region is critical to moving people safely, goods efficiently, and serves as our coastal communities' evacuation routes during emergencies.

BayTran is the advocate for increased mobility and efficient freight movement. BayTran supports policies which increase investment in transportation and supporting infrastructure, which is the key to continued economic growth in the State of Texas. The following items are critical and require action:

Priority projects and initiatives:

- **Coastal Spine** – BayTran supports legislation authorizing funding for design and construction of the storm surge protection system in the upper Texas Gulf Coast to protect the environment, industries, the national economy, and vulnerable communities within the region.
 - » Support local partnerships to assess interior drainage benefits of the Clear Creek & Dickinson Bayou watershed components of the Coastal Texas Project.
 - » Support any legislative efforts to ensure partnership agreements can be executed by GCPD and GLO for the Coastal Texas Project.
- **Grand Parkway** – Completion of segments A, B and C, and further expansion of the Grand Parkway is vital to connecting major freight corridors, port facilities, and to serve as a hurricane evacuation route for coastal communities.
- **Rural to Urban Connectivity** – Implement Transportation Demand Management strategies in planning that will improve connectivity and reduce congestion.
- **Port Infrastructure** – Increase funding for port transportation infrastructure needs, including channel improvements, to accommodate continued tonnage growth in exports and imports worldwide.
 - » Support Proposed Deep-Draft Navigation Channel as evaluated by Cedar Port Navigation District consistent with Houston Ship Channel Depths.
 - » Support Intermodal Investment in Chambers County to reduce Congestion and Improve Air Quality across Galveston and Harris County.

- **Freight Infrastructure** – Increase funding for freight transportation infrastructure, including rail, and preserve and grow Legislative Rider funding for port connectivity. Inclusion of the following projects into the 2045 RTP: TxDOT SH 225 redevelopment, IH 610 Ship Channel Bridge replacement, and Pelican Island Bridge Replacement.

Keep existing funding tools:

- **Rail Relocation Fund** – Allocate substantial dollars to the Texas Railroad Relocation and Improvement Fund during the 2025 legislative session and continue funding each biennium.
- **Toll Roads** – Toll roads are an important funding mechanism in high growth regions, the ability to utilize a toll road could make a difference in keeping up with growth vs. falling behind. BayTran strongly opposes legislation restricting the use of this important tool.
- **No Diversions** – BayTran opposes diversions of funds from transportation dedicated resources to non-transportation uses.

Review of potential sources for new revenue:

- **Hybrid Vehicle Equity Fee** – Establish a fee to ensure that hybrid vehicle owners contribute a fair share of the cost to fund Texas roadways.

2025 Investment Schedule

Investment Benefits



Advocacy

89th Legislative Agenda
Quarterly Austin Visits
TxDOT Commission Meetings
Annual DC Fly-in



Education

Membership Luncheons
State of the Counties
Southeast Texas Transportation
Summit
Workforce Development



Partnership

Agency Coordination
Transportation Coordination
Transportation Management
Economic development
Business Development
Connections & Networking

Executive Partner

\$10,000

- Company logo on BAYTRAN website home page
- Company logo on presentation screen at all events
- Silver sponsorship at Annual State table of the Counties luncheon
- One complimentary table/team sponsorship at all events
- Preferred table position at events
- Executive partner designation on table signs when table is purchased
- Unlimited attendees at BAYTRAN committee meetings
- Member Pricing at all BAYTRAN Events

Sustaining Partner

\$3,500

- Company logo on BAYTRAN website home page
- Company logo on presentation screen at all events
- One complimentary table sponsorship at Annual State of the Counties luncheon
- Preferred table position at events
- Sustaining partner designation on table signs when table is purchased
- Unlimited attendees at BAYTRAN committee meetings
- Member pricing at all BAYTRAN events

Large Company, City, County & Government Agency

\$2,500

50+ employees, population 5,000+

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events



Investment Schedule *Continued*

Medium Company & Small City **\$1,500**

11-50 employees, population 4,999-

- Unlimited attendees at BAYTRAN committee meetings
- Member Pricing for all BAYTRAN Events

Small Company & Nonprofit **\$800**

2-10 employees

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events

Educational Institution **\$500**

Local ISDs and other Institutions of Higher Learning

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events

Individuals **\$500**

Sole Proprietor/Citizens

- Unlimited attendees at BAYTRAN committee meetings
- Member pricing for all BAYTRAN events

Scan to Join!



**Any size entity is eligible to be Sustaining or Executive Partners*

2025 Event Schedule

2025 Member Event Schedule

April 3rd

Top Golf Fundraiser*
3 PM - 6 PM

April 21st

Mayoral Panel
11:30 AM - 1 PM

May 19th

State of the Counties*
11 AM - 1 PM

June 16th

Infrastructure Summit*
8:30 AM - 2 PM

July 24th

Happy Hour
TBD

August 15th

State of Ports
11:30 AM - 1 PM

December 11th

Holiday Happy Hour
TBD

**Special Pricing*

Membership Luncheon Sponsor Pricing

Event Headliner Sponsor

\$2,500

(One sponsorship per event)

- One (1) table of eight (8)
- Two (2) seats at the head table
- Opportunity to place company promotional items at each place setting
- Opportunity to provide company promotional video to be shown at the beginning of the program
- Recognition on all of BAYTRAN's social media channels, verbal recognition from the state at the event
- Logos on presentation during the event

Platinum Sponsor

\$2,000

- One (1) table of eight (8) - preferred seating
- One (1) seat at the head table
- Logo on event materials
- Mention from podium

Gold Sponsor

\$1,500

- One (1) table of eight (8)
- One (1) seat at the head table,
- Company name on event materials
- Mention from podium

Silver Sponsor

\$1,000

- One (1) table of eight (8)
- Company name on event materials
- Mention from podium



Luncheon Sponsorship *Continued*

Non-Member Table \$750

- Table for eight (8) guests
- Recognition as a Table Sponsor at event

Member Table \$500

- Table for eight (8) guests,
- Recognition as a Table Sponsor at event

Program Sponsor* \$350

- Two attendees

Network Break Sponsor* \$150

- One attendee (Infrastructure Summit + STTS)

Chotchke Sponsor*

- Donate nice item for guests at sponsor tables

Individual Non-Member \$100

Individual Member \$75

Elected Official No Charge

**Only Company/Non-Profit, Educational Institutions and Individual Memberships*



2025 Infrastructure Summit & State of the Counties



Underwriter Sponsor

\$3,500

(One sponsorship per event)

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Two (2) seats at the head table
- Opportunity to place company promotional items at each place setting
- Opportunity to provide company promotional video to be shown at the beginning of the program
- Recognition on all of BAYTRAN's social media channels, verbal recognition from the state at the event
- Logos on presentation during the event

Platinum Sponsor

\$2,500

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties- preferred seating
- One (1) seat at the head table
- Logo on event materials
- Mention from podium

Gold Sponsor

\$2,000

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties
- One (1) seat at the head table,
- Company name on event materials
- Mention from podium

Infrastructure Summit & State of the Counties *Continued*

Silver Sponsor **\$1,500**

- One (1) table of eight (8) at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Company name on event materials
- Mention from podium

Non-Member Table **\$1,000**

- Table for eight (8) guests at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Recognition as a Table Sponsor at event

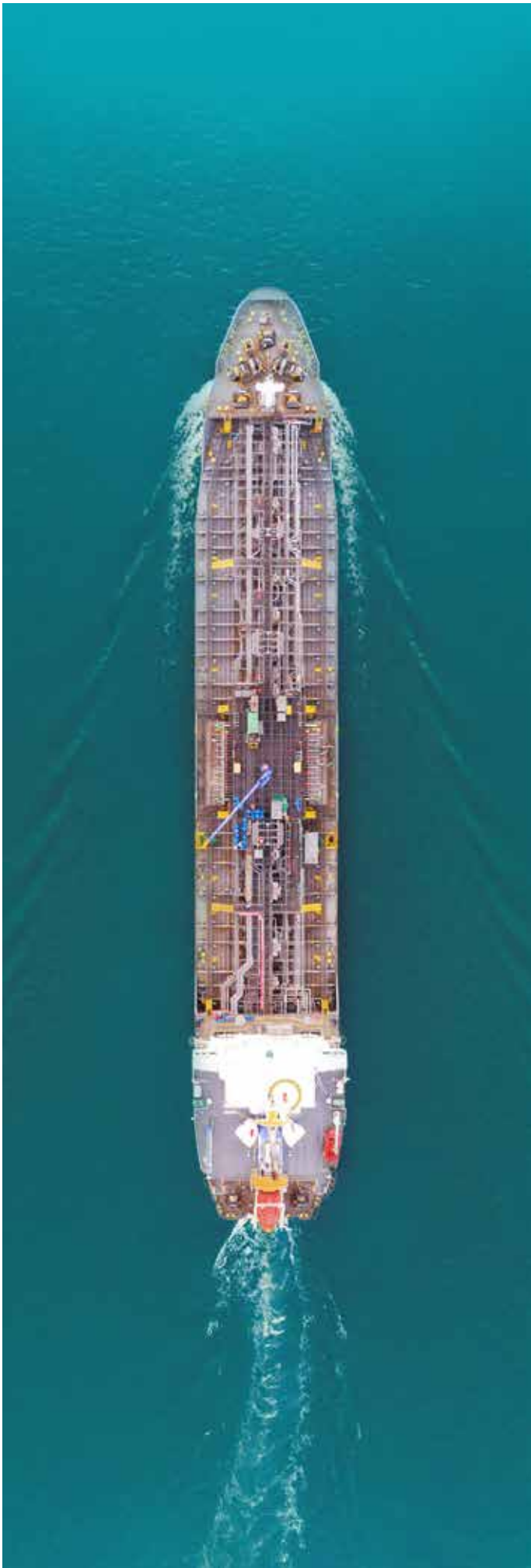
Member Table **\$750**

- Table for eight (8) guests, at Infrastructure Summit/ One (1) table of ten at State of the Counties
- Recognition as a Table Sponsor at event

Individual Non-Member **\$125**

Individual Member **\$95**

Elected Official **No Charge**



2025 Annual Swing For A Cause Top Golf Tournament

BAYTRAN's annual Swing for a Cause Top Golf Tournament will be held on Thursday, April 3, 2025 at Top Golf in Webster. This event is in partnership with League City Chamber. Last year, our first, we had just under 100 attendees. We expect well over 100 this year. We will be selecting a Non-Profit, where a portion of the proceeds will be donated. This is a fun day with lots of networking opportunities.



Title Partner

\$2,500

- Logo & Title Sponsor designation on rotating slideshow in Signature Room
- Premium double bay in center
- Two teams of six
- Three complimentary attempts at add-on contest (TBD)
- Bucket of beer at each bay
- Logo to be included in all event collateral and social media
- One-Page ad in digital magazine (*Good for 1 year*)

Platinum Partner

\$1,700

- Logo & Platinum Sponsor designation on rotating slideshow in Signature Room
- Double bay near the center
- One team of six
- One complimentary attempt at add-on contest (TBD)
- Bucket of beer at each bay
- Logo to be included in all event collateral as well and social media
- 1/2-Page ad in digital magazine (*Good for 1 year*)



Top Golf Pricing *Continued*

Gold Sponsor **\$1,500**

- Logo & Platinum Sponsor designation on rotating slideshow in Signature Room
- One team of three
- Five complimentary attempt at add-on contest (TBD)
- Bucket of beer at each bay
- Logo to be included in all event collateral as well and social media

Add-On Contest(TBD) Partner **\$1,400**

- Logo & Hole-in-One Sponsor designation on rotating slideshow in Signature Room
- Single bay near Platinum sponsor
- One team of three
- Five complimentary attempts at add-on contest (TBD)
- Bucket of beer at bay
- Logo to be included in all event collateral as well and social media
- 1/4-Page ad in digital magazine (*Good for 1 year*)

Prize Partner **\$1,000**

- Logo & Prize Sponsor designation on rotating slideshow in Signature Room
- Single bay near Hole-in-One sponsor
- One team of three
- Bucket of beer at bay
- Logo to be included in all event collateral as well as BAYTRAN's Facebook Page.

Live Leaderboard Partner **\$300**

- Logo placement on Live Leaderboard digital signage looping during event.
- Does NOT include ticket to play



Top Golf Pricing *Continued*

Bar Partner	\$250
▪ Signage with logo placement in bar area. ▪ Does NOT include ticket to play	

Team and Individual Pricing

Non-Member Team of 6	\$900
Member Team of 6	\$750
Non-Member Individual	\$150
Member Individual	\$125
Non-Member Team of 3	\$450
Member Team of 3	\$375
Attend but NO GOLF	\$75
Elected Official	\$0

Scan for Events Page





CITY COUNCIL DATA SHEET

MEETING DATE: March 03, 2025

Regular Agenda

TOPIC:

Budget Amendment to reallocate funds related to the Masters Road Utility Improvements and McCoy Road Lift Station Consolidation Project.

BACKGROUND:

During FY23-24, we recognized the expenditures for the Professional Services contracts for the Masters Road Utility Improvements and McCoy Road Lift Station Consolidation Project. The funds for these contracts with Freese and Nichols, Inc. and Tolunay-Wong Engineers, Inc. (\$335,238.00) were allocated to 50.91.7532 Wastewater Improvements. This Budget Amendment moves these expenditures to 50.91.7529 FM 1128 Utility Improvements.

We are also requesting to fund the change order to extend sanitary sewer along McCoy Rd, and to provide sanitary service to the existing Police Station. The cost including materials testing is approximately \$189,762.00.

Total of a budget transfer required is \$525,000.00.

Please note: the change order with Materials Tech, Inc. also includes a 5' sidewalk to Lewis Lane which will be funded by Bond Series 2024 issued for the WRF, Streets, Sidewalks, and Drainage.

RECOMMENDATION:

Staff recommends approval of the Budget Amendment.

ATTACHMENTS:

FUNDING ISSUES

- ☐ Not applicable
- ☒ Not budgeted
- ☐ Full amount already budgeted
- ☒ Funds to be transferred

SUBMITTING STAFF MEMBER
Rosa Donaire

FINANCE DIRECTOR APPROVAL ☒

CITY MANAGER APPROVAL: ☒

ORDINANCE NO. 2025-O-09

AN ORDINANCE AMENDING ORDINANCE NO. 2024-O-38 AMENDING THE CITY FISCAL YEAR 2025 BUDGET ENDING SEPTEMBER 30, 2025, BY AMENDING THE CAPITAL PROJECTS FUND TO TRANSFER FUNDS FOR THE MASTERS ROAD UTILITY IMPROVEMENTS AND MCCOY ROAD LIFT STATION CONSOLIDATION COST 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.

WHEREAS, by Ordinance No. 2024-O-38, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2025; and

WHEREAS, by Ordinance 2025-O-08, the City Council of the City of Manvel, Texas, amended the budget for the Fiscal Year ending September 2025; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, the Capital Fund budget amendment is needed to account for the additional cost of funding the Masters Road Utility Improvements and McCoy Road Lift Station Consolidation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the budget for the Fiscal Year ending September 30, 2025, of the City of Manvel, Texas, is hereby amended as;

Line Item	Description	Current	Increase	Decrease	Amended
50.91.7529	FM 1128 Water/Sewer Line Ext	\$2,081,455.00	\$525,000.00		\$2,606,455.00
50.91.7532	Waste Water Improvement	\$1,457,009.85		\$525,000.00	\$932,009.85

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary



CITY COUNCIL DATA SHEET

MEETING DATE:

**Agenda: Regular
Consent**

TOPIC:

BACKGROUND:

RECOMMENDATION:

ATTACHMENTS:

FUNDING ISSUES

- ☐ Not applicable
- ☐ Not budgeted
- ☐ Full amount already budgeted
- ☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER

FINANCE DIRECTOR APPROVAL

CITY MANAGER APPROVAL:



CHANGE ORDER REQUEST

Project: Manvel Masters Road Utility Improvements
Owner: City of Manvel
General Contractor: Materials Tech, LLC

DATE: 1/8/2025
Rev 2/17/25

To: Adewale Taiwo
City of Manvel
20031 Moris Ave
Manvel, Texas 77578
Phone: 832-336-4075
Email: Adewale.Taiwo@cityofmanvel.com

From: Jeremy Welch
Materials Tech, LLC
2002 Rotary Dr
Humble, Texas 77338
Phone: 832.301.6870
Email: JWelch@mat-techllc.com

Dear Mr. Taiwo,

At your request, Materials Tech, LLC is providing a change order proposal for the installation of 5-foot wide sidewalk with a 12" deep toe along Lewis Lane (as needed). Sidewalk to be 4" thick, 4,000 psi concrete, and #3 rebar @ 18" ocev.

Please see below and attached breakdown:

ITEM	DESCRIPTION	QTY	UM	UNIT PRICE	TOTAL PRICE
CP02.01R1	5' wide Sidewalk along Lewis Lane	2,085	LF	\$60.00	\$125,100.00
CP02.02R1	Additional Cost per LF for Toe Wall (If Needed)	1	LF	\$7.00	
				TOTAL	\$125,100.00

Additional days for work: 30 days

Submitted By:

Approved By:



Jeremy Welch
Materials Tech, LLC

02/17/2025

Date

Date



DATE: 2/26/25

CHANGE ORDER REQUEST

Project: Manvel Masters Road Utility Improvements
Owner: City of Manvel
General Contractor: Materials Tech, LLC

To: Adewale Taiwo
City of Manvel
20031 Moris Ave
Manvel, Texas 77578

Phone: 832-336-4075

Email: Adewale.Taiwo@cityofmanvel.com

From: Jeremy Welch
Materials Tech, LLC
2002 Rotary Dr
Humble, Texas 77338

Phone: 832.301.6870

Email: JWelch@mat-techllc.com

Dear Mr. Taiwo,

At your request, Materials Tech, LLC is providing a change order proposal for the installation of 710 LF of 12" Sanitary Sewer, and 2 EA 4' Corrosion Resistant Sanitary Manholes along McCoy Rd.

Please see below breakdown:

ITEM	DESCRIPTION	QTY	UM	UNIT PRICE	TOTAL PRICE
39	12-Inch Sanitary Sewer (Open Cut)	710	LF	\$105.00	\$74,550.00
53	Trench Safety	710	LF	\$1.00	\$710.00
57	Post Construction CCTV Inspection	710	LF	\$4.00	\$2,840.00
50	4' Lined Concrete Manhole	2	EA	\$10,800.00	\$21,600.00
49	Remove and Replace Gravel Driveway	440	SY	\$65.00	\$28,600.00
42	Remove and Replace 18-Inch RCP	60	LF	\$150.00	\$9,000.00
37	SWPPP and Controls	1	LS	\$3,500.00	\$3,500.00
36	Traffic Control	1	LS	\$3,000.00	\$3,000.00
52	Hydromulch and Seeding	0.33	AC	\$7,272.73	\$2,400.00
				TOTAL	\$146,200.00

Additional days for work: 14 Working Days (21 Calendar Days)

Submitted By:

Approved By:

02/26/2025

Jeremy Welch
Materials Tech, LLC

Date

Date



DATE: 1/8/2025

CHANGE ORDER REQUEST

Project: Manvel Masters Road Utility Improvements

Owner: City of Manvel

General Contractor: Materials Tech, LLC

To: Adewale Taiwo
City of Manvel
20031 Moris Ave
Manvel, Texas 77578

Phone: 832-336-4075

Email: Adewale.Taiwo@cityofmanvel.com

From: Jeremy Welch
Materials Tech, LLC
2002 Rotary Dr
Humble, Texas 77338

Phone: 832.301.6870

Email: JWelch@mat-techllc.com

Dear Mr. Taiwo,

At your request, Materials Tech, LLC is providing a change order proposal for the installation of an 8-inch sanitary service from the new 15" sanitary main to service the existing old police department building. There will be a cleanout at the sanitary main, at the property line, and at the connection point.

Please see below and attached breakdown:

For additional pricing backup, see bid item #21, showing a unit price of \$185.00 per linear foot for similar bored sanitary pipe.

ITEM	DESCRIPTION	QTY	UM	UNIT PRICE	TOTAL PRICE
CP01.01	Install 220 LF of new 8" service with CO's	220	LF	\$154.55	\$33,999.84
				TOTAL	\$33,999.84

Additional days for work: 3 days

Submitted By:

Approved By:

01/08/2025

Jeremy Welch
Materials Tech, LLC

Date

Date

Installation of additional Service for Police Department - 8" bored service

Work Date:

Material	Quantity	UOM	Unit Price	Total
Cement Stab Sand	20.00	TN	\$ 26.00	\$ 520.00
Spacers and End Seals	10.00	EA	\$ 146.07	\$ 1,460.70
8" Pipe	220.00	LF	\$ 13.02	\$ 2,864.40
15" x 8" WYE	1.00	EA	\$ 676.74	\$ 676.74
Clean out fittings	3.00	EA	\$ 430.74	\$ 1,292.22
Fittings	1	LS	\$ 550.00	\$ 550.00
TOTAL			\$	7,364.06

Subcontractor	Quantity	UOM	Unit Price	Total
Sub to bore (with casing)	60	LF	\$ 95.00	\$ 5,700.00
Sub Bore (no casing)	160	LF	\$ 47.50	\$ 7,600.00
Traffic Control	1.00	EA	\$ 500.00	\$ 500.00
TOTAL			\$	13,800.00

Labor	Number	Hours	Rate	Total
Foreman/Supr	1	18.00	\$ 46.25	\$ 832.50
Lead Operator	1	18.00	\$ 28.00	\$ 504.00
Operator Excavator	1	18.00	\$ 27.00	\$ 486.00
Operator Dozer	1		\$ 25.00	\$ -
Operator Compactor	1		\$ 22.00	\$ -
Pipe Layer	1	18.00	\$ 17.00	\$ 306.00
Pipe Layer Helper	1	18.00	\$ 17.00	\$ 306.00
Laborer Utility	2	18.00	\$ 16.00	\$ 576.00
TOTAL			\$	3,010.50

* The "TOTAL" for these columns include "Total From Chart" and "Mark-Up Total"!

The "TOTAL" for Labor Burden (Insurance/Taxes) is "Mark-Up Total only"!

Equipment/Year	UOM	Quantity	Rate	Total
Foreman Truck	hr	18.00	\$ 31.62	\$ 569.16
Excavator 220	hr	18.00	\$ 87.25	\$ 1,570.50
Loader	hr	18.00	\$ 63.13	\$ 1,136.34
Skid Steer	hr		\$ 47.00	\$ -
SFC 66	hr	7.00	\$ 69.85	\$ 488.95
Trench Box	hr	18.00	\$ 19.38	\$ 348.84
Excavator 135	hr		\$ 66.55	\$ -
Backhoe Case 580	hr		\$ 48.50	\$ -

Total Equipment \$ 4,113.79

divided by 176 hours plus operation cost.

	Allowable Mark-Up	Total From Chart	Mark-Up Total	TOTAL
Material *	15%	\$ 7,364.06	\$ 1,104.61	\$ 8,468.67
Subcontractors *	10%	\$ 13,800.00	\$ 1,380.00	\$ 15,180.00
Labor and 15% Mark Up *	15%	\$ 3,010.50	\$ 451.58	\$ 3,462.08
Labor Burden (Insurance/Tax)	55%	\$ 3,010.50	\$ 1,655.78	\$ 1,655.78
Equipment *	15%	\$ 4,113.79	\$ 617.07	\$ 4,730.86
Sub-total				\$ 33,497.38
Bond Cost			1.5%	\$ 502.46
Indirects				\$ -
Total				\$ 33,999.84

ORDINANCE NO. 2025-O-08

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF PART OF WOLFE AIRPARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 16, PAGE 153, PLAT RECORDS, BRAZORIA COUNTY, TEXAS, BEING A PART OF THE CERTAIN ANNEXATION , ORDINANCE NO. 73-1 AS RECORDED IN VOLUME 1279, PAGE 838, DEED RECORDS, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.

* * * * *

WHEREAS, the City of Manvel has received a petition from the WOLFE AIRPARK CIVIC CLUB, (successor in interest to Wolfe Airpark Corporation) and the property owners of the below described property, petitioning the city for disannexation of the owner’s property from the city limits (Exhibit A); and,

WHEREAS, the Property petitioned for disannexation is part of Wolfe Airpark, according to the Plat recorded in Volume 16, Page 153, Plat Records, Brazoria County, Texas, being a part of the certain annexation, Ordinance No. 73-1 as recorded in Volume 1279, Page 838, Deed Records, Brazoria County, Texas, being more particularly described by metes and bounds in the survey in Exhibit A (the “Property”); and

WHEREAS, on the 18th day of February, 2025, a public hearing was held before the City Council of the City of Manvel, Texas, regarding the proposed disannexation. All persons wishing to be heard were given an opportunity to do so; and

WHEREAS, such the Property is sparsely populated and is not currently served with city utilities; and

WHEREAS, the property owners and applicants stipulate that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees; and

WHEREAS, the City Council of the City of Manvel, Texas, also makes the determination that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees; and

WHEREAS, the City Council of the City of Manvel, Texas, hereby finds and determines that the disannexation or discontinuance of the Property from the City is necessary and appropriate, and is in the best interest of the City of Manvel; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The City Council acknowledges receipt of the petition from the WOLFE AIRPARK CIVIC CLUB, (successor in interest to Wolfe Airpark Corporation) and the property owners of the below described property, petitioning the city for disannexation of the owner's property from the city limits (Exhibit A); and

Section 3. The City Council hereby acknowledges the written stipulations/waivers of the WOLFE AIRPARK CIVIC CLUB and the property owners that the money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees from the affected landowners. Additionally, the City Council also, on its own, finds and hereby determines that the amount of money spent by the city for the direct benefit of the area whilst in the city limits equals or exceeds the amount of money collected by the city in property taxes and fees from the affected landowners.

Section 4. The City Council hereby finds and determines that the disannexation or discontinuance of the Property from the City is necessary and appropriate and in the best interest of the City of Manvel, and the Property described above, and more particularly described on the metes and bounds in the survey attached hereto as Exhibit B, is hereby disannexed and discontinued from the corporate limits of the City of Manvel, Texas.

Section 5. This disannexation is conditioned on there first being filed with the City all written stipulations/waivers referenced in Section 3, and for any and all property owners for whom no written stipulations/waivers are available, an indemnification agreement executed by WOLFE AIRPARK CIVIC CLUB agreeing to pay for the defense and judgment of any claim for back taxes and fees brought by any property owner for whom no written stipulations/waivers are available. Until and unless said written stipulations/waivers and executed indemnification agreements are filed with the City Secretary, this disannexation is not effective.

Section 6. Upon the completion of the conditions stated above, the Mayor is hereby authorized and directed to sign this ordinance and this disannexation and discontinuance of the above-described territory is effective as of the date of such signing of this ordinance.

Section 7. The City Secretary is hereby authorized and directed to forthwith cause a certified copy of this Ordinance and the Mayor's Order to be delivered to the County Clerk of Brazoria County, Texas, as required by § 41.0015, Texas Local Government Code.

PASSED AND APPROVED on first reading this ____th day of _____, 2025.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2025.

Dan Davis, Mayor

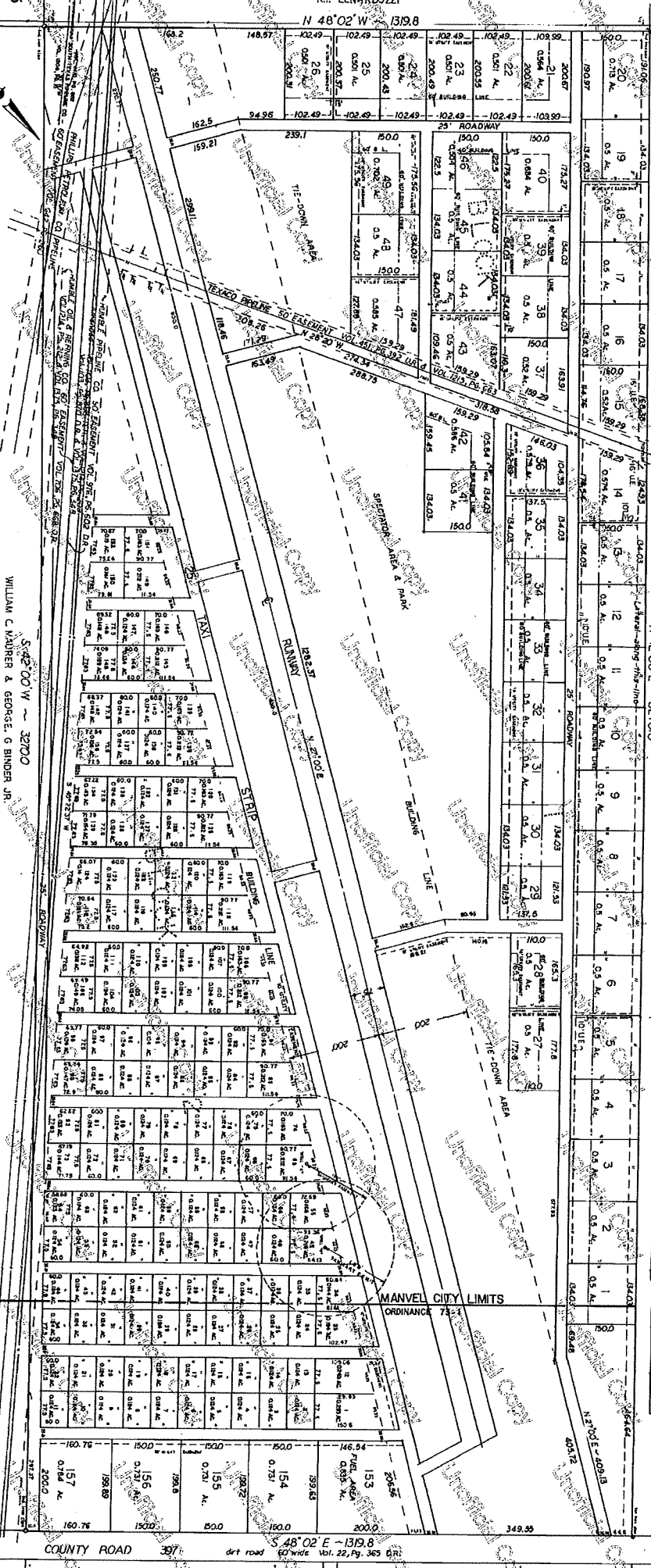
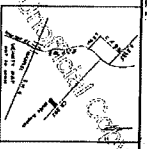
ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

PLAT RECORDS
18
EFFECTIVE FILING DATE: 10/16/2024, 10:16:55 AM
BUILDING LINES ON THE EAST SIDE OF THE BUILDING LINES HAVE BEEN AMENDED TO
OUTLINE THE BUILDING LINES IN PLACE OF THE BUILDING LINES AS SHOWN ON THE
RECORD IN VOLUME 16, PAGE 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



WOLFE AIRPARK

A SUBDIVISION OF 93.076 ACRES OF LAND, BEING
ALL OF LOT 17 OF THE SUBDIVISION OF THE THOMAS
SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BRAZORIA
I, David H. Smith, County Clerk of Brazoria County, Texas, do hereby certify that the foregoing is a true and correct copy of the original plat on file in my office.

FILED FOR RECORD
AT 2:00 PM
JAN 30 2025

CITY OF MANVEL, TEXAS
SUBMITTED TO THE CITY
APPROVED BY THE CITY
DATE: 1-28-25

SIGNED: David H. Smith
COUNTY CLERK

25

GORMLY SURVEYING INC.
REGISTERED PROFESSIONAL LAND SURVEYORS
P. O. BOX 862, ALVIN, TEXAS, 77512-0862
PHONE (281) 331-0883
FIRM# 10095700

METES AND BOUNDS

A de-annexation of part of Wolfe Airpark, according to the Plat recorded in Volume 16, Page 153, Plat Records, Brazoria County, Texas, being a part of that certain annexation, Ordinance No. 73-1 as recorded in Volume 1279, Page 838, Deed Records, Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at the north corner of the herein described tract, being approximately 500 feet southwesterly from the north corner of said Wolfe Airpark and Lot 17 of the Subdivision of the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, according to the Plat recorded in Volume 22, Page 364, Deed Records, Brazoria County, Texas;

THENCE in a southeasterly direction with a line of said annexation approximately 1320 feet to the southeasterly line of said Wolfe Airpark and the northwest line of Lot 16 of the Thomas Spraggins Survey for the east corner of the herein described tract;

THENCE in a southwesterly direction with the southeast line of said Wolfe Airpark and the northwest line of said Lot 16 approximately 2770 feet to the south corner of said Wolfe Airpark;

THENCE in a northwesterly direction with the southwest line of Wolfe Airpark approximately 1320 feet to the west corner of said Wolfe Airpark;

THENCE in a northeasterly direction with the northwest line of said Wolfe Airpark approximately 2770 feet to the PLACE OF BEGINNING.

METES AND BOUNDS WRITTEN FEBRUARY 2, 2025

This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

BY: _____

Chad A. Gormly

Registered Professional Land Surveyor No. 5796

Gormly Surveying, Inc.

FIRM # 10095700



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RESOLUTION NO. 2025-R-05

A RESOLUTION BY THE CITY OF MANVEL, TEXAS SUSPENDING THE APRIL 19, 2025, EFFECTIVE DATE OF THE PROPOSAL BY CENTERPOINT ENERGY RESOURCES CORP., D/B/A CENTERPOINT ENERGY ENTEX AND CENTERPOINT ENERGY TEXAS GAS – HOUSTON, TEXAS COAST, SOUTH TEXAS, AND BEAUMONT/EAST TEXAS GEOGRAPHIC RATE AREAS, TO IMPLEMENT INTERIM GRIP RATE ADJUSTMENTS FOR GAS UTILITY INVESTMENT IN 2024 AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Manvel, Texas (“City”) is a gas utility customer of CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas – Houston, Texas Coast, South Texas, and Beaumont/East Texas geographic rate areas (CenterPoint or Company) and is a regulatory authority with an interest in the rates and charges of CenterPoint; and

WHEREAS, CenterPoint made filings with the City and the Railroad Commission of Texas (“Railroad Commission”) on February 18, 2025, proposing to implement interim rate adjustments (“GRIP Rate Increases”) pursuant to Texas Utilities Code § 104.301 on all customers served by CenterPoint, effective April 19, 2025; and

WHEREAS, it is incumbent upon the City, as a regulatory authority, to examine the GRIP Rate Increases to determine its compliance with the Texas Utilities Code.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, THAT:

1. The April 19, 2025, effective date of the GRIP Rate Increases proposed by CenterPoint is hereby suspended for the maximum period allowed by Texas Utilities Code § 104.301(a) to permit adequate time to review the proposed increases, analyze all necessary information, and take appropriate action related to the proposed increases.

2. A copy of this Resolution shall be sent to CenterPoint, care of Keith L. Wall at 1111 Louisiana Street, CNP Tower 19th Floor, Houston, Texas 77002, and to Jamie Mauldin, legal counsel to the City, at Lloyd Gosselink, 816 Congress Ave., Suite 1900, Austin, Texas 78701.

Signed this _____ day of _____, 2025.

Dan Davis
Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney