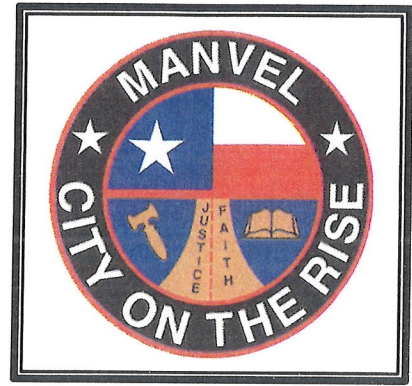


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6



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



**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
August 4, 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 accommodation or interpreter services must be made 48 hours prior to the meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

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

Workshop Session

Presentation on a Public-Private Partnership option for the City Center Project.

Discussion on FY 2025-2026 Budget.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Rossi-Knox

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

Manvel Animal Control - Recognized as a NO-KILL Shelter during calendar year 2024.

Proclamation - August 2025 - National Emergency Management Awareness Month.

Staff Presentation - Development Update

Development Services Staff Update.

Public Hearing

***CANCELLED

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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.

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve the second and final reading of Ordinance 2025-O-23;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND LOCATED AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SAID TRACT BEING SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, (GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH), FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF

August 4, 2025 CITY COUNCIL MEETING AGENDA

PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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.

3. Acceptance of infrastructure improvements for Lake "I" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas to begin the Two-Year Maintenance Period.
4. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section 7 East for Brazoria County Municipal Utility District 57, Brazoria County, Texas, to begin the Two-Year Maintenance Period.

Items Removed from Consent Agenda

Executive Session

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

- *Legal issues regarding the construction of the Manvel Public Works Facility.*

Regular Agenda

1. Consideration and possible action to approve the Substitution Agreement with FlintCo for the completion of the Manvel Public Works facility construction, and authorize the City Manager to execute the agreement and any and all documents needed to resolve the claim with the bonding company.
2. Consideration and possible action to approve Meridiana GDP Amendment No. 24. *(forwarded with favorable recommendation by PD&Z 7/29/2025 with a 4-2 vote)*
3. Presentation of Manvel Town Center PUD Annual Progress Report.
4. Presentation of Meridiana PUD Annual Progress Report.
5. Consideration and possible action to approve Resolution 2025-R-27;
A RESOLUTION APPROVING A REVIEW OF THE INVESTMENT POLICY OF THE CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL TO AMEND THE POLICY AND ESTABLISH RULES, POLICIES AND CODE OF ETHICS FOR THE INVESTMENT OF CITY FUNDS.
6. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-24;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. "UTILITIES" BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

August 4, 2025 CITY COUNCIL MEETING AGENDA

7. Discussion on FY 2025-26 Budget.
8. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2025 and scheduling the Public Hearing on Sept 15, 2025, at 6:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel Tx.

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" and Texas Government Code, Section 551.074, "Personnel Matters" to discuss the following:

- *Duties of the Animal Control Division.*
- *Legal matters involving Animal Control Division.*

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 August 1, 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



STONEHENGE HOLDINGS LLC

BUILDING BETTER PARTNERSHIPS





SOLUTIONIST THINKING SETS US APART

One of the attributes that distinguishes **Stonehenge Holdings** from its competitors is **the creativity and solutions** the firm brings to the numerous development challenges inherent in every new project. In an era of deteriorating public infrastructure and ever-increasing budgetary constraints, governmental entities are facing significant challenges in fulfilling the demand for facility replacement as well as demand for new facilities created by growth. The public-private partnership (“P3”) delivery method offers a means to provide the facilities and infrastructure in a manner that is streamlined, cost effective and time efficient.

We have been **working with local governments, institutions of higher education and other political subdivisions for over 25-years** to design, construct, and deliver critical and discretionary infrastructure projects including general government facilities, law enforcement and emergency communication facilities, jails, courthouses, educational facilities, and arenas and hotels. With a focus on strategic visioning, consensus building and developing collaborative partnerships, we are equipped to assist our clients in meeting their infrastructure needs.

We have discovered that our clients have a greater need today for creativity and problem solving than in the past. There are large demands placed on an organization’s time, resources and leadership. One of the ways we mitigate these demands is to provide increased service through early involvement and management of all phases of development. One of our primary objectives is to lessen the burden of our public sector clients by effectively managing the entire development and financing process. Our significant development experience has enabled us to assemble and execute strategic public and private commercial development projects that maximize value and return for our clients. Our ability to pinpoint the key issues in a project, and problem solve issues in a way that is agreeable and beneficial to all parties involved, is a recurring theme in transactions we lead.

DEVELOPMENT TEAM

Stonehenge actively works to identify key development opportunities from private land development to design, construction and financing of mission critical public sector infrastructure, with past public sector infrastructure projects exceeding \$1 billion and a current public sector construction pipeline of \$450+ million.

The Stonehenge team has a proven track record and is purpose-built to provide development services for a diverse range of facilities for governmental and educational use. We pride ourselves on building constructive relationships with the leadership, officials, and staff of the clients we serve. We have assembled a team of professionals that have demonstrated success and capacity to deliver facilities on time and within budget.

We are committed to quality and exceptional service to our clients. It is this quality service with proven results that is the hallmark of our success.



KEVIN MATOCHA
PRESIDENT



ANDREW SCHATTE
VICE PRESIDENT



CHRIS SURFACE
VP - DEVELOPMENT &
CONSTRUCTION



CRAIG CUNNINGHAM
VP - PUBLIC FINANCE



KEVIN MATOCHA

PRESIDENT

Kevin Matocha is a **co-founder of Stonehenge Holdings, LLC** and currently serves as the **Founder and CEO** of Stonehenge Companies. He brings over 25 years of diverse real estate experience spanning operations, development, and strategic acquisitions across multiple sectors—including commercial office, hospitality, residential, and structured parking.

After graduating from **Angelo State University** in 1989, Mr. Matocha began his career with Allright Corporation in Houston, Texas, where he was promoted to Vice President and played a key role in acquiring over **10 million square feet of commercial real estate**, including parking, retail, and residential developments across the Southwest.

Later, as Regional Manager of Real Estate for Extended Stay America, he led the development of more than **\$270 million in hotel properties across suburban and urban markets**. He was recognized with multiple performance awards and was instrumental in pioneering public-private partnerships, including one of the first Tax Increment Financing (TIF) deals with the City of Kansas City to support the rapid roll-out of limited-service hospitality projects.

Mr. Matocha's broad expertise spans parking, hospitality, residential, and commercial office sectors, making him a valuable leader in strategic real estate investment and development.

PROJECT EXPERIENCE

- Fort Bend County Law Enforcement Facility
Rosenberg, Texas
- Fort Bend County Epicenter
Rosenberg, Texas
- Texas A&M Hotel & Conference Center
College Station, Texas
- Texas A&M Cain Garage
College Station, Texas
- Downtown Waco Development
Waco, Texas
- Student Housing Project
Waco, Texas
- Waco Town Square
Waco, Texas
- Oak Bend Medical Office Building
Richmond Texas
- 7900 Fannin Office Building
Houston Texas

EDUCATION

Angelo State University

AREA OF EXPERTISE

- Public Private Partnerships
- Construction Management
- Client Coordination
- Real Estate Development
- Design Supervision & Value Engineering
- Hotel Development
- Land Use Planning
- Coordination of Government Permitting Process



ANDREW SCHATTE

VICE PRESIDENT

Andrew A. Schatte, Vice President at Stonehenge Holdings, has **40 years' experience in real estate acquisition, management, development, and construction of public, private, and government projects** in commercial and residential development, technology centers, government buildings, educational facilities, and college campuses.

After graduating from Texas A&M University in 1970, Mr. Schatte served six years as a pilot with the United States Air Force. In 1976, he formed Universal Services Corporation, taking it public in 1988 through a merger with Team, Inc., a NYSE company, where he served on the board of directors for three years.

Mr. Schatte's accrued development expertise has enabled him to assemble and execute strategic public and private commercial development projects that maximize value and return for business owners and equity partners alike. His ability to pinpoint the key issues in a deal and to work through those issues in a way that is agreeable and beneficial to all parties involved is a recurring theme in transactions in which he is involved. As a longtime real estate developer and investor, Mr. Schatte believes in the value of long-term relationships and that fair business dealings lead to repeat business. By employing this philosophy, he has developed long standing relationships with investors, financial institutions, and brokers as well as some of the most respected architects, engineers, and contractors facilitating design and construction across the United States.

EDUCATION

B.A. Texas A&M University

AREA OF EXPERTISE

- Public Private Partnerships
- Consensus Building
- Strategic Planning & Deal Negotiation
- Real Estate Development
- Education & Higher Learning
- Hotel Development
- Commercial Offices
- Master-Planned Communities

PROJECT EXPERIENCE

- Chambers County Justice Center
Anahuac, Texas
- Fort Bend County Law Enforcement Facility
Rosenberg, Texas
- Fort Bend County Epicenter
Rosenberg, Texas
- Charlotte Sharp Children's Center
College Station, Texas
- Texas A&M Hotel & Conference Center
College Station, Texas
- Texas A&M Cain Garage
College Station, Texas
- City of Houston Emergency Command Center
Houston, Texas
- Houston Community College - Town & Country
Houston, Texas
- Houston Community College - Alief
Houston, Texas



EDUCATION

BS, Civil Engineering
Magna Cum Laude
Texas A&M University

AREA OF EXPERTISE

- Land Entitlement
- Land Development
- Programmatic and Design Management
- Construction Project Management
- Project Financing

CHRISTOPHER SURFACE, P.E.

VICE PRESIDENT - DEVELOPMENT & CONSTRUCTION

Chris K. Surface brings over **15 years of expertise in construction and engineering design** to the development team. As the leader of design, construction, and project entitlement efforts, Chris plays a pivotal role in delivering high-quality, functional assets while ensuring that projects are completed on time and within budget.

Currently, Chris oversees the design, entitlement, and construction of Stonehenge's Public-Private Partnership (P3) projects, **managing over \$450 million in construction projects over the past three years.** His ability to balance project scope, quality, and budget ensures that every development exceeds client expectations.

One of Chris's most notable achievements is the successful delivery of the Fort Bend Epicenter project, which broke ground in 2020 at the onset of the COVID-19 pandemic. Despite unprecedented challenges such as supply chain disruptions and escalating construction costs, Chris skillfully navigated these obstacles to deliver the project on time and within budget—an accomplishment that reflects his exceptional problem-solving skills and dedication to client satisfaction.

Before joining Stonehenge, Chris honed his expertise with a land development firm in Central Texas, where he managed the entitlement, design, and construction of master-planned communities. His extensive experience in the land development and construction industries makes him an invaluable asset to any development team, ensuring successful project execution from concept to completion.

PROJECT EXPERIENCE

- | | |
|---|---|
| • Chambers County Justice Center
Anahuac, Texas | • Brickyard Apartments
Mont Belvieu, Texas |
| • Fort Bend County Law Enforcement Facility
Rosenberg, Texas | • Heights of Baytown Master Planned Community
Baytown, Texas |
| • Fort Bend County Epicenter
Rosenberg, Texas | • Vintage Farms Subdivision
Brenham, Texas |
| • Charlotte Sharp Children's Center
College Station, Texas | • Sterling Ridge Subdivision
Huntsville, Texas |

NOTEWORTHY ACCREDITATIONS & ACHIEVEMENTS

- Professional Engineer, PE



CRAIG CUNNINGHAM

VICE PRESIDENT - PUBLIC FINANCE

Craig graduated from Rockhurst University in Kansas City, Missouri in 1986 with a Bachelors Degree in Finance and Economics. Craig has more than 30 years of public finance and public/private financing experience including public safety, utility infrastructure, arenas, hospitality, and higher education.

Prior to joining Stonehenge, Craig was a **senior level public finance investment banker**. Early in his career he was introduced to municipal and governmental leasing. Leveraging this early experience, Craig was part of a small group of public finance professionals that helped pioneer modern P3 practices. Partnering with private sector developers and state and local governments, Craig was able to match the facilities needs of cities, counties and institutions of higher education with the expertise of the private sector and their ability to accept the transfer of completion risk and design, build and finance new facilities on time and within budget.

Craig has served as an advisor to private sector developers on several innovative “public-private” partnership transactions over the last 25 years. He provided advisory or banking services on privately developed projects on the campuses of Texas A&M University, the University of Colorado, North Central Texas College as well as privately developed projects in Fairfax County, Virginia, Houston, Texas and Oklahoma City, Oklahoma. Craig will manage all financing and capital markets activities related to the firm’s P3 projects.

EDUCATION

BA, Rockhurst University
Kansas City, MO

AREA OF EXPERTISE

- Real Estate Development
- Municipal Leasing
- Public Finance
- Fixed Income Capital Markets
- Tax Increment Financing
- Tax Credit Monetization

PROJECT EXPERIENCE

- Chambers County Justice Center
Anahuac, TX
- Fort Bend County Law Enforcement Facility
Rosenberg, TX
- Fort Bend County Epicenter
Rosenberg, TX
- Charlotte Sharp Children’s Center
College Station, TX
- Texas A&M Hotel & Conference Center
College Station, TX
- Texas A&M Cain Garage
College Station, TX
- City of Houston Emergency Command Center
Houston, Texas
- Houston Community College - Town & Country
Houston, Texas
- Houston Community College - Alief
Houston, Texas
- Fairfax County Government Center
Fairfax County, Virginia
- University of Colorado Health Sciences Center
Aurora, Colorado
- Skirvin Hilton Hotel
Oklahoma City, Oklahoma
- The National Hotel and Residences
Oklahoma City, Oklahoma

OUR TRACK RECORD

Stonehenge has significant experience working with state agencies and political subdivisions on the delivery of capital projects under a public-private partnership (“P3”) Fast-Track delivery method.

RECENT P3 PROJECTS COMPLETED BY STONEHENGE



FORT BEND COUNTY EPICENTER

ROSENBERG, TEXAS

FIRM ROLE:	Developer
SERVICES:	Design - Build - Finance - Operate - Maintain
CURRENT STATUS:	Completed
FEATURES:	230,000 Square-Foot Epicenter
COMPLETED:	August 2023



TEXAS A&M HOTEL & CONFERENCE CENTER

COLLEGE STATION, TEXAS

FIRM ROLE:	Developer
SERVICES:	Design - Build - Finance
CURRENT STATUS:	Completed
FEATURES:	250-room, 250,000 SF hotel
COMPLETED:	October 2018



TEXAS A&M CAIN PARKING GARAGE

COLLEGE STATION, TEXAS

FIRM ROLE:	Developer
SERVICES:	Design - Build - Finance
CURRENT STATUS:	Completed
FEATURES:	1,426 Space Parking Garage
COMPLETED:	October 2016

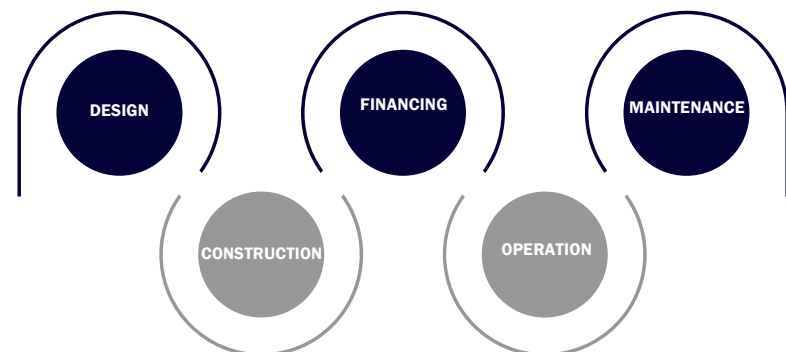
PUBLIC PRIVATE PARTNERSHIP IN A NUT SHELL

A **public-private partnership (P3)** is an infrastructure delivery model in which public entities bundle planning, design, and construction into a single procurement. Sometimes the P3 procurement will include operation and maintenance services as well. It involves collaboration between the public and private sectors that uses an integrated, turn-key approach to deliver specific needs of the public sector.

P3s offer a more efficient way to **build, finance and maintain courthouses, jails, convention centers, transit systems, roads, bridges, higher education facilities, arenas, broadband infrastructure, utilities and other facility types.** P3s allow private capital to help finance projects in a cost-effective manner that might not otherwise be possible using traditional sources of public financing. The assets and professional skills of each sector (public and private) are shared to deliver projects that meet specific public needs.

Each **P3 project** is unique to some extent, but many share common characteristics such as service orientation, whole life costing, risk allocation, long-term relationships, and transparency.

PUBLIC-PRIVATE PARTNERSHIP



BENEFITS

Increasingly across the United States, **P3s are being utilized by local governments, institutions of higher education and other political subdivisions.** The model can be used for a variety of infrastructure types, including educational facilities, governmental services facilities, or highway projects.

At their core, P3s are simply a **more efficient execution of basic design, construction, financing, operations, and maintenance functions** of any good infrastructure project. These elements—all in one contract—allow for several benefits:

✓ **FAST-TRACK PROJECT DELIVERY = INFLATION AVOIDANCE.**

Use of P3 for project delivery can significantly expedite timelines. P3 projects are often delivered months or years ahead of traditional design-bid-build projects, mitigating the impact of inflation on labor, materials, and financing costs.

✓ **SUBJECT MATTER EXPERTS = LOWER DEVELOPMENT COSTS.**

As an experienced P3 developer, Stonehenge brings advanced real estate, design, and construction expertise, ensuring cost-effective project designs and lower construction costs.

✓ **RISK TRANSFER.**

Use of P3 for project delivery transfers construction/delivery risk from the public sector to the P3 developer using a Guaranteed Maximum Price Construction Contract (“GMP”). The GMP is fully bonded with the P3 developer responsible for providing a payment and performance bond in the amount of the GMP and a guarantee of completion on or before the substantial completion date.

✓ **WORKFORCE RELIEF & SHARED DECISION MAKING.**

The Stonehenge team will supplement the client’s limited or stretched workforce without compromising collaborative decision-making during project design and development.

✓ **MONETIZATION OF UNDERUTILIZED ASSETS.**

P3s allow for monetization of assets such as land that are non-income producing and under developed or underutilized.

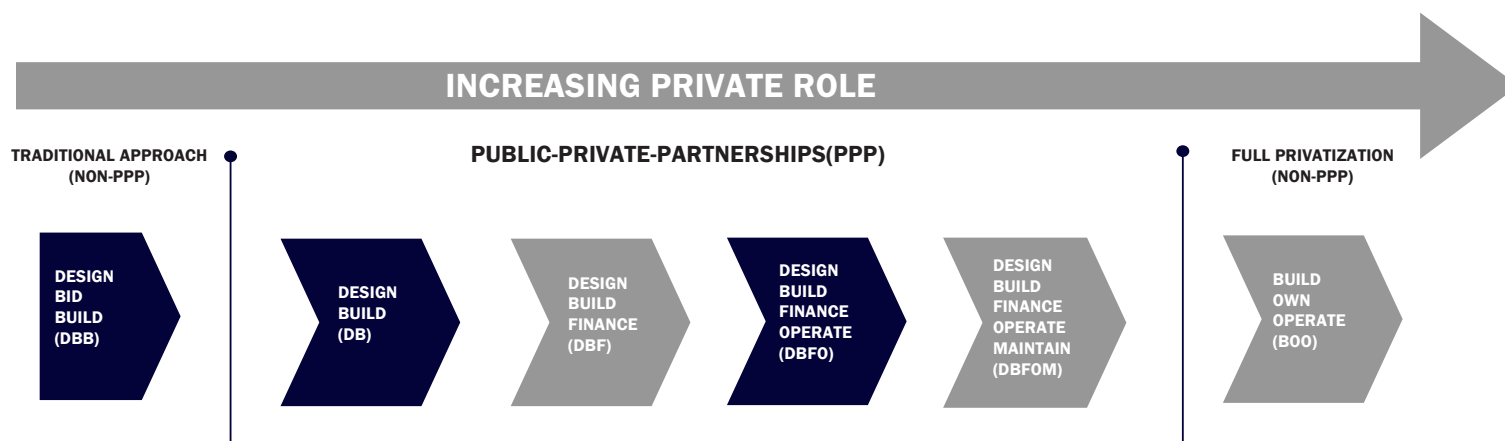
P3 MODELS

P3s can take the form of a range of models depending on the ultimate goals and resources of the public sector.

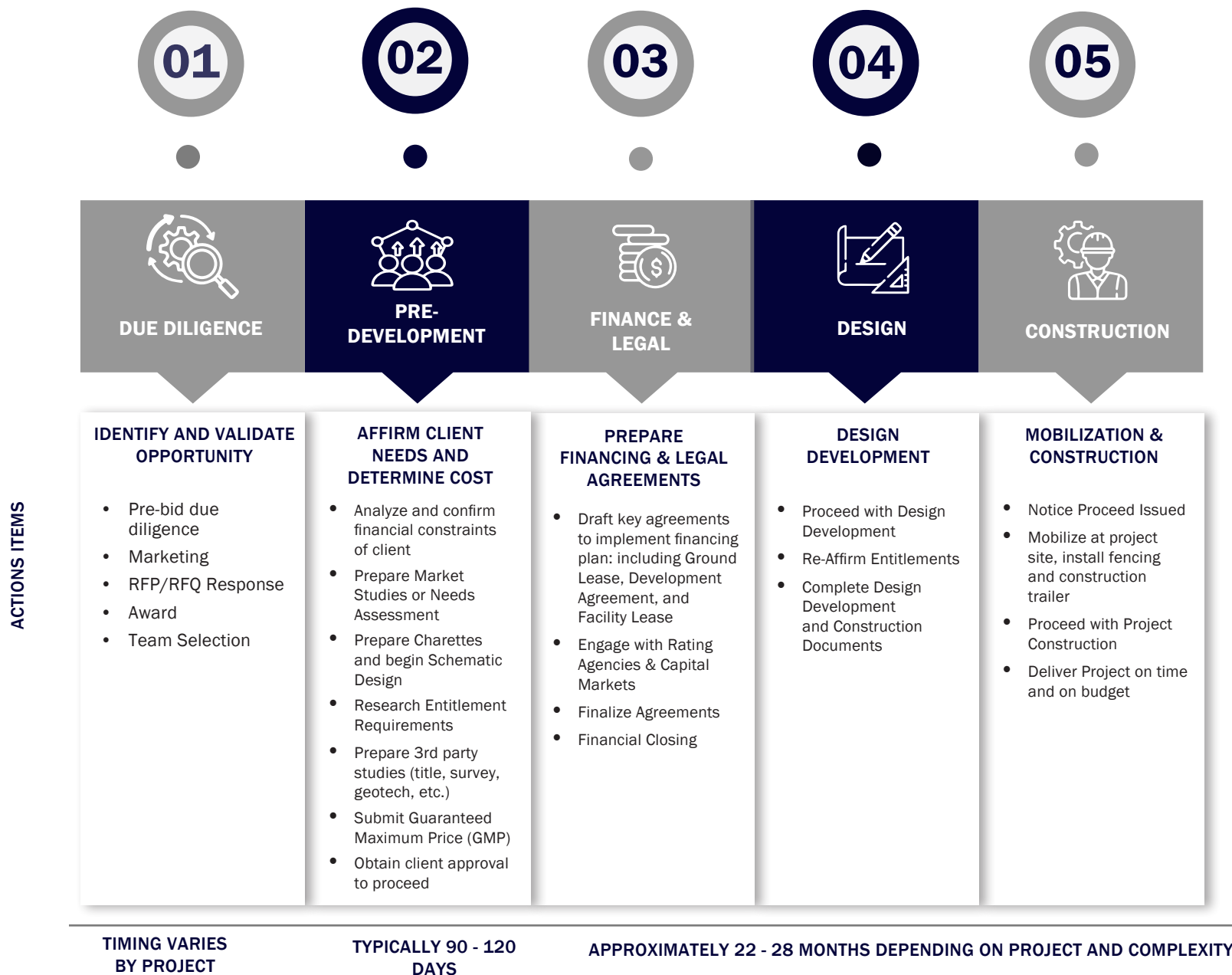
The spectrum of P3 structures range from a design-build (DB) model to design-build-finance-operate-maintain (DBFOM) models. Primarily, large-scale P3s in the United States consist of design-build-finance (DBF) or design-build-finance-operate-maintain (DBFOM) models.

Marrying multiple phases of procurement within a P3 agreement allows for increased risk transfer and innovation within the design, construction and operations phases. For example, in a DBOM or DBFOM agreement where the operator is responsible for the operations and maintenance of an infrastructure asset, they will likely make certain design and construction decisions that would otherwise be unlikely under a design-bid-build model due to costs (i.e. using more costly materials that will require less maintenance or provide ease of operation in the decades to come).

PROJECT DELIVERY MODELS ALONG A CONTINUUM OF PRIVATE SECTOR INVOLVEMENT



DEAL LIFE CYCLE



DUE DILIGENCE AND PRE-DEVELOPMENT

During the due diligence and pre-development phase, the Development Team works jointly as a single, integrated entity. Due diligence and pre-development activities include:

- **Initial negotiation and execution** of certain legal agreements (e.g., memorandum of understanding, letter of intent and/or ground lease) necessary to allow the development team to respond immediately upon selection and hit the ground running.
- **Conducting** all necessary studies and market research to define project scope, technical requirements, and development of financing requirements.
- **Design and construction studies**, to include specific studies for geotechnical matters.
- **Conceptual design** Stakeholder meetings criteria and value engineering based on the results of the studies and research performed and validation by the Client that such criteria and engineering meet the desired goals.
- **Quantity and price development** working with local and regional supplier.

DESIGN-BUILD APPROACH

The Development Team begins by developing the final design with the intent of arriving at a GMP contract as soon as reasonably possible. We take full advantage of the design-build delivery method and maximize the overlap of design and construction activities to minimize cost and promote efficiency. Design-build phase activities include:

- **Development of a quality** project management plan
- **Identification of cost** and schedule controls
- **Development of a financing plan** and related documentation
- **Development of document** and progress management systems

PROJECT DEVELOPMENT

The key to every successful project is the organization and management of project goals.

Ensuring successful cost, schedule, and quality performance for project development

Meeting the client's diversity goals

Providing a balanced, systematic approach to planning and delivery of the project

Providing a safe working environment for workers and the public

Developing a strong, service-focused relationship with the client

Providing a high quality, durable and maintainable project

Gaining a comprehensive understanding of the client's needs and expectations

Providing superior development and project management services

Developing a project design that meets the needs of the client, including identification of critical success factor

Delivering the project on time and on or under budget

Selection and procurement of the best sub-contractors and trades for the project

Facilitating the occupancy and turnover of the finished project to the client through an identified transition plan



FORT BEND COUNTY SHERIFF'S TRAINING FACILITY ROSENBERG, TEXAS

The **Project will include an approximately 98,000 square foot** County sheriff training academy that will also house a portion of the County's emergency medical services, including office space, fitness room, dispatch area approved by Houston dispatch division, auditorium, classroom space and room for expansion; and a driving training course, K-9 kennel, an approximately 82,000 square foot certified rifle and pistol range, a simulations building, and an approximately 10,000 square foot storage facility for special weapons and tactics vehicles. The sheriff training academy will become the permanent dispatch center for the County Sheriff and EMS. Specific components of the Project will be hardened according to all standards against weather and other natural disasters and have back-up electricity generation for weeks at a time.



PROJECT TYPE

98,000 SF Training Facility

DELIVERY METHOD

Public Private Partnership

PROJECT TIMELINE

Planning:	02/2023 - 06/2023
Design:	06/2023 - 11/2023
Construction:	1/2024 - 1/2026
Opening Date:	TBD
Current Status:	Under Construction

DEVELOPMENT TEAM SERVICES

Design - Build - Finance

DEVELOPMENT TEAM MEMBERS

Lead Developer – Stonehenge Holdings LLC
Project Architect – AutoArch
General Contractor – Satterfield & Pontikes



FORT BEND COUNTY EPICENTER ROSENBERG, TEXAS

The **230,000 square foot Epicenter is located on a 51.27-acre site** and is designed around a truly versatile event floor. In addition to serving as a severe weather storm shelter, the Epicenter can also host a variety of events including graduations, sports and recreation, spectator events, community/civic events, livestock and equestrian shows, festivals and fairs, and conferences. The 195,000 square foot arena and multi-purpose floor are side by side and can be used separately or combined to suit any type of sporting events or large assembly. The facility provides an approximately 20,000 square foot conference center that can be divided into three meeting rooms or utilized as one single other activities. It is directly connected to the arena and multi-purpose floors to support and compliment indoor events as well.

PROJECT TYPE

230,000 SF Storm Shelter/Multi-purpose Event Center

PROJECT TIMELINE

Planning:	02/2021 - 06/2021
Design:	06/2021 - 12/2021
Construction:	12/2021 - 8/2023
Opening Date:	08/2023

DELIVERY METHOD

Public Private Partnership

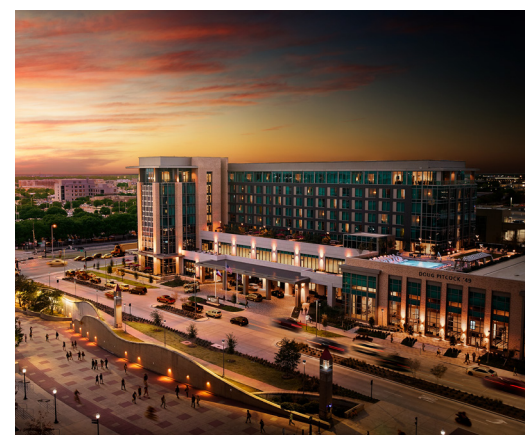
DEVELOPMENT TEAM SERVICES

Design - Build - Finance - Operate - Maintain

DEVELOPMENT TEAM MEMBERS

Lead Developer – Stonehenge Holdings LLC
Project Architect – STOA International & PBK
General Contractor – Satterfield & Pontikes





TEXAS A&M HOTEL & CONFERENCE CENTER COLLEGE STATION, TEXAS

In November 2016, Stonehenge Holdings, through its joint venture Stonehenge-Gilbane LLC, began a Design-Build contract for a **250-room hotel and conference center** directly adjacent to Kyle Field on the Texas A&M University campus. The project was phase II of the redevelopment of the approximate 10.88-acre Cain Hall.

The first-class, upscale, 8-level hotel and conference center consists of a 2-level podium containing the conference center and hotel ballroom. The corner of the hotel at Wellborn Rd. and Joe Routt Blvd. is anchored by a glass and brick tower which contains a full-service restaurant and adjoining 12th Man Lounge at street and terrace levels. The upper six floors house 250 hotel guest rooms and planned amenities include a welcoming lobby entrance, a fitness center, a business center, and a third-floor exterior amenity level with a swimming pool featuring the Texas A&M University's logo.



PROJECT TYPE

250 key hotel and conference center

DELIVERY METHOD

Public Private Partnership

PROJECT TIMELINE

Planning:	11/2015 - 11/2016
Design:	11/2015 - 11/2016
Construction:	11/2016 - 10/2018
Opening Date:	10/2018

DEVELOPMENT TEAM SERVICES

Design - Build - Finance

DEVELOPMENT TEAM MEMBERS

Lead Developer – Stonehenge Gilbane LLC
Project Architect – Huitt-Zollars, Inc.
General Contractor – Gilbane



TEXAS A&M CAIN PARKING GARAGE

COLLEGE STATION, TEXAS

In November 2015, Stonehenge Holdings LLC entered into a Development Agreement for the **design and construction of a 1,426 space parking garage**. The project was phase I of the redevelopment of the approximate 10.88-acre Cain Hall site. Located near the Memorial Student Center and Kyle Field, the garage opened on October 10, 2016, with over 500,000 square feet of space across five levels, including rooftop parking for visitors, permit holders, and game day fans. The exterior blends brick, burnished block, aluminum panels, and stainless-steel mesh to match the campus style. Construction began in spring 2016, after Cain Hall demolition, and was completed on schedule and within budget in 11 months.



PROJECT TYPE

1,426 Car Parking Garage

DELIVERY METHOD

Public Private Partnership

PROJECT TIMELINE

Date Solicitation:	11/2014
Construction Start:	11/2015
Opening Date:	10/2016

DEVELOPMENT TEAM SERVICES

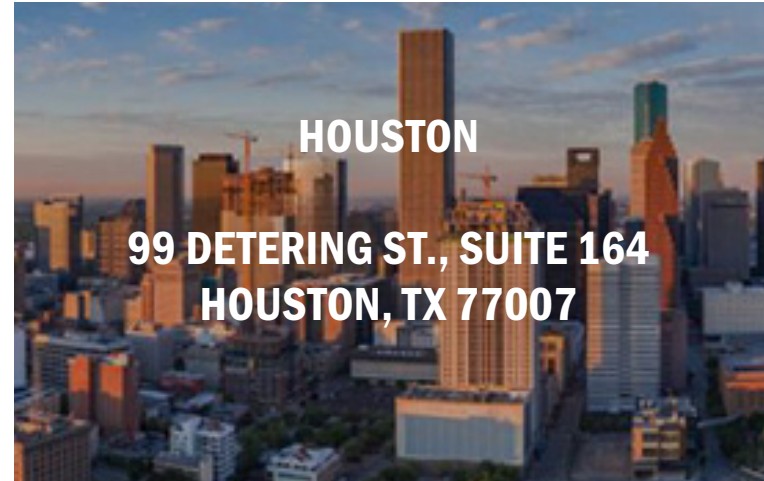
Design - Build - Finance

DEVELOPMENT TEAM MEMBERS

Lead Developer – Stonehenge Gilbane LLC
 Project Architect – Huitt-Zollars, Inc.
 General Contractor – Gilbane



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DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

June 18, 2025 – July 24, 2025

The following table provides an overview of Development Services Department activities from June 18, 2025, through July 24, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
19925 Morris Avenue (LC/ SH6 district)	Shopping Centers	Located at the intersection of Hwy 6 and Pine Ln. The Applicant is proposing 2 retail buildings (8,400SF. + 11,200 SF.) with one shared driveway.
Masters Road (PID: 228259) (HMU district)	Subdivide and Build	Located adjacent to Tiny Toonz Academy on the south side. Proposing expansion of Tiny Toonz Day care and creating residential lots on the remaining acreage.
18218 Highway 6 (LC/ SH6 district/ SUP)	Redeemer Church – New Building Addition	Expansion to include 7,000 sf of classroom and education space, 7,500 sf of gym, and a 13,000 sf 2nd floor shell space.
5045 Meridiana Parkway (Meridiana PUD)	Retail Center	Located at the intersection of Meridiana Parkway and Pursley Boulevard. Proposed construction of a 10,000 sq.ft. retail building.
FM 1128 & Belcher Road (O-SFR district)	738-Acre Development Subdivision (Belcher Tract)	Large mixed-use development with different types of residential options.
South Inspiration Way (Meridiana PUD)	Community Swimming Pool (Olympic Size used for events)	8 lane pool for community use.
Oilfield Road & Phillips Drive (O-SFR district)	Sudivision – 114 Acre Tract	Applicant would like to create 50', 60' and 70' lots. The applicant requested a workshop with City Council.

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
19931 Morris Avenue, Suite A	6/18/2025	Billy Dano's Donut
17221 Highway 6, Suite 106	6/27/2025	Great American Cookies/ Marble Slab Creamery
22303 Highway 6	7/14/2025	DD Automotive LLC (Previously Reliable Car Company)



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

COMMERCIAL CONSTRUCTION APPROVALS

LOCATION	DATE ISSUED	DESCRIPTION
19706 Highway 6	7/2/2025	McDonald's • 3,815 Sq. Ft. Building • Civil & Building Plans Approved • Building Permit Approved • Ready to commence work
17110 Highway 6 (South of HEB)	7/21/2025	Retail Shell Building with future lease spaces • 5,100 Sq. Ft. Building • Civil Plans under review

OTHER UPDATES

- At July 21, 2025 City Council meeting Workshop, a proposed commercial development at the Northwest Corner of Kirby and Highway 6 was discussed. Presentation available at the following link: <https://manveltx.portal.civicclerk.com/event/540/files/attachment/6097>
- A Comprehensive Plan update workshop with PD&Z Commission will be held on Aug 11, 2025.
- There have been some changes in the agenda posting requirements due to recent legislative updates. This will result in some changes to plat submittal dates and zoning application submittal dates.

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6



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

MISSION STATEMENT:

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

MINUTES 7/21/2025

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 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 4 Garrett Knox

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Jose Abraham, Director of Development
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Presentation on proposed commercial development at the NW corner of Kirby and Highway 6.

*This item followed the budget presentations.

Presentation Summary:

Representatives from BCS presented a proposed commercial and mixed-use retail development located at the northwest corner of Kirby Drive and Highway 6, just west of the Manvel Town Center. The 47-acre site is currently located within the City's ETJ and is being considered for annexation into City limits.

July 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

The developers outlined:

- Strong interest from national retailers and regional anchors, including names like Home Depot, Chick-fil-A, In-N-Out Burger, Kelsey-Seybold, Portillo's, and potentially Cinemark.
- A regional approach to drainage and detention in partnership with Beazer Homes to maximize developable land and reduce infrastructure costs.
- Their intent to fund public infrastructure improvements (e.g., sanitary sewer, water, and road extensions) that would also support surrounding areas.
- A request for potential annexation into the City, as well as consideration for entering into development and financing agreements such as a PUD or 380 agreement.
- A commitment to a public-private partnership model where reimbursement to the developer would be based on actual performance (i.e., generated sales and property tax revenue).

Council Direction:

Councilmembers expressed general support for continued collaboration, noting:

- Interest in annexation and formalizing land use expectations through tools like a PUD.
- Caution around incentives, emphasizing the need for a mutually beneficial arrangement that prioritizes long-term value to the City.
- The need for realistic expectations regarding anchor tenants, with a request for clarity on which businesses are actively engaged versus illustrative.
- Strong interest in bringing high-quality amenities, including entertainment options like a movie theater, to Manvel.

Next Steps:

Staff and the development team will:

- Continue conversations on annexation, utility service, and potential public-private partnerships.
- Begin coordinating timelines and outlining a proposed path forward for agreements and infrastructure planning.

Budget Presentation - Personnel Department.

Chad Dumont provided the presentation.

The Personnel Department is asking for HRIS System for \$22,000 per year for 3 years.

The IT Department is asking for Remote Management and Monitoring Suite at \$32,250 for first year with implementation, then \$25,200 yearly.

Budget Presentation - Finance Department.

Rosa Donaire, Finance Director, provided the presentation.

The Finance Department is asking for the following in the 25/26 Budget:

- Fixed Asset module at \$5,000 for the first year, then \$600 recurring
- Mail folding machine at \$4,000
- Staff accountant at \$70,000 plus benefits
- Grant Coordinator at \$52,000 plus benefits

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:19 p.m. Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 4 Garrett Knox

Absent: None

July 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Jose Abraham, Director of Development
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director

Invocation

Inspirational Reading - Council Member Sarmiento

Pledge

Presentations

Staff Tenure Recognition;
Dan Johnson - 5 Years
Brianna Bobb - 5 Years

Staff Presentations

Animal Control update by Director of Public Safety

Keith Traylor, Director of Public Safety provided an update on the internal investigation into the May 2025 death of a French bulldog in the City's animal shelter. The presentation acknowledged procedural failures, outlined corrective actions taken, and reaffirmed the City's commitment to transparency and improved animal care practices. An executive session will be scheduled at a future meeting to review the final investigation findings with Council.

Phase 3 Road Project Update by Director of Public Works.

Council received an update from staff on preliminary plans and cost estimates for Phase Three of the City's road improvement initiative, which focuses on sidewalks, traffic signals, drainage, and street extensions. The total projected cost for the proposed projects is approximately \$6.4 million, funded through the remaining balance of a previously approved \$10 million certificate of obligation.

Staff reviewed each proposed project, including sidewalk installations, traffic signal upgrades, and potential road connections. Council discussed priorities, grant eligibility, safety concerns, and alignment with school zones and future development. Several councilmembers expressed a desire to focus funds on infrastructure that directly benefits residents and pedestrian safety, while deferring or reevaluating commercial and street extension projects.

Consensus was reached to proceed with the sidewalk and traffic improvement projects as currently outlined and to gather additional data on two potential sidewalk additions (Rodeo Palms gaps and McCoy Road). Council requested staff return with revised priorities and options for repurposing funds initially set aside for lower-priority or postponed street extensions.

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Senior Planner, provided the presentation. This is a request to rezone a 0.5-acre tract at 19200 Morris Avenue from Light Commercial with SH6 Overlay to the same zoning with a Specific Use Permit (SUP) to allow the development of a general family practice and outpatient diagnostic clinic. The proposed clinic will offer preventive care and general medical services and operate primarily on weekdays.

Key considerations included required site improvements such as platting, drainage planning, and public access easement dedication. TxDOT has approved driveway access, and drainage capacity must be confirmed with the adjacent RV park. Staff recommended approval with 13 conditions, including compliance with drainage requirements, revised site and access plans, and adherence to ADA and emergency access standards.

July 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

One condition regarding a landscape buffer was flagged for potential removal, as the adjacent property is a commercial-use RV park, not residential. Planning, Development & Zoning Commission recommended conditional approval (5-0 vote). Staff confirmed that the site is constrained in size and supports removing the landscape buffer condition if Council agrees. The applicant was present for further input.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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 7:53 pm

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 7:53 pm

Public Comments: "Comment Card" Required

None

City Manager Update

City Manager Dan Johnson shared that staff held monthly meetings last week with Alvin ISD, Manvel Town Center, and Meridiana, and met with TxDOT earlier this week. A meeting with Hillwood is scheduled for later in the week. He also recognized the City's Emergency Management Coordinator, Jamie, for her outstanding efforts in organizing essential training and being a strong addition to the team.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 6 East for Brazoria County Municipal Utility District 57, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection and Paving to serve Meridiana Section 26B for Brazoria County Municipal Utility District 57 and City of Manvel, Texas to begin the Two-Year Maintenance Period.
4. Final acceptance of infrastructure improvements for "Lake D, Phase 4" to serve Pomona for Brazoria County Municipal Utility District 39, Brazoria County, Texas" and release the associated maintenance bond.

July 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Councilmember Rossi Knox made the motion to approve the Consent Agenda. Councilmember Bonner seconded the motion.

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 4 Garrett Knox
No: None
Absent: City Councilmember Place 5 Crystal Sarmiento
Abstained: None

Items Removed from Consent Agenda

None

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-23; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND LOCATED AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SAID TRACT BEING SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, (GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH), FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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. (Forwarded with favorable recommendation by PD&Z with a 5/0 vote).

Representatives from Manvel Medical presented their proposal to establish a new family medical clinic and outpatient diagnostic center at 19200 Morris Avenue. The clinic will offer comprehensive in-house services including preventive care, physicals, diagnostics (ultrasound, allergy testing, etc.), and chronic disease management. The goal is to reduce the need for residents to travel outside of Manvel for routine healthcare.

The group has experience operating multiple locations across Texas and highlighted their commitment to quality, same-day/next-day appointments, and potentially operating seven days a week. The site design prioritizes an efficient, modern facility with on-site equipment and bilingual staff. They expect to start with five employees, including a medical doctor and a nurse practitioner.

Council discussion included drainage concerns, sidewalk installation, staffing plans, and community involvement. The applicant committed to revising the site plan to include sidewalks and continues to work on a drainage solution, potentially involving underground detention. Council praised the design and intent, and two amendments were discussed: removal of a landscaping condition due to site constraints and replacement of Exhibit B with an updated site plan.

July 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mayor Davis made the motion to amend the ordinance to remove condition number 7. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor Davis made the motion to amend to replace Exhibit B with the most up to date exhibit. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

Mayor Davis made the motion to approve with conditions as amended. Councilmember Rossi Knox seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve Resolution 2025-R-23;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, AMENDING THE CITY COUNCIL RULES OF PROCEDURE TO PROVIDE A WRITTEN PROCEDURE FOR THE APPOINTMENT OF THE MAYOR PRO TEM; PROVIDING THAT ALL OTHER RESOLUTIONS INCONSISTENT OR IN CONFLICT HERewith ARE HEREBY REPEALED.

*The executive session took place before Regular Agenda Item 2.

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

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

3. Discussion on the Facility Naming Recommendations as submitted by the Facility Naming Committee.

July 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Mary Ann Atkinson with the Facility Naming Committee provided the overview.

4. Consideration and possible action to approve Resolution 2025-R-24;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “B”, “C.L. MCDANIEL BUILDING”; AND PROVIDING FOR AN EFFECTIVE DATE.
5. Consideration and possible action to approve Resolution 2025-R-25;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE POND AT THE PROPERTY DESCRIBED IN EXHIBIT “B”, “GUARDIAN’S REFLECTION POND”; AND PROVIDING FOR AN EFFECTIVE DATE.
6. Consideration and possible action to approve Resolution 2025-R-26;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, OFFICIALLY NAMING THE PROPERTY DESCRIBED IN EXHIBIT “B”, “JUDGE MICHAEL CULLING MUNICIPAL COURT”; AND PROVIDING FOR AN EFFECTIVE DATE.

Councilmember Sarmiento made the motion to approve Regular Agenda Items 4, 5, and 6.
Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox
No: None
Absent: None
Abstained: None

Executive Session

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

- *Legal issues regarding the construction of the Manvel Public Works Facility.*

The City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.074, "Personnel Matters" to discuss the following:

- *Deliberate appointment of Alternate Judge of the Municipal Court.*

Mayor Davis convened the meeting for the Executive Sessions at 8:24 p.m.

Mayor Davis reconvened the meeting out of the Executive Sessions at 9:39 p.m.

There was no action taken during the Executive Session.

Regular Agenda

7. Consideration and possible action regarding appointment of Alternate Municipal Court Judge.

Mayor Davis made the motion to appoint Patton Ritter and James Tiddle. 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 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox
No: None

July 21, 2025 MANVEL CITY COUNCIL MEETING MINUTES

Absent: None
Abstained: None

8. Discussion on FY 2025-2026 Budget.

Council held a final discussion on the FY 2025–2026 budget ahead of the City Manager’s formal presentation on August 1. The conversation focused on refining priorities, understanding the financial impact of various tax rate scenarios, and preparing to make strategic decisions with limited resources. Council emphasized the importance of transparency, clear breakdowns of potential revenue and associated tradeoffs, and the need to prioritize equipment and tools to support city operations. There was also discussion on leveraging fund balance for one-time expenses and reviewing what past requests were fulfilled to guide current decisions. No action was taken.

Mayor and Council Comments

Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 10:21 p.m. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 4 Garrett Knox

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: July 21, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 0.547 acre tract of land, located at 19200 Morris Ave, Manvel, TX (PID: 499589), from Light Commercial District / State Highway 6 Overlay District (LC/SH6) to Light Commercial / State Highway 6 Overlay District With Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)."

BACKGROUND:

- The subject site is a 0.547-acre vacant tract located on the south side of State Highway 6, abutting the carwash under construction on the east side and the Twin Lakes RV Park. It is currently zoned Light Commercial State Highway 6 Overlay District.
- The applicant, Raymond W. Stone with Manvel Medical Clinic, representing property owner Charles Huang, is requesting a Specific Use Permit (SUP) to allow the development of a general family practice and outpatient diagnostic clinic. The proposed clinic will provide services such as general family medicine, preventive care and wellness visits, chronic disease management, diagnostic ultrasound imaging, and patient stabilization. According to the applicant, the facility will operate Monday through Friday from 8:00 AM to 6:00 PM, with possible weekend hours based on demand.
- The applicant has submitted concept plans that will need revisions to comply with city standards. TxDOT has approved a driveway connection to State Highway 6, but the site plan does not include a required Public Access Easement or the sidewalk extension along the highway. The current drainage pattern directs runoff to State Highway 6 and to the adjacent RV park. TxDOT has approved this drainage approach; however, confirmation of capacity or drainage agreements with the RV park has not been provided. The property must be platted, and all infrastructure requirements including access, drainage, sidewalk, and easements must be addressed and approved by the City through the development process.
- The Notice of Public Hearing was published in the newspaper of general circulation and 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 any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends approval of the requested SUP with the conditions listed in the Final Report.

PD&Z PUBLIC HEARING (July 14, 2025): There were no public comments made on the proposed project. The applicant made a presentation and provided details about the proposed use and answered the Commission's questions regarding drainage, operation, and services to be provided.

PD&Z RECOMMENDATION: The PD&Z Commission is recommending approval of the requested SUP with conditions listed in the Final Report with a vote of five (5) “Yeas” to zero (0) “Nays” at their July 14, 2025, meeting.

ATTACHMENTS: Final Report and Proposed Ordinance No. 2025-O-23

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER

Ellie Roohbakhsh,
Senior Planner



FINANCE DIRECTOR APPROVAL __NA__

CITY MANAGER APPROVAL __YES__

At the first reading, the Ordinance was amended to update the site plan exhibit and remove a condition pertaining to landscape buffer.



FINAL REPORT TO CITYCOUNCIL

Specific Use Permit

Agenda of:	July 21, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, LC/SH-6 to LC/SH-6-SUP	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by Consideration and Possible Action to Approve Ordinance No. 2025-O-23		
<u>SUMMARY</u> The applicant, Raymond W. Stone, on behalf of the property owner Charles Huang, is requesting a zoning classification change for an approximate 0.547-acre tract of land located at 19200 Morris Avenue/Highway 6 (PID: 499589), along the southern side of Morris Avenue/Highway 6, abutting the under-construction Carwash to the east and Twin Lakes RV Park to the south. The applicant intends to develop the subject site into a Medical Clinic. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed Medical Clinic is classified as NAICS use 621111 “Offices of Physicians (Except Mental Health Specialists)”, which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in April 2025, to discuss the proposed project. <i>Staff Recommendation:</i> Approval with conditions <i>PD&Z Recommendation:</i> Approval with conditions			

EXHIBITS

Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, Proposed Site Plan, Proposed Drainage Plan, Proposed Utility Plan, Proposed Elevations, Proposed Landscaping Plan, Proposed Floor Plan, Public Hearing Notice, and Site Photos.

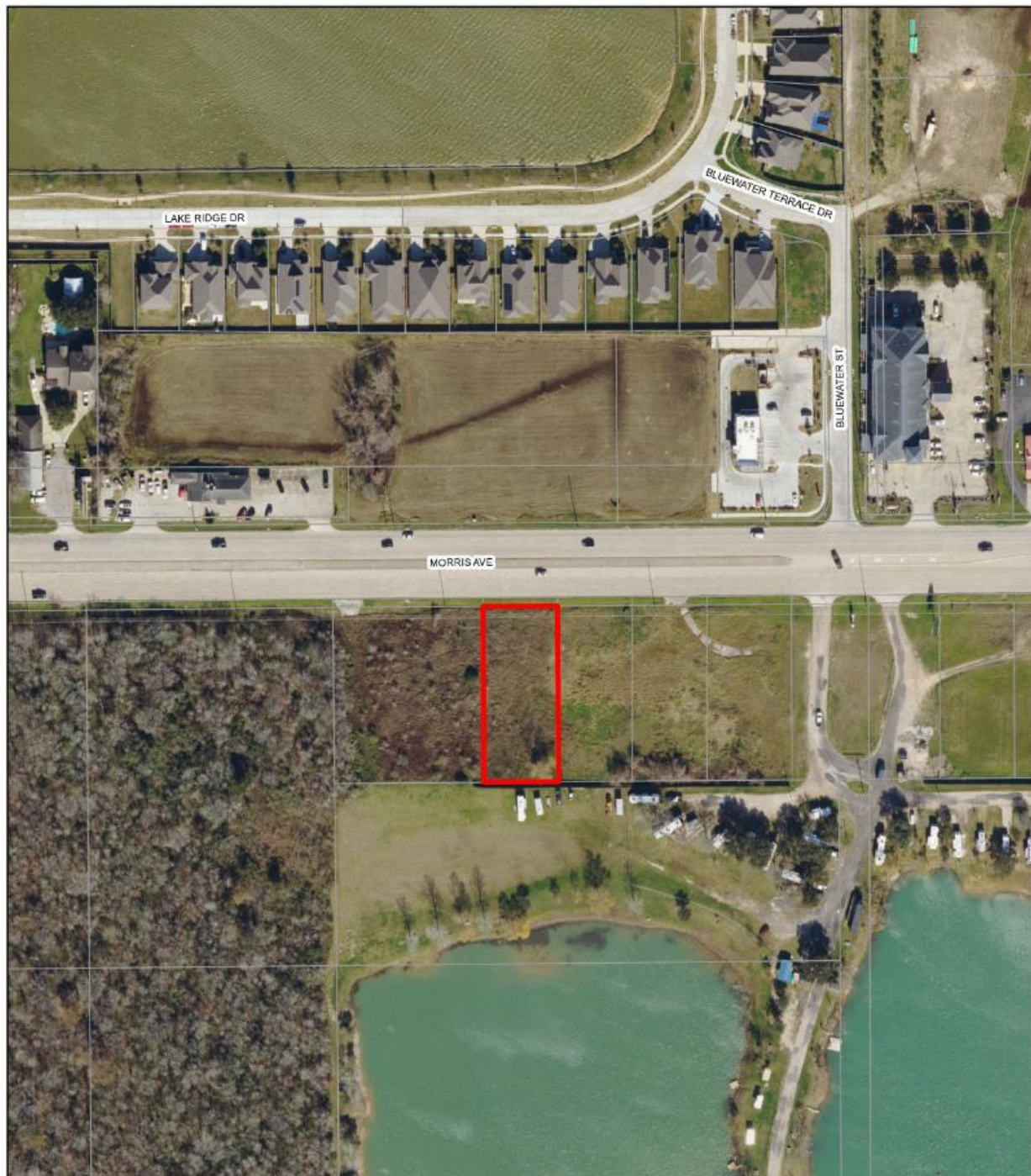
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) South: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) East: Light Commercial District /State Highway 6 Overlay District Specific Use Permit (LC/SH6/SUP) – (Carwash) West: Light Commercial District /State Highway 6 Overlay District (LC/SH-6)
Surrounding Land Use	North: Commercial (Starbucks and AutoZone) South: Twin Lakes RV Park East: Carwash (Under Construction) West: Vacant/Undeveloped



AERIAL VICINITY MAP



19200 Highway 6 (PID 499589)

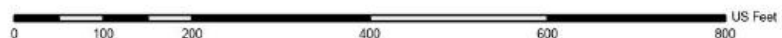


This map is provided for informational purposes only and is not intended to be used as a legal document. The City of Manvel will not be responsible for any errors or omissions in this map.

- PID: 499589
- City of Manvel ETJ
- Parcels
- City of Manvel City Limits

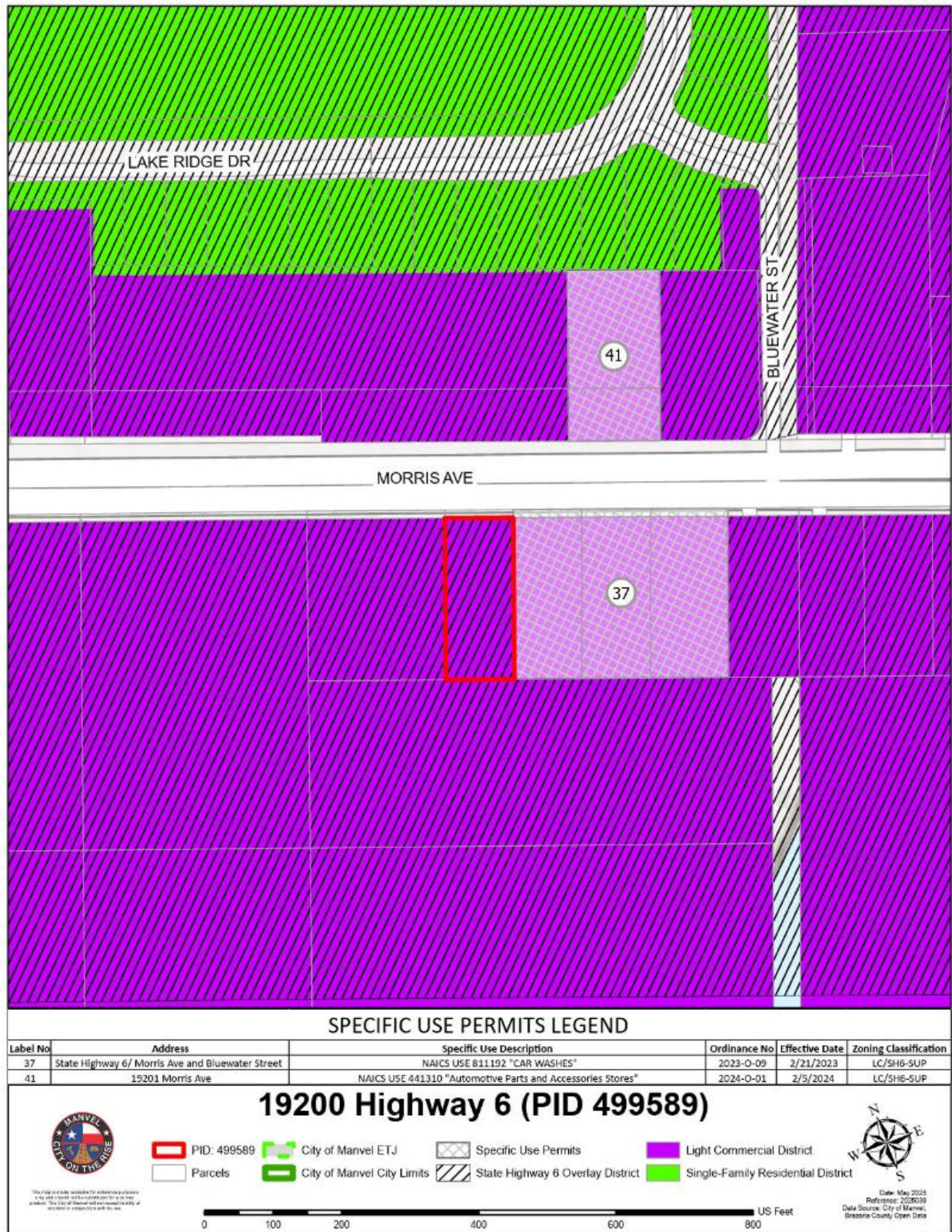


Date: May 2025
Reference: 2020039
Data Source: City of Manvel,
Brazoria County Open Data





ZONING VICINITY MAP





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.*”

PROJECT DETAILS

The subject site is a 0.547-acre vacant tract located along the southern side of the State Highway 6 (SH6), abutting the under-construction Carwash to the east and Twin Lakes RV Park to the south. It is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The applicant intends to develop the subject site for a Medical Clinic. The proposed Medical Clinic is classified as NAICS use 621111 “Offices of Physicians (Except Mental Health Specialists)”, which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The applicant met with staff for a pre-development meeting in April 2025, to discuss the proposed project. The proposed facility will offer services such as general family medicine, preventive care, wellness visits, chronic disease management, diagnostic ultrasound imaging, and patient stabilization. Hours of operation are proposed to be Monday through Friday from 8:00 AM to 6:00 PM, with potential weekend hours depending on patient demand. As part of the SUP application, the applicant has provided concept plans for the proposed development. The submitted plans (attached as exhibits) require revisions to ensure conformance with the City of Manvel’s site development standards. Please note that a detailed review of site and building construction plans shall take place as part of the platting and permitting process.

The subject site currently does not have direct driveway access from Morris Avenue/Highway 6. However, the applicant has submitted documentation confirming that TxDOT has approved a permit to construct a driveway within the Highway 6 right-of-way for the proposed project. Per the City’s ordinance for properties within the SH6 zoning district, the development must dedicate a Public Access Easement (PAE) to allow reciprocal access between adjacent parcels. The proposed site plan does not include this easement. Additionally, the applicant must extend the existing sidewalk along SH6, as required by Section 62-113. *Sidewalks*, of the City’s Subdivision Ordinance. The submitted site plan does not show a detention pond on the property. In its existing condition, the northern portion of the site drains toward Morris Avenue/Highway 6, while the southern portion drains into an adjacent RV park. The applicant proposes to maintain this existing drainage pattern (refer to



attached exhibits). According to documentation from TxDOT, the Hydraulic Division approved the proposed plan without requiring detention—provided there are no issues with draining the southern half of the site into the RV park. If drainage concerns arise, a revised drainage plan will be required and must be reviewed by TxDOT. To date, the applicant has not submitted documentation confirming drainage capacity or agreements with the RV park.

The subject site must be platted, and all infrastructure requirements—including vehicular access, the PAE, drainage approval, and sidewalk construction—must be addressed as part of the development process.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50. (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day.
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
- c. All doors shall remain unlocked and accessible during normal business hours.

Please note that the proposed use meets the predetermined conditions applicable to medical clinics.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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 SUP is supported by the *City of Manvel's 2015 Comprehensive Plan*, which emphasizes preserving the city's rural character and small-town values while managing growth. This request aligns with several key vision statements, including:
 - “Benefiting from our strategic location by encouraging well-planned quality retail, commercial, and residential development that reflects and enhances our small-town quality of life.”
 - “Promoting a strong and diverse economic base that supports efficient high-quality public infrastructure, municipal services, education, and collaborative governance.”

The subject site being located in close proximity to Highway 6, makes it an appropriate location for the proposed use and suggests general alignment with the Comprehensive plan goals. Additionally, the proposed development will result in improvement of infrastructure in the area. Together, these actions will contribute to Manvel’s long-term vision of balanced growth, economic vitality, and enhanced quality of life.

2. Compatibility with the character of the neighborhood: The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for medical and commercial uses. The proposed Medical Clinic is compatible with nearby retail and service-oriented businesses and aligns with the existing commercial corridor. However, since the subject site abuts the RV Park on the south side, site design, screening, and buffering should be carefully considered.



3. *The suitability of the property for the uses permitted by right:* The subject site is zoned Light Commercial (LC), which allows a variety of commercial uses, including office space, retail, and dining establishments. Given the commercial nature of the Highway 6 corridor, the area is suitable for service-based uses such as Medical Clinics. The 0.547-acre vacant tract is well-positioned for this type of development, offering adequate size, high visibility, and convenient access along a major roadway.
4. *Detrimental impact on nearby property:* The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor. However, proper buffering, lighting, and landscaping must be considered to minimize noise, visual, and operational impacts on the adjacent RV Park.
5. *Traffic and Parking issues:* The proposed clinic is anticipated to generate moderate traffic primarily associated with staff and patient visits. Located along Morris Avenue/Highway 6, a Major Thoroughfare, the development must ensure safe and efficient ingress and egress. Access is planned directly from Morris Avenue/Highway 6, and PAE shall be provided in accordance with the City's ordinance to allow reciprocal access between adjacent parcels. On-site parking shall be provided in compliance with zoning requirements, ensuring sufficient spaces for patients, staff, and emergency vehicles. Due to the site's location near other commercial developments and the nature of the clinic's operations, no significant traffic congestion or parking deficiencies are expected.
6. *Harm to the value of nearby properties:* The surrounding properties are zoned LC/SH6 or consist of vacant land. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC/SH6 zoning in the area supports the appropriateness of the use.
7. *Impedance to orderly development surrounding vacant property:* Surrounding properties are zoned LC/SH-6, indicating that the proposed use will not impede the orderly development of nearby vacant land.
8. *Utility Provisions:* The proposed use is not anticipated to significantly impact utility provisions. However, regarding drainage, the applicant must provide documentation or an agreement confirming that the adjacent RV Park has sufficient capacity to accommodate drainage from the southern portion of the subject site. If such documentation is not provided, submitted site plan shall be amended and revised drainage plan shall be submitted to TxDOT for review and approval. Regardless of TxDOT's requirements, a drainage plan approved by the applicable drainage district and the City must be submitted as part of the platting and permitting process.
9. *Safe site development and layout:* The subject site layout must ensure safe and efficient internal circulation, including adequate access for emergency vehicles, compliance with ADA requirements, and provisions for pedestrian connectivity. The Medical Clinic must also be designed and constructed in accordance with applicable building and fire codes to ensure the safety of staff and patients.



10. **Lighting:** Site lighting should be designed to enhance safety while minimizing disturbance to adjacent properties. All exterior lighting must comply with city regulations, utilizing shielded and directional fixtures to prevent light pollution affecting neighboring areas.
11. **Landscaping and screening:** The proposed development should comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. Street frontage landscaping along Morris Avenue/Highway 6 should include trees and shrubs per Overlay District requirements. Perimeter landscaping should screen parking areas, and the existing wooden fence separates the site from the RV Park. All landscaping should meet tree planting, screening, and irrigation standards to enhance site aesthetics and compliance.
12. **Other appropriate conditions and safeguards in the interest of health, safety or welfare:** The proposed use should comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare. Adequate parking and lighting should be provided to enhance safety for visitors and employees. Noise mitigation measures should be implemented to minimize potential disturbances to nearby RV Park. Additionally, landscaping and buffering along the southern boundary should provide a visual and noise barrier between the facility and adjacent RV Park. The site layout should prioritize efficient traffic circulation, ensure clear emergency access routes along with providing PAE to allow reciprocal access between the subject site and adjacent parcels. Any additional conditions required by city ordinances should be incorporated to further enhance public safety and operational efficiency.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621111 “Offices of Physicians (Except Mental Health Specialists)” with the following conditions:

1. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours;
4. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Manvel Medical Clinic;
5. A recorded copy of a document or agreement confirming that the RV Park has sufficient capacity to accommodate drainage from the southern portion of the subject site, shall be provided prior to plat approval and referenced on the plat. If such documentation is not provided, submitted site plan shall be amended and revised drainage plan shall be submitted to TxDOT for review and approval. Regardless of TxDOT's requirements, a drainage plan approved by the applicable drainage district and the City must be submitted as part of the platting and permitting process;
6. The site development shall follow the attached site plan. However, a revised site plan, subsequent plat, and drainage plans—reflecting any necessary changes related to the Public Access Easement (PAE) and drainage to comply with all applicable City of Manvel codes and ordinances—shall be submitted as part of the construction plan and building permit review process.
7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with one (1) evergreen tree planted every 30 feet along the property line abutting the RV Park;



8. If there is no existing fence along the rear property line, a minimum 6-foot-tall wooden fence shall be installed in accordance with Section 77-43, *Fences*, of the City of Manvel Code of Ordinances;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
11. No Outdoor lighting shall be greater than 25-feet in height;
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy;
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

PD&Z DISCUSSION AND RECOMMENDATION

At the July 14, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The applicant made a presentation detailing their services and no members of the public spoke in support or opposition. The Commission generally discussed their concerns and questions related to drainage. Staff clarified that the proposed site layout may need revision to meet drainage and other site development standards.

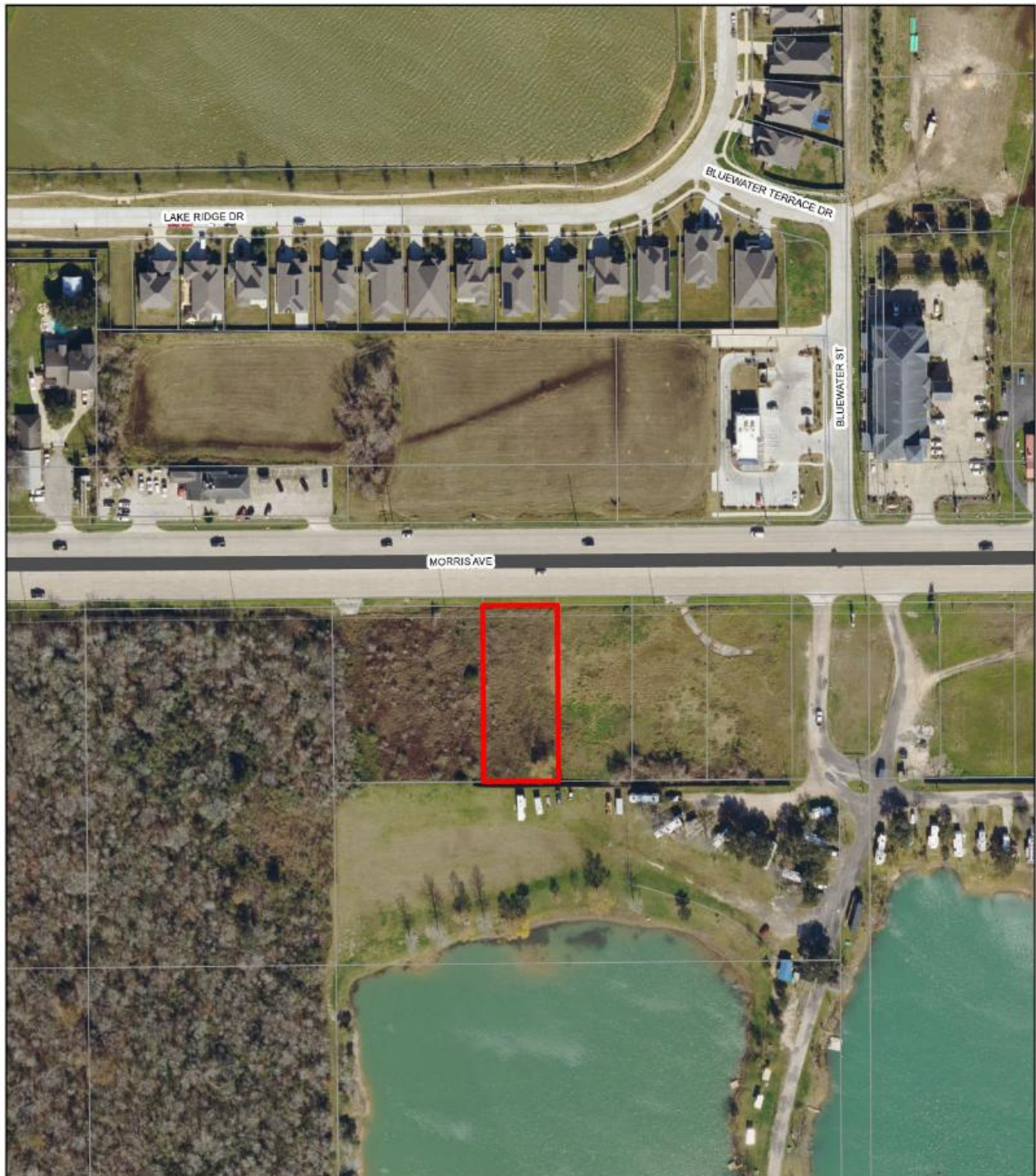
The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of five (5) "Yeas" to zero (0) "Nays." Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-23

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, staff has received one informational inquiry and is not aware of any opposition to the request.



MAJOR THOROUGHFARE PLAN MAP



19200 Highway 6 (PID 499589)



This map is made available for reference purposes only and should not be used for any other purpose. The City of Manvel will not be liable for any error or omission in this map.



PID: 499589



Parcels



City of Manvel ETJ



City of Manvel City Limits



Major Thoroughfare (120' ROW)



0 100 200 400 600 800 US Feet

Date: May 2025
Reference: 2025039
Data Source: City of Manvel,
Brazoria County Open Data



APPLICATION



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

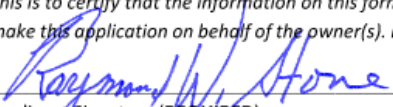
PROJECT INFORMATION

Project Name: Manvel Medical Clinic
Project Location/Address: 19200 Highway 6, Manvel, Tx. 77578
Legal Description: MANVEL LOT OL184D3A
Current Zoning: CG2 Proposed Land Use: MEDICAL CLINIC NAICS No.: 62
Parcel/Tax ID# (s): 499589 Total Acreage: 0.547

APPLICANT INFORMATION

Applicant Name: CHARLES HUANG
Company Name: Manvel Medical Clinic
Address: 9889 Bellaire Blvd. City: Houston State: Tx Zip: 77036
Phone #: (281) 904-2678 Email: csh1122@live.com

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 one year from the date submitted.

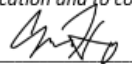
 04/11/25
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Charles Huang
Address: 9889 Bellaire Blvd. City: Houston State: Tx Zip: 77036
Phone #: (281) 904-2678 Email: csh1122@live.com

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.

 04/11/2025
Owner's Signature (REQUIRED) Date



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

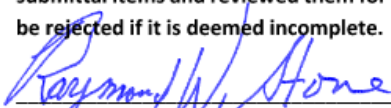
SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your 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 your project **before** submitting an 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)	X
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	X
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	X
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

04/11/25

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.

Charles Huang

Owner Name

9889 Bellaire Blvd. Houston, Tx. 77036

Owner Address

Houston, Tx. 77036

Owner City, State Zip

04/11/25

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Charles Huang, certify that I am the owner of the project property located at 19200 Highway 6, Manvel, Tx. 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 Raymond W. Stone with the company R.W. Stone, Engineer, PLLC (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at (281) 904-2678 if you have any questions.

Sincerely,

Owner Name Charles Huang

Owner Signature



REQUEST LETTER

To Whom It May Concern:

I am submitting this letter in support of our request for a **Special Use Permit** to develop and operate a **general family practice and outpatient diagnostic clinic** at 19200 Highway 6, located within the City of Manvel.

Our proposed facility will deliver **comprehensive outpatient services** with a focus on **continuity of care, chronic disease management, and preventive services**, helping to meet the growing healthcare needs of Manvel's rapidly expanding population.

Project Summary

Type of Facility: General family practice and outpatient diagnostic clinic

Total Building Size: Approximately [4990] sq. ft.

Lot Size: [0.55 Acre]

Services Offered:

- General family medicine
- Preventive care and wellness visits
- Chronic disease management
- Diagnostic ultrasound imaging

Operating Hours: Monday–Friday, 8:00 AM to 6:00 PM (optional weekend hours depending on demand)

Public Benefit

The proposed medical clinic will:

- **Increase access to routine and preventive care** within Manvel city limits
- **Reduce strain** on nearby urgent care centers and hospital emergency departments
- **Offer convenient, family-oriented services** to local residents
- **Create local employment opportunities** in both clinical and administrative roles
- **Contribute to the city's long-term growth and healthcare infrastructure**

This project has been carefully designed to **complement existing development patterns** in the area and is expected to be fully compatible with adjacent properties in terms of use,



REQUEST LETTER

scale, traffic volume, and visual appearance. We are committed to complying with **all city regulations**, including applicable design guidelines, site requirements, and landscape standards.

We respectfully request your favorable consideration of this Special Use Permit application. Should you have any questions or require additional documentation, I am available to provide any information needed.

Thank you for your time and support.

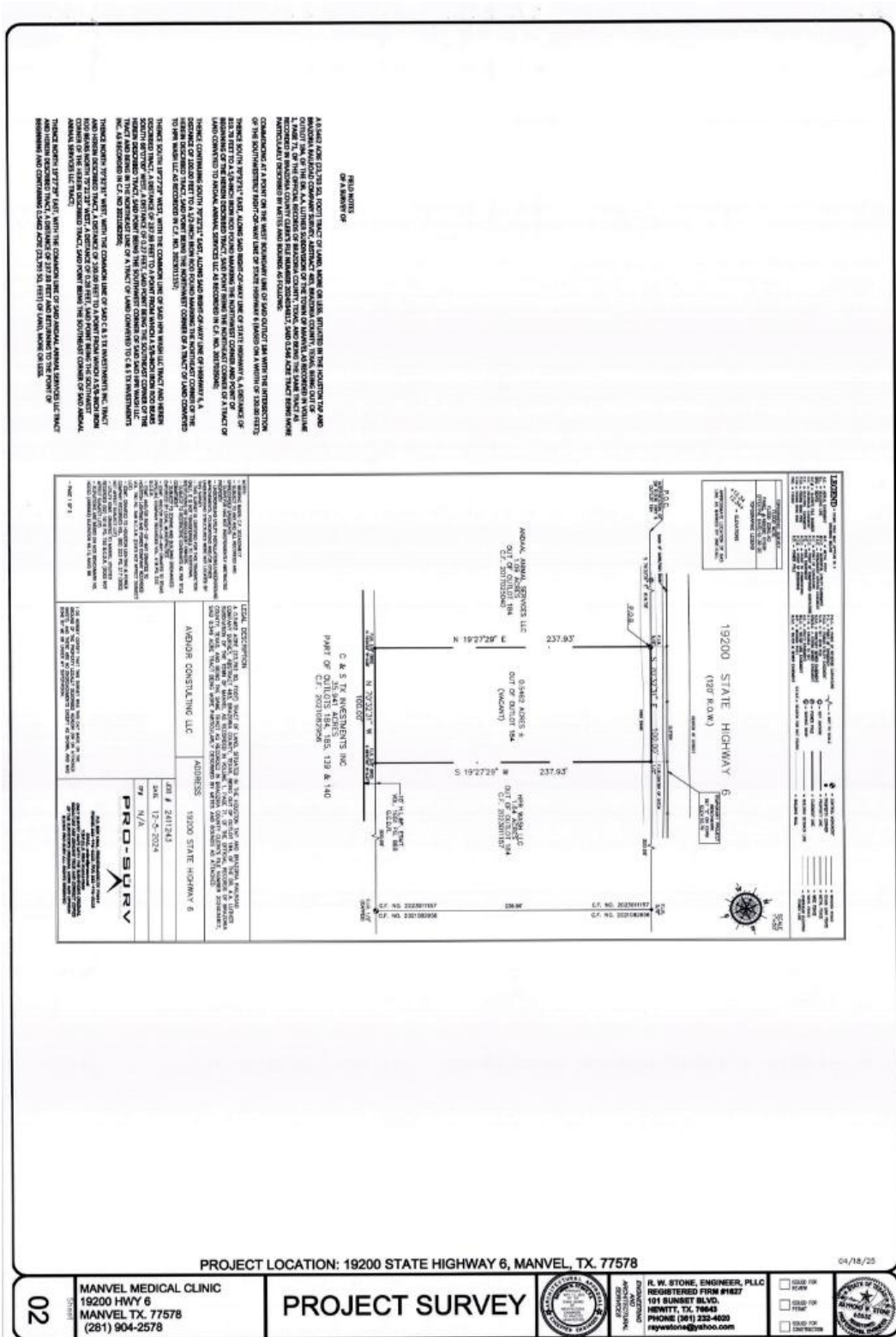
Sincerely,

/s/

Charles Huang

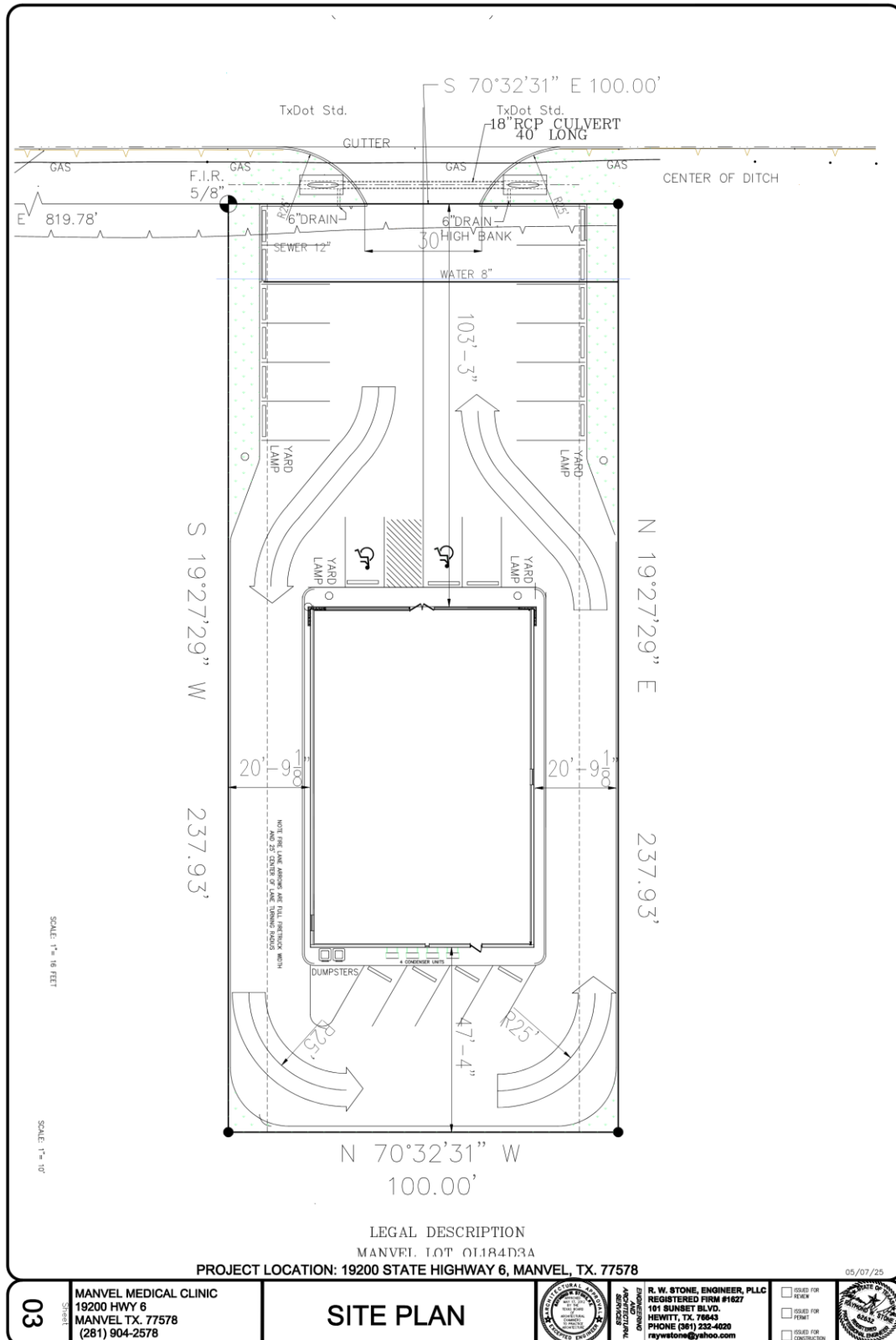


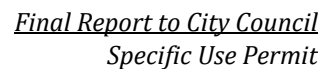
SURVEY





PROPOSED SITE PLAN





ABBREVIATIONS:

- SS - CONCRETE DRIVE
- ST - STORM MAIN
- W - WALK DRIVE
- HW - PIPE OF ASSUMED HEIGHT
- WM - MANHOLE
- FM - FIRE HYDRANT
- PL - PROPERTY LINE
- FL - FLOOD LINE
- FM - FLOOD MARK
- MC - MOUND
- ST - STORM MAIN
- HW - PIPE OF ASSUMED HEIGHT
- WM - MANHOLE
- FM - FIRE HYDRANT

KEY TO GRADE SYMBOLS

- ALL GRADES SHOWN AND PROPOSED GRADES SHOWN
- PROPOSED GRADE LINE

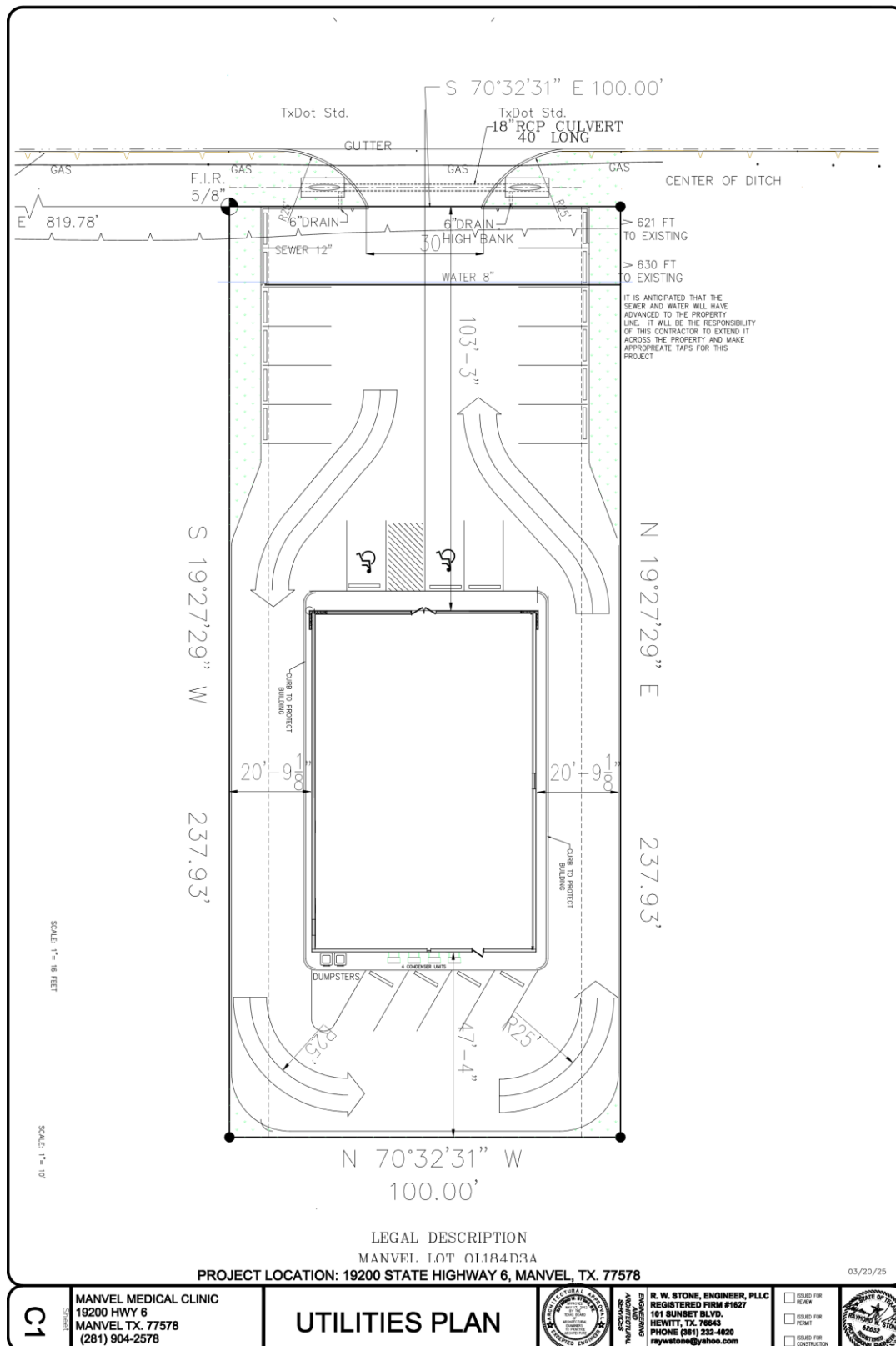
DRIVEWAY DETAIL

PROJECT LOCATION: 19200 STATE HIGHWAY 6, MANVEL, TX. 77578

R. W. STONE, ENGINEER, PLLC
 19101 HWY. 6, SUITE 200
 MANVEL, TX. 77578
 (281) 904-2578
 rstone@rstonepllc.com



PROPOSED UTILITY PLAN



C1

MANVEL MEDICAL CLINIC
19200 HWY 6
MANVEL, TX. 77578
(281) 904-2578

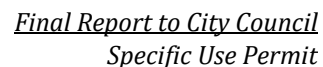
UTILITIES PLAN



R. W. STONE, ENGINEER, PLLC
REGISTERED FIRM #1627
161 SUNSET BLVD.
HEWITT, TX. 76643
PHONE (817) 232-4020
raywstone@yahoo.com

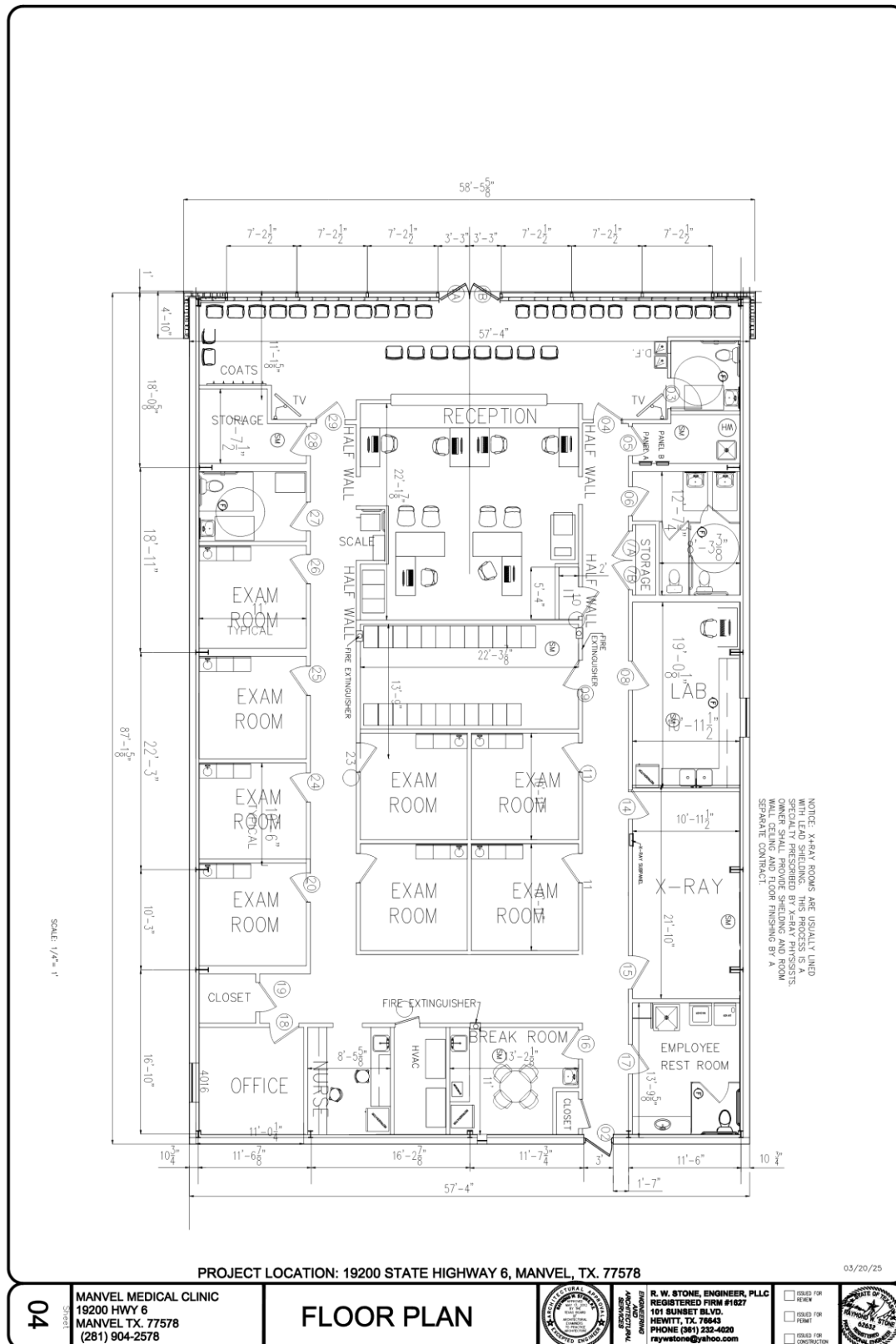
☐ ISSUED FOR REVIEW
☐ ISSUED FOR PERMIT
☐ ISSUED FOR CONSTRUCTION



[illegible]



PROPOSED FLOOR PLAN





PUBLIC HEARING NOTICE PUBLISHED ON 06/29/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JULY 14, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 21, 2025, 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 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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.



SITE PICTURES



View of the subject site from Morris Avenue/SH6, looking south.



View of adjacent property to the east, Carwash currently under construction.



SITE PICTURES



View of adjacent property to the west, vacant property.



View of the property to the northeast from Morris Avenue/SH6 (AutoZone)

ORDINANCE NO. 2025-O-23

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND LOCATED AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SAID TRACT BEING SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, (GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH), FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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, Raymond W. Stone with R.W. Stone, Engineer, PLLC (the "Applicant"), representing Charles Huang, (the "Owner") of a certain 0.547-acre tract of land located at 19200 Morris Avenue (SH 6), Manvel, Texas, filed an application for rezoning of a tract of land situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract 483, Brazoria County, Texas, being out of Outlot 184, of the DR. A.A. Luther Subdivision of the Town of Manvel as recorded in Volume 1, Page 71, of the Official Records of Brazoria County, Texas, and being the same tract as recorded in Brazoria County Clerk's File Number 2024034817, and being the same land described in

a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.547-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6); and

WHEREAS, the Applicant, has filed an application to change the zoning classification of the 0.547-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP) allowing the proposed use of the property for NAICS use 621111 “Offices of Physicians (Except Mental Health Specialists)” with a site layout as depicted on Exhibit “B”; 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 0.547-acre tract of land located at 19200 Morris Avenue (SH 6), Manvel, Texas, being situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract 483, Brazoria County, Texas, being out of Outlot 184, of the DR. A.A. Luther Subdivision of the Town of Manvel as recorded in Volume 1, Page 71, of the Official Records of Brazoria County, Texas, and being the same

tract as recorded in Brazoria County Clerk's File Number 2024034817, and being the same land described in a map and description of which is attached hereto as Exhibit "A", shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) to Light Commercial and State Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP)), for uses as permitted within such zoning classification, subject to the regulations, and conditions hereinafter set forth:

1. "Offices of Physicians (Except Mental Health Specialists)" – (NAICS 621111)

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 "C", attached hereto and incorporated herein as if set out in full. This proposed use of an "Offices of Physicians (Except Mental Health Specialists)" and approved site plan 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. If the Specific Use Permit

expires, the underlying zoning [Light Commercial and State Highway 6 Overlay District (LC-SH6)] shall apply.

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 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. 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 or 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

Certain 0.547-acre tract of land located at 19200 Morris Avenue (SH 6), Manvel, Texas, being situated in the Houston Tap and Brazoria Railroad Company Survey, Abstract 483, Brazoria County, Texas, being out of outlot 184, of the DR. A.A. Luther Subdivision of the Town of Manvel as recorded in Volume 1, Page 71, of the Official Records of Brazoria County, Texas, and being the same tract as recorded in Brazoria County Clerk's File Number 2024034817.

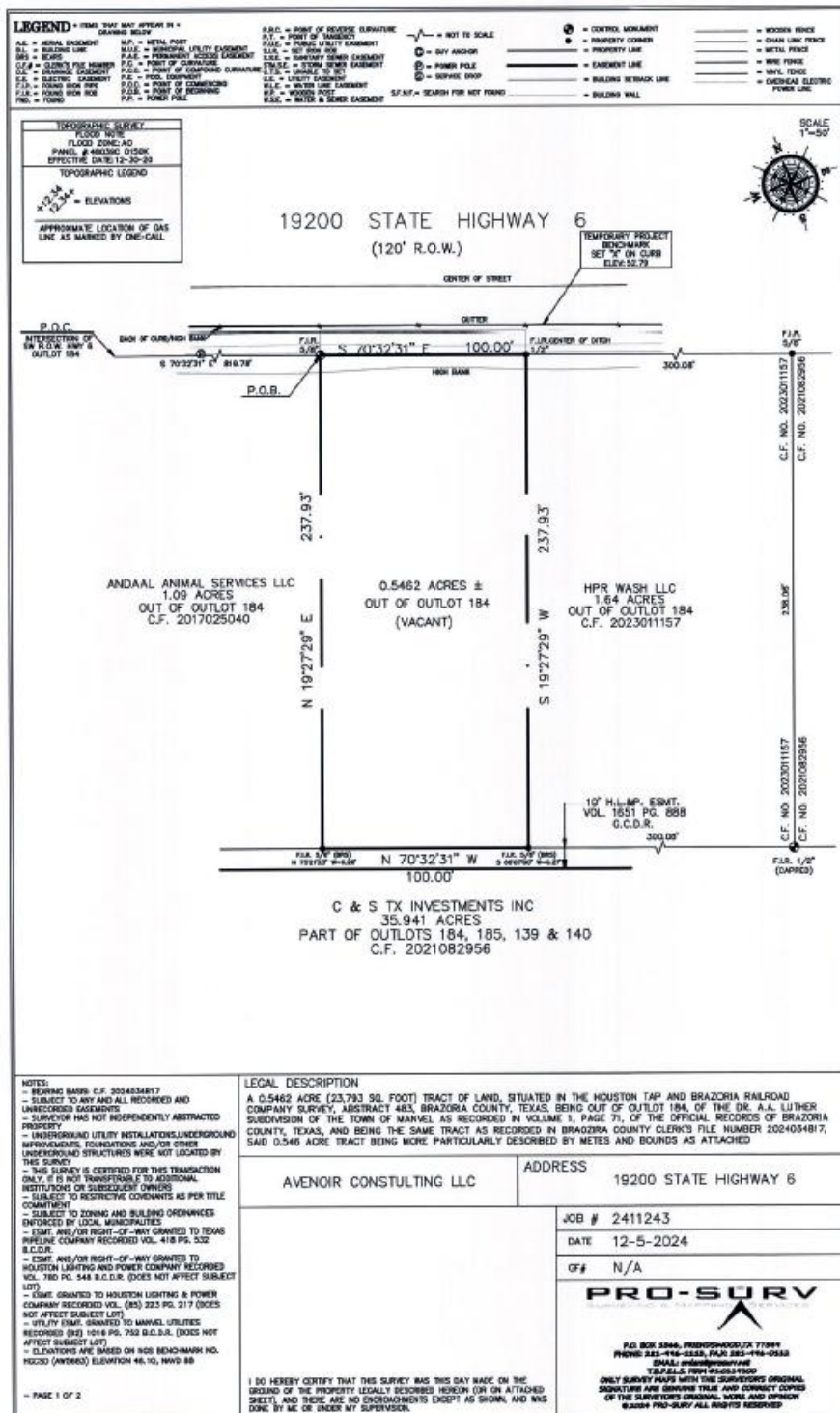


Exhibit A (Contd.)

**FIELD NOTES
OF A SURVEY OF**

A 0.5462 ACRE (23,793 SQ. FOOT) TRACT OF LAND, MORE OR LESS, SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, SAID 0.546 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST BOUNDARY LINE OF SAID OUTLOT 184 WITH THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 6 (BASED ON A WIDTH OF 120.00 FEET);

THENCE SOUTH 70°32'31" EAST, ALONG SAID RIGHT-OF-WAY LINE OF STATE HIGHWAY 6, A DISTANCE OF 819.78 FEET TO A 5/8-INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO ANDAAL ANIMAL SERVICES LLC AS RECORDED IN C.F. NO. 2017025040;

THENCE CONTINUING SOUTH 70°32'31" EAST, ALONG SAID RIGHT-OF-WAY LINE OF HIGHWAY 6, A DISTANCE OF 100.00 FEET TO A 1/2-INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO HPR WASH LLC AS RECORDED IN C.F. NO. 2023011157;

THENCE SOUTH 19°27'29" WEST, WITH THE COMMON LINE OF SAID HPR WASH LLC TRACT AND HEREIN DESCRIBED TRACT, A DISTANCE OF 237.93 FEET TO A POINT FROM WHICH A 5/8-INCH IRON ROD BEARS SOUTH 66°07'00" WEST, A DISTANCE OF 0.27 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID HPR WASH LLC TRACT AND BEING IN THE NORTHEAST LINE OF A TRACT OF LAND CONVEYED TO C & S TX INVESTMENTS INC. AS RECORDED IN C.F. NO 2021082956;

THENCE NORTH 70°32'31" WEST, WITH THE COMMON LINE OF SAID C & S TX INVESTMENTS INC. TRACT AND HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A POINT FROM WHICH A 5/8-INCH IRON ROD BEARS NORTH 75°21'23" WEST, A DISTANCE OF 0.28 FEET, SAID POINT BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID ANDAAL ANIMAL SERVICES LLC TRACT;

THENCE NORTH 19°27'29" EAST, WITH THE COMMON LINE OF SAID ANDAAL ANIMAL SERVICES LLC TRACT AND HEREIN DESCRIBED TRACT, A DISTANCE OF 237.93 FEET AND RETURNING TO THE POINT OF BEGINNING AND CONTAINING 0.5462 ACRE (23,793 SQ. FEET) OF LAND, MORE OR LESS.

Exhibit B

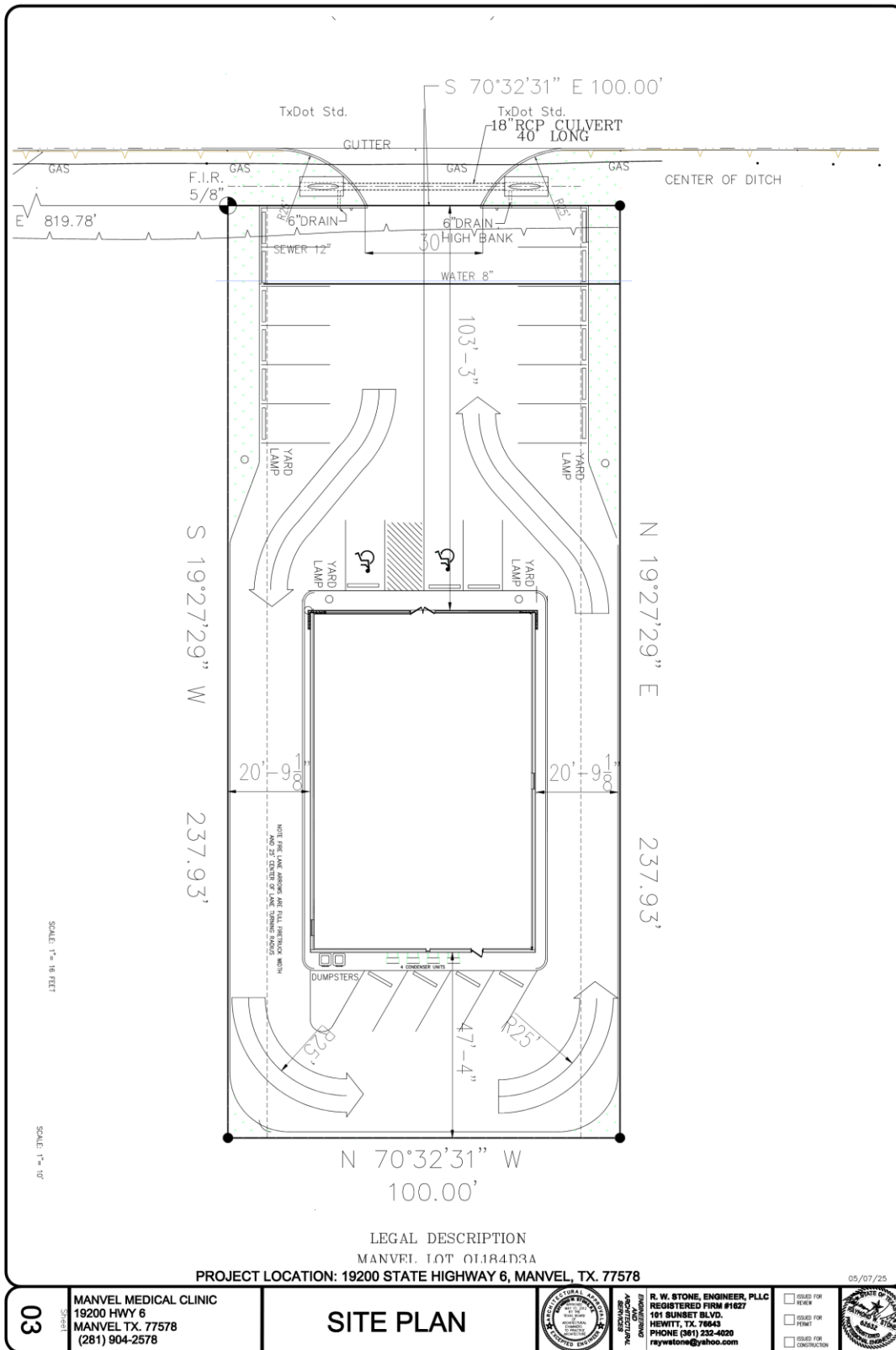


Exhibit C

Conditions of Approval:

1. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours;
4. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Manvel Medical Clinic;
5. A recorded copy of a document or agreement confirming that the RV Park has sufficient capacity to accommodate drainage from the southern portion of the subject site, shall be provided prior to plat approval and referenced on the plat. If such documentation is not provided, the submitted site plan shall be amended and revised drainage plan shall be submitted to TxDOT for review and approval. Regardless of TxDOT's requirements, a drainage plan approved by the applicable drainage district and the City must be submitted as part of the platting and permitting process;
6. The site development shall follow the attached site plan. However, a revised site plan, subsequent plat, and drainage plans—reflecting any necessary changes related to the Public Access Easement (PAE) and drainage to comply with all applicable City of Manvel codes and ordinances—shall be submitted as part of the construction plan and building permit review process.
7. If there is no existing fence along the rear property line, a minimum 6-foot-tall wooden fence shall be installed in accordance with Section 77-43, *Fences*, of the City of Manvel Code of Ordinances;
8. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
9. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
10. No Outdoor lighting shall be greater than 25-feet in height;
11. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy;
12. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Code.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: July 21, 2025

TOPIC: Acceptance of infrastructure improvements for Lake "I" to serve Valencia for Brazoria County Municipal Utility District 83, 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



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 4, 2025

TOPIC: Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 7 East for Brazoria County Municipal Utility District 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

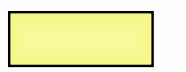
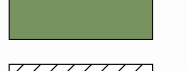
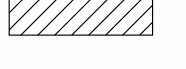
FUNDING ISSUES

- ☒ 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

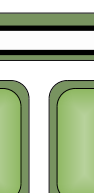
Land Use Table		
Use	Gross Area	%
 Single Family (SF)	+/- 913 Ac.	52%
 Garden Home (GH)	+/- 59 Ac.	3%
 Patio Home (PH)	+/- 88 Ac.	5%
 Townhome (TH)	+/- 35 Ac.	2%
 Village Center (VC)	+/- 38 Ac.	2%
 Commercial (C)	+/- 15 Ac.	1%
 Institutional (I)	+/- 70 Ac.	4%
 Rights-of-Way*	+/- 96 Ac.	5%
 Parks & Open Space (P-OS)	+/- 457 Ac.	26%
 Drill Site		
Totals	+/- 1,771 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

 Private Gated Section

 Public Section

 Divided or Boulevard Entry
(See Note 1)

 Standard Entry
(See Note 2)

- Notes**
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.

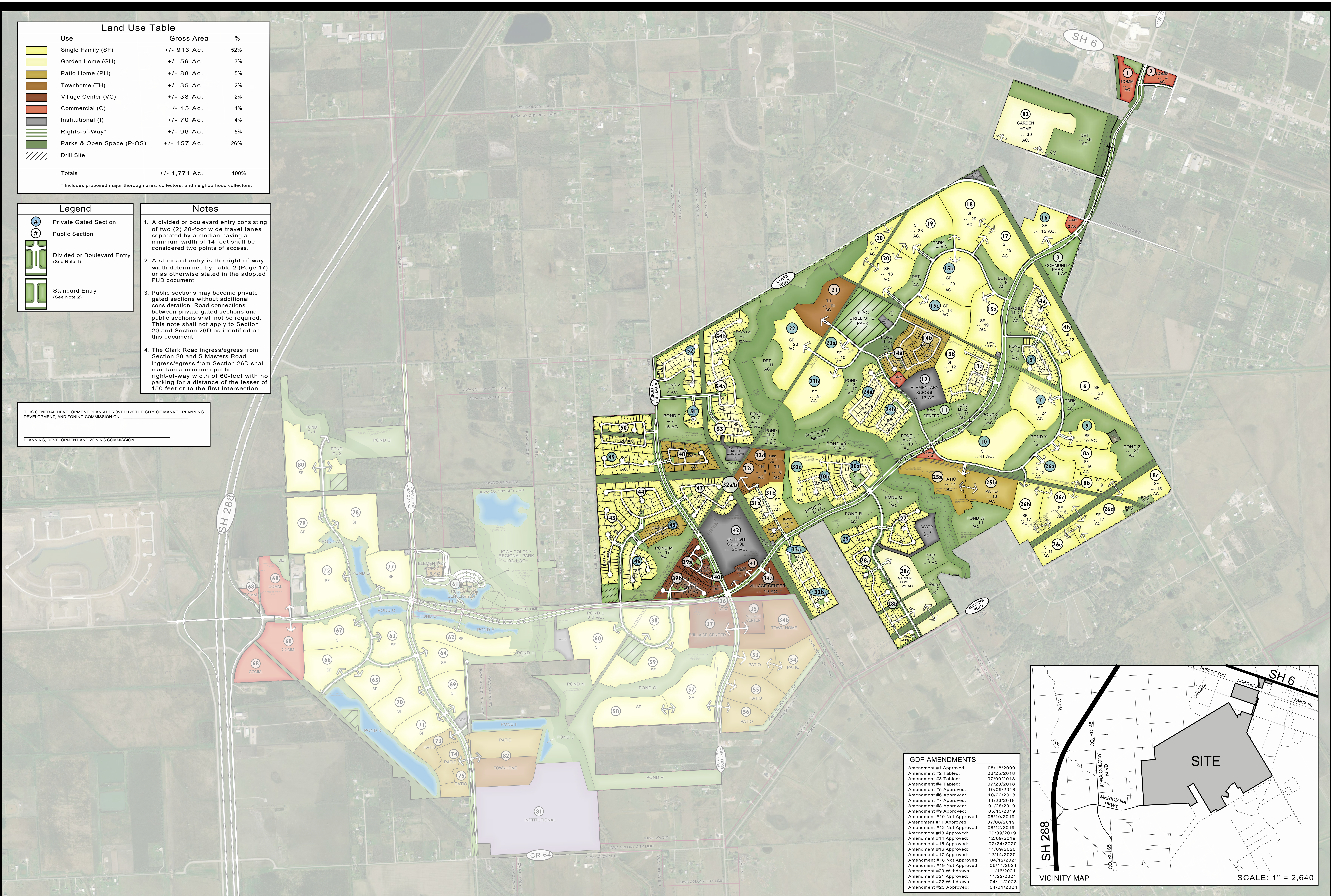
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.

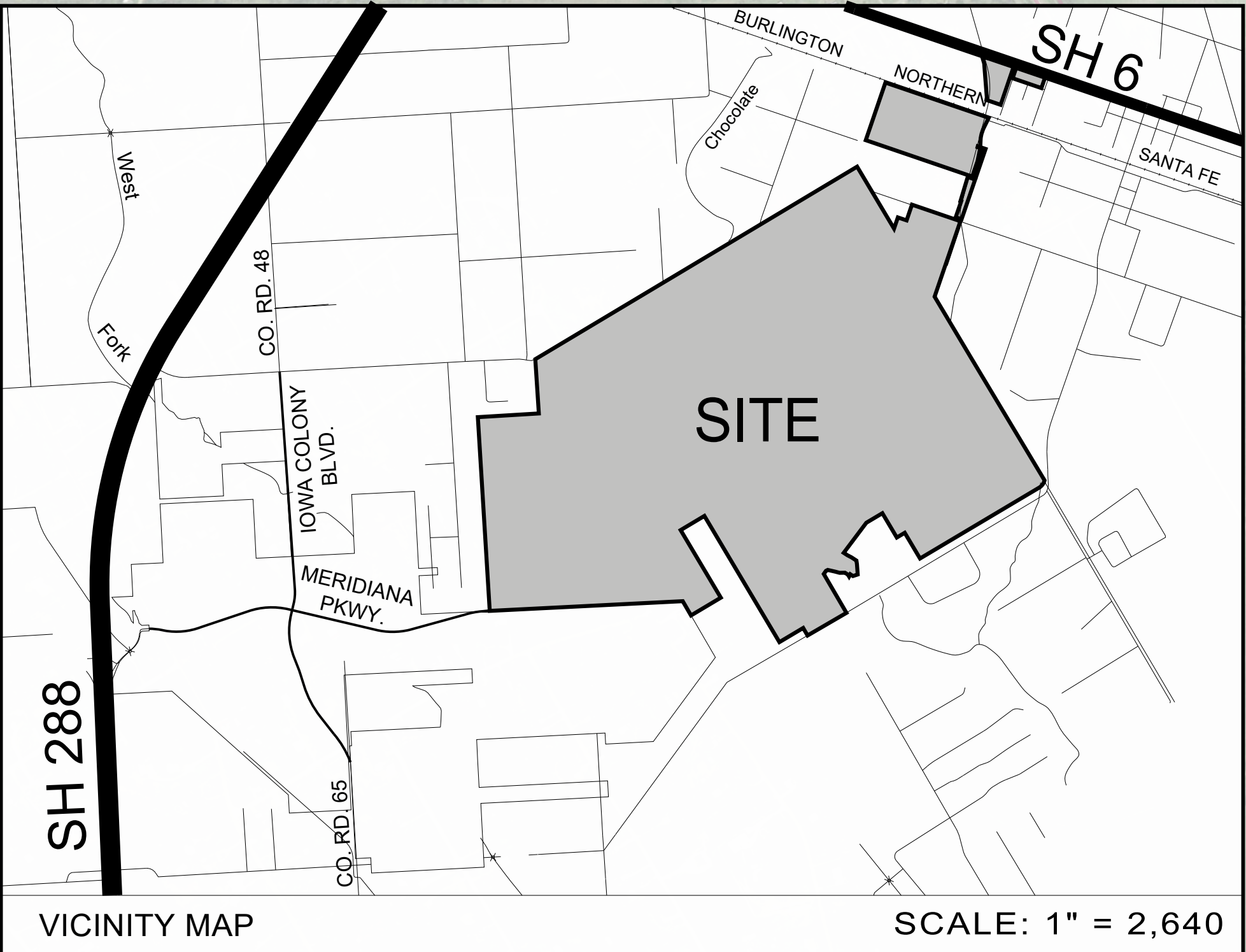
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

1"=600'

NORTH

**EHRA**
ENGINEERING THE FUTURE

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TYPE No. F-726
TGPLS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

FINAL REPORT TO CITY COUNCIL **PLAT APPLICATION**

Plat Name:	Meridiana General Development Plan Amendment No. 24
Applicant:	Michael Turzillo – EHRA Engineering
PD&Z Meeting Date:	July 29, 2025
City Council Meeting Date:	August 4, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- The applicant is proposing an amendment to the Meridiana General Development Plan (GDP). This is the 24th Amendment to the GDP for Meridiana master-planned development which was established as an Open-Planned Unit Development (O-PUD) in 2009.
- The City Council approved the third O-PUD amendment on April 1, 2024.
- The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.
- The previously approved Meridiana GDP No. 23 and the proposed Meridiana GDP No. 24 has been attached to this report.
- The proposed amendment adds a 35-acre tract located north of Masters Road, increasing the total Meridiana development area within the City of Manvel to 1,770 acres. Also, the southeast portion of the proposed site is also being rezoned from Single-Family to Garden Homes through the approval of the proposed GDP Amendment.
- The area added to the proposed GDP Amendment was rezoned to the Meridiana PUD and designated as Garden Home by City Council approval on July 7, 2025 and is required to be reflected on the GDP Per the most recently approved PUD.
- Approximately 29 acres of the newly added tract will be designated as Garden Homes, while the remaining acreage will be designated as Parks and Open Space.
- As stated in the most recently approved PUD, the density within the City of Manvel shall not exceed 2.329 units per gross acre.

STAFF RECOMMENDATION

City staff recommends approval of the Meridiana General Development Plan Amendment No. 24 with the following conditions (based on the provisions of the current Meridiana PUD and other applicable Ordinances):

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

1. Municipal Utility District (MUD) annexation process shall be completed. (Section 62-38 (a) (14)).

PLANNING, DEVELOPMENT, AND ZONING COMMISSION RECOMMENDATION

The Planning, Development and Zoning Commission generally discussed traffic related impact of the proposed development. The primary concern discussed was about increased traffic volume on Masters Road, especially, with no improvements being made to Masters Road.

The Planning, Development and Zoning Commission voted four (4) "Yeas" to two (2) "Nays" to recommend approval of the Meridiana General Development Plan Amendment No. 24 with the following conditions; therefore, the Commission is forwarding a recommendation to Conditionally Approve the Meridiana General Development Plan Amendment No. 24 to the City Council. The conditions include:

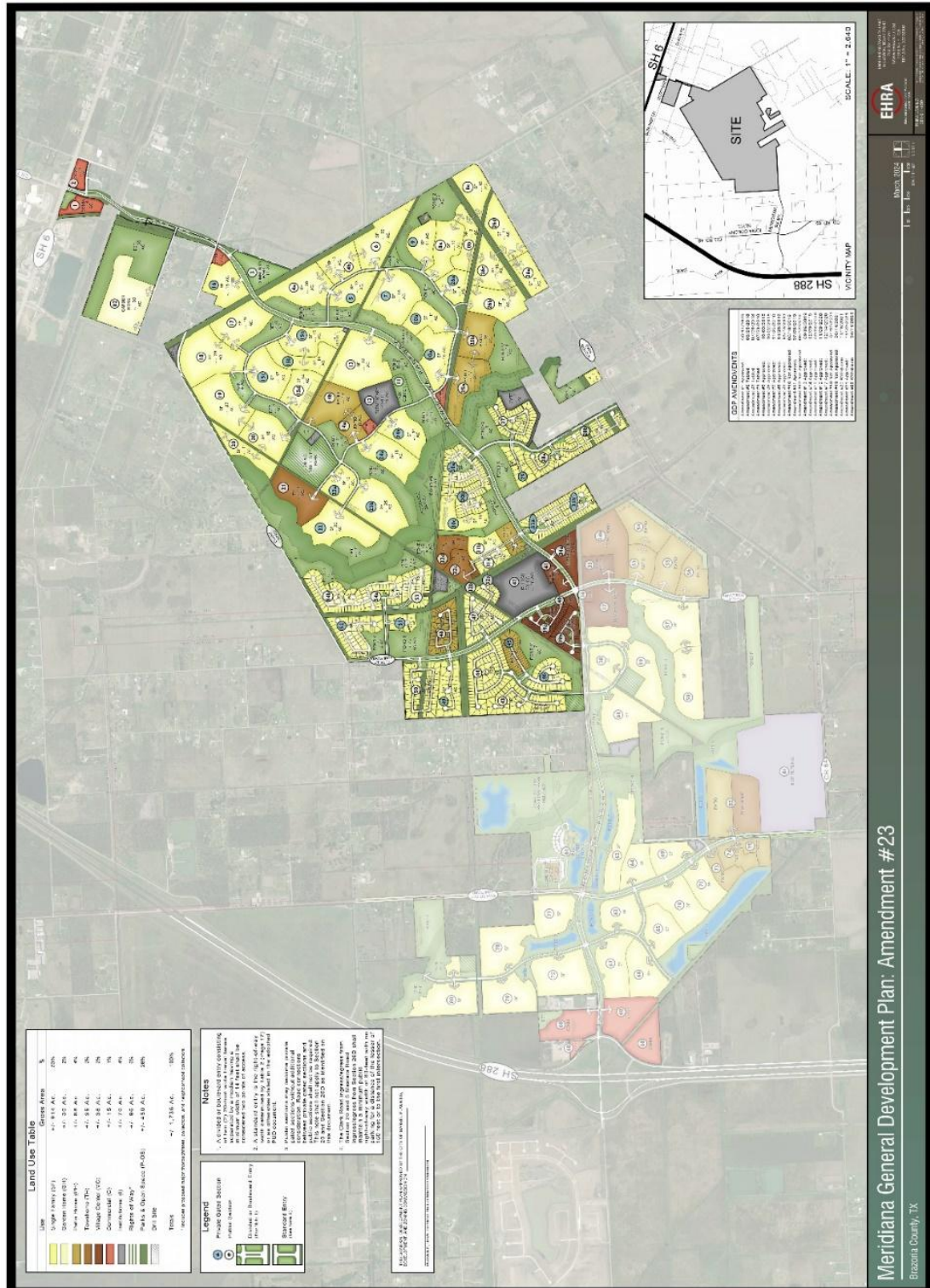
1. Municipal Utility District (MUD) annexation process shall be completed. (Section 62-38 (a) (14)).



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

(Current) Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)





DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Meridiana
Planned Unit Development District

City of Manvel

TABLE 1		
Land Use		
Land Use	Gross Acres	%
Single Family (SF)	913.7	53%
Garden Home (GH)	30.0	4%
Patio Home (PH)	87.7	5%
Townhome (TH)	35.0	2%
Village Center (VC)	37.7	2%
Commercial (C)	15.0	1%
Institutional (I)	70.0	4%
Rights-of-Way *	96.1	6%
Parks & Open Space (P-OS)	450.2	23%
Totals	1,735.4	100%

*Includes proposed major thoroughfares, collectors, and neighborhood collectors

Land uses may be relocated within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to in this section. However, the location of patio home, townhome, and village center categories shall be located internally to the Project and not along the perimeter of the Overall Project area. If additional tracts of land are added to the PUD through the rezoning process, these tracts shall be considered as Garden Home land use, and a new preliminary land use plan shall be submitted to the City showing the change. In addition, all lots that front County Road 67 (Masters Road) shall be a minimum of one acre in size. The city will be notified of any changes to the Preliminary Land Use Plan.

Land use categories shall be regulated on a total gross acreage basis. The gross acreage of individual land uses may increase or decrease by up to ten (10) percent without further approval of the Planning, Development and Zoning Commission or City Council. This shall not apply to land within the Parks and Open Space category which may increase by any amount without further approval. However, the Parks and Open Space category may not decrease more than ten (10) percent without approval of the Planning and Zoning Commission and City Council. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

There shall be no restrictions on the number of units within any category; however, the density within the City of Manvel shall not exceed 2.329 units per gross acre. At a gross acreage of 1,735.4, this would result in a maximum of 4,042 allowed units. If



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Meridiana
Planned Unit Development District

City of Manvel

additional tracts of land are added to the PUD, the overall density of Meridiana may not exceed 2.329 units per gross acre.

D. Benefits to the City of Manvel

Meridiana will help meet the demand for quality residential and commercial development as the City of Manvel continues to grow and will enable the City to achieve its vision for the future and implement significant components of its Comprehensive Plan. Meridiana will also assist the city in achieving the goals established in the Comprehensive Plan. The village center and community recreation centers within Meridiana will enable Manvel to enhance its small town quality of life by promoting community activities and involvement. The rural character of the area will be preserved by protecting Chocolate Bayou and creating an extensive system of "created" bayous reflective of the natural environment and providing extensive open view corridors. By creating an environment that encourages people to form bonds and share experiences, Meridiana will establish a cohesive community of people that blends with and preserves Manvel's small town values.

Master planned communities, in general, provide tremendous benefits for cities over traditional piece meal development. Historically, property values in master planned communities are greater and more stable than property values outside of master planned communities, providing cities with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowner's associations. Master planned communities bring stability and predictability that facilitate a city's long range planning and financial objectives.

The Tax Increment Reinvestment Zone (TIRZ) provides a financing mechanism for the economic feasibility of the overall system of capital improvements required to serve the tract and a large portion of the city south of SH 6. The TIRZ allows the public improvements for this region of the city to be constructed as a cohesive system rather than as a disjointed series of smaller improvements. Implementation of a cohesive system of roadways, utilities, recreation facilities, and drainage is more efficient and better serves the residents of the City, which is a key component of the City's Comprehensive Plan.

This specific PUD amendment will provide additional benefits to the City of Manvel as Meridiana continues to develop. As a part of the PUD amendment negotiations, right-of-

Manvel Town Center



PUD Progress Report

2025

Contents

District Overview

Current Status of Development

Construction Updates

Manvel Plaza Design

Decorative Light Poles

Milestones

A look into the Future

2025

District Overview

Approximate Acres

Developed Acreage (a):	24
Acres Under Development (b):	13
Remaining Developable Acreage (c):	171
Undevelopable Acreage (d):	60
Total Approx Acres:	268

(a)	Represents land that is served with utilities and has commercial improvements constructed on site.
(b)	Represents commercial improvements currently under construction on land that is served with utilities
(c)	Represents land that will most likely be developed for mixed use commercial in the Future..
(d)	Includes street right-of-way, detention ponds, drainage easements, and District plant sites

Current Status of Development

The initial phase of Manvel Town Center has established a strong retail foundation with major anchors, including H-E-B and Lowe's, which is currently under construction. Complementing these anchors are two quick-service restaurants, and approximately 64,000 square feet of additional retail space. This phase is designed to drive significant economic activity, attract regional shoppers, and enhance daily conveniences for the Manvel community.

Overall, leasing activity at Manvel Town Center remains robust, and we're seeing meaningful traction from a diverse mix of quality tenants.



Flight Photos - June 22, 2025



*FROM
THE*



*GROUND
UP*

Construction Update Retail Buildings D & E

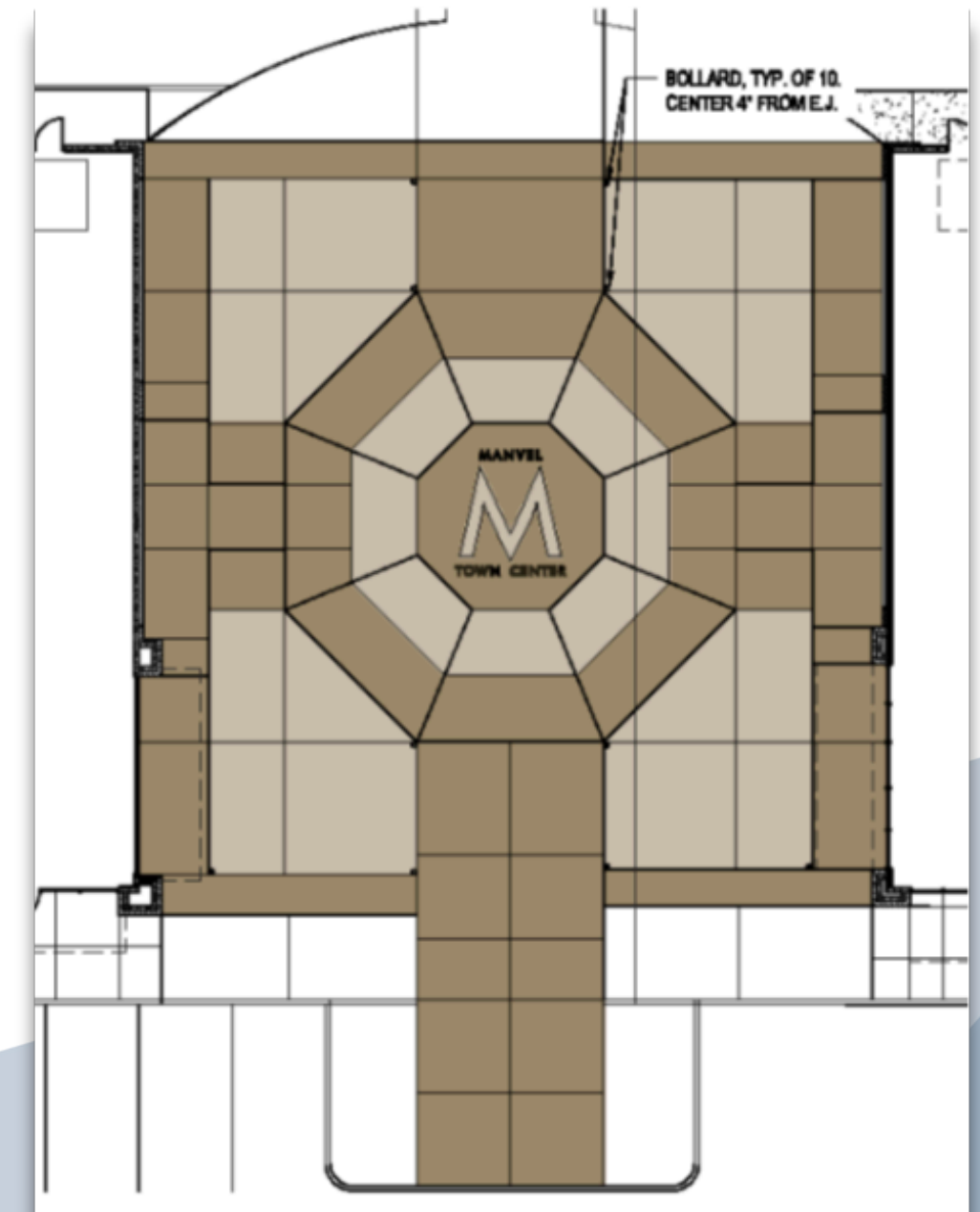


Construction Update Lowe's Building



Manvel Plaza Design

As part of our continued commitment to creating a high-quality destination for the City of Manvel, we are developing a new hardscape area between two of our retail buildings. Positioned at the heart of Manvel Town Center and designated as a central gathering point, this space will feature upgraded paving and thoughtful design elements that serve as a visual focal point for the center. The hardscape adds a polished, welcoming touch that reflects our pride in being part of the Manvel community and our dedication to elevating the overall shopping experience.





Present



Future



Decorative Light Poles

Enhanced Architectural Aesthetics

The decorative light poles are carefully selected to complement the development's architectural style, adding visual cohesion and elevating the overall streetscape design.

Welcoming & Inviting Atmosphere

Strategically placed lighting creates a warm, inviting ambiance that encourages visitors to linger, promoting longer visits and enhancing the overall customer experience both day and night.

Improved Safety & Nighttime Visibility

Beyond their aesthetic value, the upgraded lighting significantly improves visibility for both pedestrians and drivers, fostering a safer and more comfortable environment throughout the development.





**Decorative Light Pole
Locations**

Milestones



Lowe's broke ground early this year, with their goal to be opening in late 2025.



Retail tenants that opened for business in 2025, include Milano Nails and Marble Slab.



Completed construction of buildings D & E, adding an additional 26,800 SF of retail space.



New tenants signed in 2025 include Dunkin' Donuts and Five Guys Burgers & Fries.

A look into the Future





LEGEND

Completed Sections

Meridiana: Active Manvel Projects

Brazoria County, TX

July 16, 2025
SCALE: 1"=500'
NORTH

EHRA

ENGINEERING THE FUTURE

10011 MEADOWS LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINC.COM
TBPIS No. F-726
TBPIS No. 10092300

No warranty or representation of intended use, design or project improvements are made herein. All plans for use of facilities are subject to change without notice.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: August 4, 2025

TOPIC: Meridiana PUD Annual Progress Report

This is not an action item. Presentation only.

BACKGROUND: The PUD manual adopted by Council requires submitting an annual progress report to the City until the PUD is completely developed. The report is required to include the following information:

- Percentage of completion
- Location of areas completed, under construction, and future development.
- Expected completion dates.

Rice Communities have provided regular updates to staff since the approval of the PUD. With all the ongoing progress on the development, the developer has submitted the attached progress report to be presented to the City Council. The progress report was presented to the Planning, Development, and Zoning Commission on July 29, 2025.

RECOMMENDATION: Presentation only

ATTACHMENTS: Progress report and exhibits

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 _____

Meridiana Progress Report

7/24/25

Developer: Rise Communities

Engineer/Land Planner: EHRA Engineering

Landscape Architect: RVi

Original PUD Approved: 2007

PUD Amendment No. 3 Approved: April 2024

Meridiana Garden Home District No. 2 PUD Approved July 2025

Beginning of construction in Manvel: 2018

Ultimate Total Number of Lots in Manvel: 3,489 Lots

Current Total Number of Lots Platted in Manvel: 2,302

- Preliminary platted, awaiting construction plan approval and final plat submittal: 52
- Final platted, awaiting construction completion and recordation: 659
- Recorded: 1,591

Percentage of Lots Platted versus Total Planned Lots in Manvel: **66% Platted, 34% Planned**

Total Number of Homes Constructed in Manvel as-of May 2025: 1,215

Project Highlights:

- Completion of Meridiana Parkway between SH 6 and SH 288 providing critical mobility improvements for a rapidly growing area of northern Brazoria County 2021
- More than \$540,000,000 of taxable value created in the City of Manvel since 2018
- Three new Alvin ISD school sites (2 elementary schools, one junior high school)
 - Jackie Doucet Caffey Junior High School (Manvel)
 - Barbara Bennett Elementary School (Manvel)
 - Meridiana Elementary School (Iowa Colony)
- Two recreation centers complete and one future recreation center
- Dedication of key drainage easements along Chocolate Bayou & "C-12" ditch
- New commercial developments planned at SH 6/Meridiana Pkwy, Pursley Blvd/Meridiana Pkwy, and Meridiana Pkwy & Jordan Road. New businesses include:
 - Essential Vision Center
 - Next Level Urgent Care
 - Manvel Dental Care
 - The UPS Store
 - Firehouse Subs
 - Meridiana Golf Swing – *Coming soon*
- ±1,300 acre feet of stormwater detention constructed
- ±114,300 linear feet of roads constructed (over 21.5 miles)
- ±188,500 linear feet of sidewalk constructed (over 35.5 miles)

Manvel Annual Progress Report



July 28, 2025

Project Overview



Meridiana is a community developed by Rise Communities. It is one of the top 25 master planned communities in the country. The engineer and land planner for the project is EHRA Engineering, and the landscape architect is RVi.

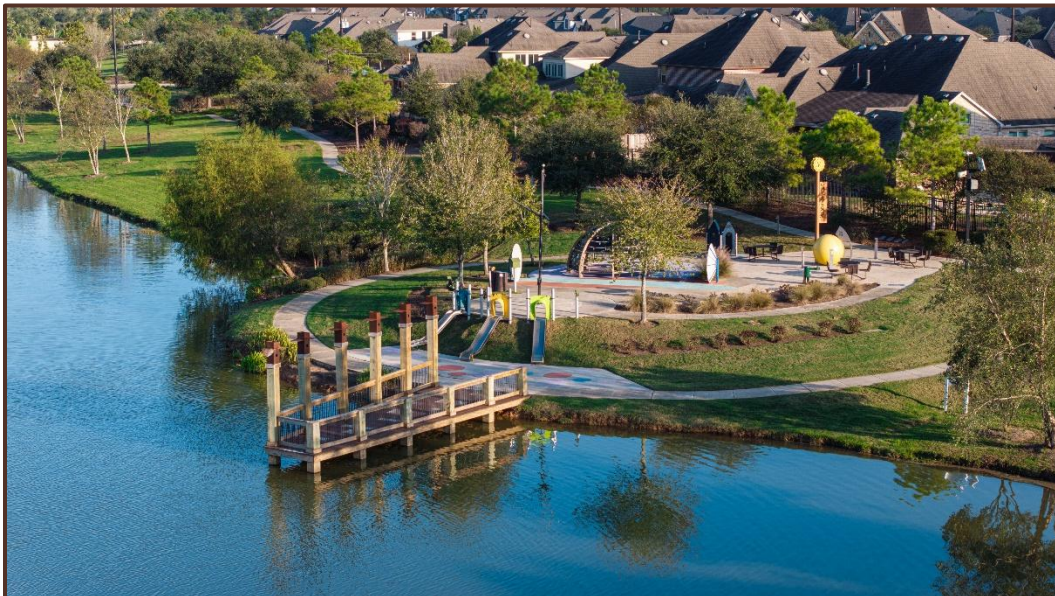
The original Meridiana Planned Unit Development Agreement was approved in 2007. The most recent amendment, PUD Amendment No. 3, was approved in April of 2024. A new PUD was approved on July 7, 2025 for Meridiana Garden Home District No. 2, which will be a part of Meridiana as a whole. Construction of the community began in Manvel in 2018. Since then, a total of **1,215** homes have been constructed (as of May 2025) bringing an estimated **3,300** new residents to the city. Over **\$540,000,000** of taxable value has been created for the City of Manvel as of January 2025.

Platting Status

Meridiana spans across both Manvel and Iowa Colony. The ultimate number of lots planned in the City of Manvel at completion is **3,489**. Currently, **2,302** of these lots have been platted, meaning that the Manvel portion of Meridiana is **66%** platted.

Platted Lots in Manvel	
Preliminary Platted	52
Final Platted	659
Recorded	1,591
Total	2,302

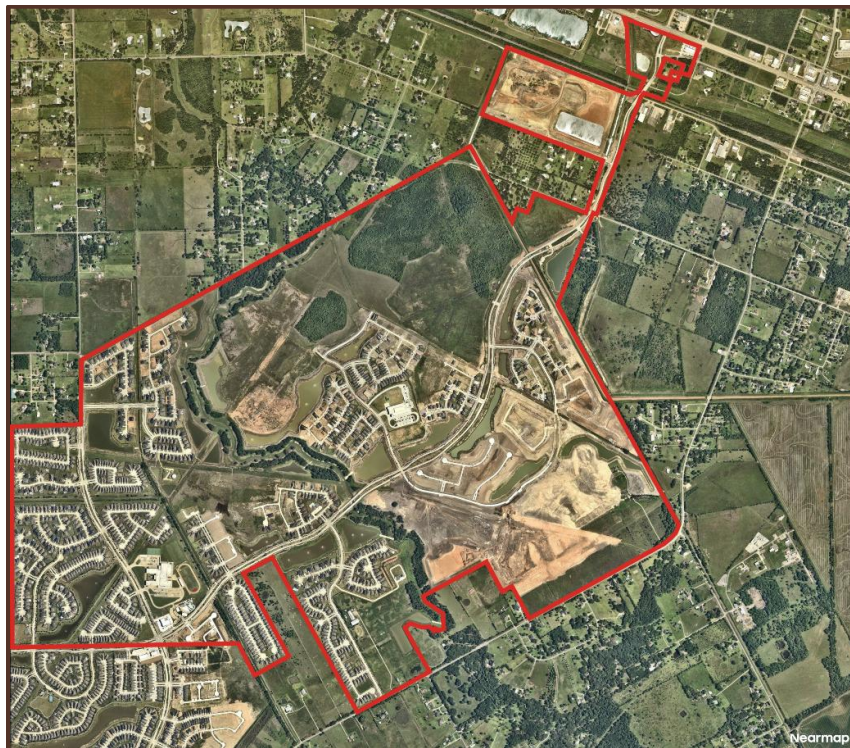
Illustrated in the table above, 52 lots are currently in the preliminary plat stage, awaiting construction plan approval and final plat submittal. 659 lots have reached the final plat stage and are awaiting construction completion and recordation. A total of 1,591 lots have been recorded, and the remaining 1,187 lots are planned for future plats.



Meridiana 2018



Meridiana 2025



Project Highlights



- ±1,300 acre feet of stormwater detention constructed
- ±114,300 linear feet of roads constructed (over 21.5 miles)
- Realignment of Clark/Jordan Road with new bridge



- Completion of a Meridiana Parkway in 2021 between SH6 and SH288, providing critical mobility improvements for northern Brazoria County
- Dedication of numerous key drainage easements along Chocolate Bayou that widened it and the C-12 ditch to respective drainage districts



- Three new Alvin ISD school sites:
- Jackie Doucet Caffey Junior High School
 - Barbara Bennett Elementary School
 - Meridiana Elementary School



- Two recreation centers completed & one future recreation center
- Challenger Park built/completed
- 20 acres of parkland dedicated to Buddy Williams Park
- ±188,500 linear feet of sidewalk constructed (over 35.5 miles)



- New commercial developments planned including:
- | | |
|---------------------------|---|
| - Next Level Urgent Care | - The UPS Store |
| - Manvel Dental Care | - Firehouse Subs |
| - Essention Vision Center | - Meridiana Golf Swing (<i>coming soon</i>) |

Alvin ISD Schools



Barbara Bennet Elementary School

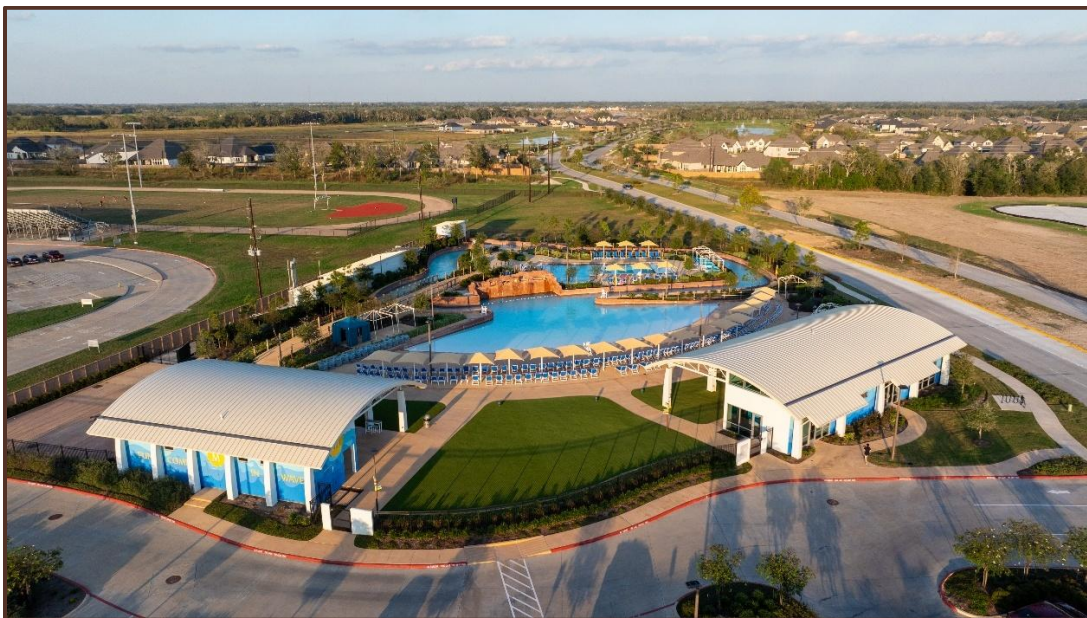


Jackie Doucet Caffey Junior High School

Recreation Centers



Oasis Village Amenity Center



Adventure Cove Amenity Center

Commercial Developments



Highway 6 & Wilson Road



Meridiana Parkway & Pursley Boulevard



LEGEND

Completed Sections

Meridiana: Active Manvel Projects

Brazoria County, TX

July 16, 2025
1" = 100'
SCALE 1" = 200'
N

EHRA

ENGINEERING THE FUTURE

10011 MEADOWGLEN LAKE
HOUSTON, TEXAS 77042
713.344.6500
ehra@ehra.com
TIFILE No. F-726
TIFILE No. 00002350

EHRA, its employees, and its agents shall not be responsible for any errors or omissions in this document, or for any consequences arising therefrom, to the extent permitted by law.

Challenger Park



Meridiana Parkway & Observation Way

RESOLUTION NO. 2025-R-27

**A RESOLUTION APPROVING A REVIEW OF THE INVESTMENT POLICY OF
THE CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL TO AMEND
THE POLICY AND ESTABLISH RULES, POLICIES AND CODE OF ETHICS
FOR THE INVESTMENT OF CITY FUNDS**

WHEREAS, by Resolution No. 2015-R-14, the City Council of the City of Manvel, Texas, adopted an Investment Policy for the City of Manvel; and

WHEREAS, by Resolution No. 2017-R-04 the policy was amended as a result of the designation of a new investment officer; and

WHEREAS, as per section 3.02 of the policy, “The City Council shall review annually the Investment Policy and Investment Strategy for each fund of the City and shall make any changes thereto as determined by the City Council to be necessary and prudent for the management of the City’s fund. The council shall adopt a written resolution evidencing it has reviewed the investment policy and Investment Strategies. Such resolution shall record any change made to the Investment and/or Investment Strategy”; and

WHEREAS, once the City Council has reviewed the Investment Policy, a copy will be forwarded to the agencies and investment firms that the City of Manvel has invested funds with to make their review and provide an acknowledgment of receipt of the City’s Investment Policy.

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

SECTION 1: The City Council confirms that the order designating the “Review of the City of Manvel Investment Policy” is approved.

SECTION 2: The provisions of this Resolution shall be effective as of the date of adoption and shall remain in effect until such modified by the action of the Manvel City Council:

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

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

CITY OF MANVEL

**CERTIFICATE FOR ORDER APPROVING A REVIEW OF THE INVESTMENT
POLICY OF THE CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL
TO AMEND THE POLICY AND ESTABLISH RULES, POLICIES AND CODE
OF ETHICS FOR THE INVESTMENT OF CITY FUNDS**

I, the undersigned Secretary of the City of Manvel (the "City") hereby certify as follows:

1. The City convened in regular session, open to the public, on August 4, 2025, at 20031 Hwy 6, Manvel, Brazoria County, Texas, 77578, and the roll was called of the City Council, to-wit:

Dan Davis	Mayor
Keith Bonner	Place 1
David Lands	Place 2
Harry Opliger	Place 3
Carmyn Robinson	Place 4
Crystal Sarmiento	Place 5
Garrett Knox	Place 6

All of the members of City Council were present, except for Councilmember(s) _____, thus constituting a quorum. Whereupon, among other business, the following was transacted at such meeting: A written

**ORDER APPROVING A REVIEW OF THE INVESTMENT POLICY OF THE
CITY OF MANVEL AND ALLOWING FOR CITY COUNCIL TO AMEND THE
POLICY AND ESTABLISH RULES, POLICIES AND CODE OF ETHICS FOR
THE INVESTMENT OF CITY FUNDS**

was duly introduced for the consideration of the City Council. It was then duly moved and seconded that such Order be adopted, and, after due discussion, such motion, carrying with it the adoption of such Order, prevailed and carried by the following vote:

AYES: _____ NOES: _____

2. A true, full, and correct copy of the aforesaid Order adopted at the meeting described in the above and foregoing paragraph is attached to and follows this certificate; the Order is duly recorded in the City's minutes of such meeting; the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; each of the officers and members of City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid meeting, and that the Order would be introduced and considered for adoption at the meeting; and the meeting was open to the public, as required by law; and public notice of the time, place and purpose of the meeting was given, all as required by V.T.C.A. Government Code, Chapter 551 as amended.

SIGNED AND SEALED this ____ day of August 2025.

City Secretary

ORDER DESIGNATING INVESTMENT OFFICER AND ESTABLISHING RULES,
POLICIES, AND CODE OF ETHICS FOR THE INVESTMENT OF CITY FUNDS AND
REVIEW OF INVESTMENTS

THE STATE OF TEXAS

COUNTY OF BRAZORIA

CITY OF MANVEL

WHEREAS, pursuant to V.T.C.A., Government Code, Chapter 2256, as amended (the Public Funds Investment Act”), the City Council (the “Council”) of City of Manvel (the “City”) desires to adopt a written investment policy concerning the investment of its funds and funds under its control;

NOW, THEREFORE BE IT ORDERED BY THE CITY COUNCIL FOR CITY OF MANVEL THAT:

I.
DEFINITIONS

“Bond Proceeds” means the proceeds from the sale of bonds, notes, and other obligations issued by the City and reserves and funds maintained by the City for debt service purposes.

“Book Value” means the original acquisition cost of an investment plus or minus the accrued amortization or accretion.

“Funds” means public funds in the custody of the City that (i) are not required by law to be deposited in the State Treasury and (ii) the City has authority to invest.

“Investment Pool” means an entity created under the Government Code to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are (i) preservation and safety of principal, (ii) liquidity, and (iii) yield.

“Market Value” means the current face or par value of an investment multiplied by the security as quoted by a recognized market pricing service quoted on the valuation date.

“Pooled Fund Group” means an internally created fund of the City in which one or more institutional accounts of the City are invested.

“Qualified Representative” means a person who holds a position with a business organization who is authorized to act on behalf of the business organization, and who is one of the following:

- (A) for a business organization doing business that is regulated by or registered with a securities commission, a person who is registered under the rules of the National Association of Securities Dealers.
- (B) for a state or federal bank, a savings bank, or a state or federal credit union, a member of the loan committee for the bank or branch of the bank or a person authorized by corporate resolution to act on behalf of and bind the banking institution; or
- (C) for an investment pool, the person authorized by the elected official or board with authority to administer the activities of the investment pool to sign the written instrument on behalf of the investment pool.

“Separately Invested Asset” means an account or fund of the City that is not invested in a Pooled Fund Group.

II. INVESTMENT POLICY

SECTION 2.01. INVESTMENT POLICY.

A. The City Council in accordance with the Public Funds Investment Act, hereby establishes an Investment Policy relating to the investment of City funds. All investments shall be made with the judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person’s own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

B. Investment of funds shall be governed by the following investment objectives, in order of priority:

- 1. preservation and safety of principal;
- 2. liquidity; and
- 3. yield.

C. The City Council shall review annually this Investment Policy and shall make any changes thereto as determined by the City Council to be necessary and prudent for the management of City funds.

SECTION 2.02. OTHER REQUIREMENTS.

A. Investment Diversification. There shall be no defined level of investment diversification as long as all funds of the City are invested in accordance with this Investment Policy. All the authorized investments described in Article V hereof are eligible investments

for City funds; provided, however, all funds shall be secured by guarantee, insurance or collateral as described in Article V hereof.

B. Yield. City funds shall be invested to obtain the maximum yield taking into consideration the preservation and safety of the principal and the liquidity of the investment in the priority set forth in Section 2.01(B) hereof.

C. Investment Maturities. City funds shall only be invested in funds described in Article V hereof and investments shall not be invested beyond the period of time allowed by law for public investments for the particular authorized investment.

D. Quality and Capability of Investment Management. City funds shall only be invested by persons with training or experience in the investment of public funds.

E. Maximum Dollar-Weighted Maturity Allowed. The maximum dollar-weighted maturity for any investment is not to exceed the maximum limits established by law for public investments.

SECTION 2.03. ELECTRONIC WIRE TRANSFER. The City may use electronic means to transfer or invest all funds collected or controlled by the City. Electronic transfers shall only be made between the City accounts and in the name of the City, unless otherwise authorized in writing by authorized signers on the accounts.

SECTION 2.04. SETTLEMENT OF INVESTMENT TRANSACTIONS. All investment transactions, except investment pool funds and mutual funds, shall be settled on a delivery versus payment basis.

III. INVESTMENT STRATEGY

SECTION 3.01. WRITTEN INVESTMENT STRATEGY.

A. The City Council hereby adopts the Investment Strategy for each fund of the City including but not limited to the General Fund, Debt Service Fund, Capital Projects Fund, any Proprietary Fund, and any Special Revenue Funds. The Investment Strategy describes the investment objectives for each fund and takes into consideration the following priorities in order of importance:

1. preservation and safety of capital;
2. liquidity;
3. yield;
4. understanding of the suitability of the investment to the financial requirements of the City;

5. marketability of the investment if the need arises to liquidate the investment before maturity; and
6. diversification of the investment portfolio.

SECTION 3.02. ANNUAL REVIEW OF INVESTMENT STRATEGY/INVESTMENT POLICY. The City Council shall review annually the Investment Policy and Investment Strategy for each fund of the City and shall make any changes thereto as determined by the City Council to be necessary and prudent for the management of the City's funds. The City Council shall adopt a written resolution evidencing it has reviewed the Investment Policy and Investment Strategies. Such resolution shall record any changes made to the Investment Policy and/or Investment Strategy.

IV. INVESTMENT OFFICER

SECTION 4.01. APPOINTMENT OF INVESTMENT OFFICER AND AUTHORIZED REPRESENTATIVE FOR INVESTMENT OF FUNDS, RESPONSIBILITIES AND DUTIES. The Finance Director and his/her designee shall be and is hereby appointed investment officer of the City (the "Investment Officer."). The Investment Officers shall be responsible for the investment of the City's funds. All investments of City funds shall be in accordance with the Investment Policy of the City. In the administration of duties as Investment Officer, the Investment Officers shall exercise the judgment and care, under prevailing circumstances, that a prudent person of discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

Unless otherwise authorized by law, a person may not deposit, withdraw, transfer or manage in any other manner the funds of the City.

SECTION 4.02. INVESTMENT TRAINING. The Investment Officers shall: (i) attend at least one training session containing at least ten (10) hours of instruction relating to the Investment responsibilities within twelve months of assuming the duties of Investment Officer; and (ii) attend an investment training session not less than once in a two-year period and receive not less than ten (10) hours of instruction relating to investment responsibilities from an independent source.

Training must include education on investment controls, security risks, strategy risks, market risks and compliance with the Public Funds Investment Act, as amended.

SECTION 4.03. MANAGEMENT REPORTS. The Investment Officers shall prepare and submit at least quarterly to the City Council written reports of investment transactions for all funds of the City for the preceding reporting period. The reports shall be signed by the Investment Officers.

The reports shall describe in detail the investment position of the City on the date of the report and include the following:

1. A summary statement prepared in compliance with generally accepted accounting principles for each Pooled Fund Group that contains (i) the beginning market value for the reporting period, (ii) additions and changes to the market value during the period, (iii) ending market value for the period, and (iv) fully accrued interest for the reporting period.
2. The book value and market value of each Separately Invested Asset at the beginning and end of the reporting period by the type of asset and type of fund invested.
3. The maturity date of each Separately Invested Asset that has a maturity date.
4. The account or fund or Pooled Fund Group for which each individual investment was acquired.
5. A statement to the effect that the investments for the reporting period are in compliance with the strategy expressed in the City's Investment Policy.

SECTION 4.04. MARKET PRICE REPORTS. The Investment Officers shall prepare and submit quarterly to the City Council a report indicating the market price for each investment. Such reports shall contain the market price for each investment and if it is determined that the market price is less than the investment, then the Investment Officers are authorized to liquidate the investment and to acquire another investment if the Investment Officer reasonably believes that it is prudent under prevailing circumstances.

SECTION 4.05. DISCLOSURE OF PERSONAL BUSINESS INTEREST. If the Investment Officers have a personal business relationship with the business organization seeking to sell an investment to the City, then the Investment Officers shall file a statement disclosing the personal business interest ("Disclosure Statement"). The Investment Officer has a personal business relationship with a business organization if:

1. the Investment Officer owns ten percent (10%) or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization.
2. funds received by the Investment Officer from the business organization exceed ten percent (10%) of the Investment Officer's gross income for the previous year; or
3. the Investment Officer has acquired from the business organization during the previous year investments with a book value of \$2,500 or more for the personal account of the Investment Officer.

If the Investment Officers are related within the second degree by affinity or consanguinity, as determined by Chapter 573 of the Government Code, to an individual seeking

to sell an investment to the City, then the Investment Officers shall file a Disclosure Statement with the City.

The Investment Officers filing any Disclosure Statement with the City pursuant to this Section 4.05 shall also file a copy of the Disclosure Statement with the Texas Ethics Commission.

The Disclosure Statement filed with the City shall be substantially in the form and to the effect attached hereto as Exhibit "B".

SECTION 4.06. STANDARD OF CARE OF INVESTMENT OFFICERS. In determining whether the Investment Officers have exercised prudence with respect to an investment decision, the City shall take into consideration (i) the investment of all funds, or funds under the City's control, over which the Investment Officers have responsibility rather than consideration as to the prudence of a single investment and (ii) whether the investment decision was consistent with the Investment Policy of the City.

V. AUTHORIZED INVESTMENTS

SECTION 5.01. OBLIGATIONS OF, OR GUARANTEED BY, GOVERNMENTAL ENTITIES:

A. The following are authorized investments of governmental entities:

1. an obligation of the United States or its agencies and instrumentalities;
2. direct obligations of the State of Texas or its agencies and instrumentalities;
3. other obligations, the principal and interest of which are unconditionally guaranteed or insured by or backed by the full faith and credit of the State of Texas or the United States or their respective agencies and instrumentalities; and
4. obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

B. The following are prohibited investments under this Section 5.01:

1. obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;
2. obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest;

3. collateralized mortgage obligations that have a final stated maturity date of greater than (10) years; and
4. collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

SECTION 5.02 CERTIFICATES OF DEPOSIT. A Certificate of deposit is an authorized investment if the certificate of deposit is issued by a state or national bank domiciled in the State of Texas or a savings and loan association domiciled in the State of Texas and is:

- A. guaranteed or insured by the Federal Deposit Insurance Corporation or its successor;
- B. secured by obligations described in Section 5.01(A) hereof, including mortgage backed securities directly issued by a federal agency or instrumentality that have a market value of not less than the principal amount of the certificates, but excluding those mortgage backed securities of the nature described in Section 5.01(B); and
- C. secured in any other manner and amount provided by law for deposits of the City.

If invested in certificates of deposit, the City's funds shall be secured, to the extent that such funds are not insured by the Federal Deposit Insurance Corporation or the National Credit Union Share Insurance Fund, by the pledge to the City of certain types of securities, as determined in the sole discretion of the City, which under the laws of the State of Texas may be used to secure the deposits of cities, pursuant to and in compliance with a Public Funds Depositor Collateral Security Agreement.

SECTION 5.03 REPURCHASE AGREEMENTS.

A. fully collateralized repurchase agreement is an authorized investment if the repurchase agreement;

1. has a defined termination date;
2. is secured by obligations described by Section 5.01(A)(1);
3. requires the securities being purchased by the City to be pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City; and
4. is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this state.

B. "Repurchase Agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations described in Section 5.01(A)(1) at a market value at the time the funds are disbursed of not less than the principal amount of the funds

disbursed. The term includes a direct security repurchase agreement and a reverse security repurchase agreement.

C. The term of any reverse security repurchase agreement may not exceed ninety (90) days after the date the reverse security repurchase agreement is delivered.

D. Money received by the City under the terms of a reverse security repurchase agreement shall be used to acquire additional authorized investments, but the term of the authorized investments acquired must mature not later than the expiration date stated in the reverse security repurchase agreement.

SECTION 5.04. BANKERS' ACCEPTANCES. A banker's acceptance is an authorized investment if the bankers' acceptance:

1. has a stated maturity of 270 days or fewer from the date of issuance;
2. will be, in accordance with its terms, liquidated in full at maturity;
3. is eligible for collateral borrowing from a Federal Reserve Bank; and
4. is accepted by a bank organized and existing under the laws of the United States or any state, if the short-term obligations of the bank, or a bank holding company of which the bank is the largest subsidiary, are rated not less than A-1 or P-1 or an equivalent rating by at least one nationally recognized credit rating agency.

SECTION 5.05. COMMERCIAL PAPER. Commercial paper is an authorized investment if the commercial paper:

1. has a stated maturity of 270 days or fewer from the date of issuance; and
2. is rated not less than A-1 or P-1 or an equivalent rating by at least (i) two nationally recognized credit rating agencies or (ii) one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state.

SECTION 5.06. MUTUAL FUNDS.

A. A no-load money market mutual fund is an authorized investment if the mutual fund:

1. is regulated by the Securities and Exchange Commission;
2. has a dollar-weighted average stated maturity of ninety (90) days or fewer; and
3. includes in its investment objectives the maintenance of a stable net asset value of \$1.00 for each share.

B. In addition to a no-load money market mutual fund permitted as an authorized investment in Subsection (A), a no-load mutual fund is an authorized investment if the mutual fund:

1. is registered with the Securities and Exchange Commission;
2. has an average weighted maturity of less than two (2) years;
3. is invested exclusively in obligations approved by Article VI;
4. is continuously rated as to investment quality by at least one nationally recognized investment rating firm with a rating of not less than AAA or its equivalent; and
5. conforms to the requirements set forth in Section 2256.016(b) and (c) relating to the eligibility of investment pools to receive and invest funds of investing securities.

C. The City is not authorized by this Section 5.06 to:

1. invest in the aggregate more than 80 per cent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service in money market mutual funds described in Section 5.06(A) or mutual funds described in Section 5.06(B), either separately or collectively;
2. invest in the aggregate more than 15 per cent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Section 5.06(B);
3. invest any portion of bond proceeds, reserves, and funds held for debt service, in mutual funds described in Section 5.06(B); or
4. invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service in any one mutual fund described in Section 5.06(A) or (B) in an amount that exceeds 10 per cent of the total assets of the mutual fund.

SECTION 5.07. INVESTMENT POOLS.

A. The City may invest its funds and funds under its control through an eligible Investment Pool if the City Council by separate resolution authorizes investment in the particular pool. An eligible Investment Pool must comply with the requirements established in Section 2256.016 of the Public Funds Investment Act and must invest the funds it receives in authorized investments permitted by the Public Funds Investment Act.

B. The Investment Officers must obtain from the Investment Pool an offering circular or other similar disclosure statement that contains, at a minimum, the following information:

1. the types of investments in which money is allowed to be invested;
2. the maximum average dollar-weighted maturity allowed, based on the stated maturity date of the pool;
3. the maximum state maturity date any investment security within the portfolio has;
4. the objectives of the pool;
5. the size of the pool;
6. the names of the members of the advisory board of the pool and the dates their terms expire;
7. the custodian bank that will safekeep the pool's assets;
8. whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;
9. whether the only source of payment is the assets of the pool at market value or whether there is any secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;
10. the name and address of the independent auditor of the pool;
11. the requirements to be satisfied for the City to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required by the City to invest funds in and withdraw funds from the pool; and
12. the performance history of the pool, including yield, average dollar-weighted maturities and expense ratios.

C. To maintain eligibility to receive funds from and invest funds on behalf of the City, the Investment Pool must furnish to the Investment Officers;

1. investment transaction confirmations;
2. a monthly report that contains, at a minimum, the following information:
 - a. the types and percentages breakdown of securities in which the pool is invested;
 - b. the current average dollar-weighted maturity based on the stated maturity date of the pool;

- c. the current percentage of the pool's portfolio in investments that have stated maturities of more than one (1) year;
- d. the book value versus the market value of the pool's portfolio, using amortized cost valuation;
- e. the size of the pool;
- f. the number of participants in the pool;
- g. the custodian bank that is safekeeping the assets of the pool;
- h. a listing of daily transaction activity of the City;
- i. the yield and expense ratio of the pool;
- j. the portfolio managers of the pool; and
- k. any changes or addenda to the offering circular.

D. The City by contract may delegate to an Investment Pool the authority to hold legal title as custodian of investments purchased with its funds.

E. Under this Section 5.07, "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the federal Securities and Exchange Commission.

SECTION 5.08. INVESTMENTS REQUIRING ADDITIONAL APPROVAL. Prior to investing City funds in the authorized investments described in Sections 5.01 (A)(2-4) and 5.03 through 5.07, the Investment Officers shall obtain additional approval from the City Council by separate resolution.

SECTION 5.09. EFFECT OF LOSS OF REQUIRED RATING. An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. The City shall take all prudent measures that are consistent with this Investment Policy to liquidate an investment that does not have the minimum rating.

SECTION 5.10. EXISTING INVESTMENTS. The City is not required to liquidate investments that were authorized investments at the time of purchase.

VI.
MISCELLANEOUS

SECTION 6.01. ANNUAL FINANCIAL AUDIT. The City, in conjunction with its annual financial audit, shall perform a compliance audit of management controls on investments and adherence to the City's established investment policies.

SECTION 6.02. CONFLICTS OR INCONSISTENCY. In the event of any conflict or inconsistency between the terms of this Investment Policy and applicable requirements of law, such conflict or inconsistency will be resolved in favor of the more restrictive of this Investment Policy or the applicable requirements of law. In the event of any ambiguity or uncertainty as to the intent and application of any part, section, paragraph or provision hereof, a written request for clarification or approval of a proposed action describing such circumstances shall be submitted to the City Council for a decision as to a proper course of action.

SECTION 6.03. SEVERABILITY. The provisions of this Investment Policy are severable, and if any provision or part of this Investment Policy or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Investment Policy and the application of such provision or part of this Investment Policy shall not be affected thereby.

SECTION 6.04. EFFECTIVE DATE. This Order shall be effective as of _____, 2025. The Mayor is authorized to do all things necessary and proper to evidence the City Council's adoption of this Order and to carry out the intent hereof.

PASSED AND ADOPTED THIS _____ day of _____ 2025.

Dan Davis
Mayor, City of Manvel

ATTEST:

Tammy Bell
Secretary, City of Manvel

(SEAL)



CITY COUNCIL DATA SHEET

MEETING DATE: August 04, 2025

Regular Agenda

TOPIC:

Utility Rate Increase Ordinance

BACKGROUND:

Staff is requesting that Council approve the Utility rate increase of 11.2% according to the study conducted by Freese & Nichols in 2022. The increase is necessary to keep up with the increase in population and businesses coming to Manvel. It would provide funds for the growth of infrastructure, water and sewer line connections, and additional employees needed to provide top-notch service for our residents. They would be effective October 1, 2025.

Rates will be increased as follows:

Residential Water Base	\$32.59 to \$35.58
Additional Volume	\$3.34 to \$3.98
Residential Wastewater Base	\$39.11 to \$42.70
Additional Volume	\$3.34 to \$3.98

Commercial Water Base	\$39.11 to 42.70
Additional Volume	\$3.34 to \$3.98
Commercial Wastewater	\$45.63 to \$49.82
Additional Volume	\$3.34 to \$3.98

RECOMMENDATION:

Staff recommends approval of Ordinance.

ATTACHMENTS: Freese & Nichols Study on Ordinance Rates

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: ☒

Water Calculation		2023-2024 Current Rate							
Water	Accts	Consumption	Rate	Volume Rate	Actual Bill x 12				
Residential	1,841	12,957,510	\$ 32.59	\$ 3.34	\$ 1,091,740.72				
Commercial	112	2,136,323	\$ 39.11	\$ 3.34	\$ 131,314.80				
Commercial	3	102,707	\$ 39.11	\$ 3.34	\$ 4,305.24				
Commercial	72	4,968,930	\$ 39.11	\$ 3.34	\$ 229,574.88				
Temp	9		\$ 39.11		\$ 9,399.96				
					\$ 1,466,335.60				
Wastewater									
Residential	1,797	9,774,510	\$ 39.11	\$ 3.34	\$ 1,091,071.08				
Commercial	83	1,899,323	\$ 45.63	\$ 3.34	\$ 114,909.96				
					\$ 1,205,981.04				
					\$ 2,672,316.64				
Water Calculation		2024-2025 Rate							
Water	Accts	Consumption	Rate	Volume Rate	Actual Bill x 12	Revenue Inc			
Residential	1,916	12,957,510	\$ 34.65	\$ 3.79	\$ 1,211,700.99				
Commercial	117	2,136,323	\$ 41.58	\$ 3.79	\$ 144,895.97				
Commercial	3	102,707	\$ 41.58	\$ 3.79	\$ 5,895.11				
Commercial	72	4,968,930	\$ 41.58	\$ 3.79	\$ 255,362.94				
Temp	9		\$ 41.58		\$ 9,399.96				
					\$ 1,627,254.98	\$160,919.37			
Wastewater									
Residential	1,872	9,774,510	\$ 41.58	\$ 3.79	\$ 1,208,320.71				
Commercial	88	1,899,323	\$ 48.51	\$ 3.79	\$ 129,603.29				
					\$ 1,337,924.00	\$131,942.96			
					\$ 2,965,178.98	\$292,862.34			
Water Calculation		2025-2026 Rate							
Water	Accts	Consumption	Rate	Volume Rate	Actual Bill x 12	Revenue Inc			
Residential	1,916	12,957,510	\$ 35.58	\$ 3.98	\$ 1,253,889.72				
Commercial	117	2,136,323	\$ 42.70	\$ 3.98	\$ 150,805.75				
Commercial	3	102,707	\$ 42.70	\$ 3.98	\$ 6,155.93		Residential	\$ 2.99	
Commercial	72	4,968,930	\$ 42.70	\$ 3.98	\$ 267,331.46			\$ 3.59	
Temp	9		\$ 42.70		\$ 9,399.96			\$ 6.58	
					\$ 1,687,582.81	\$221,247.21			
Wastewater									
Residential	1,872	9,774,510	\$ 42.70	\$ 3.98	\$ 1,247,229.96		Commercial	\$ 3.59	
Commercial	88	1,899,323	\$ 49.82	\$ 3.98	\$ 134,915.83			\$ 4.19	
					\$ 1,382,145.78	\$176,164.74		\$ 7.78	
					\$ 3,069,728.59	\$397,411.95	Plus Volumetric Inc	\$ 0.64	
	Current Rate w/ CC Fees	Current Rate w/ CC Fees							
Revenue	\$ 3,369,775.00	\$ 3,369,775.00							
Expense	\$ 3,899,839.90	\$ 3,734,839.90			Water	Accts			
Net:	\$ (530,064.90)	\$ (365,064.90)			Residential	1,916			
					Commercial	117			
					Commercial	3			
Transfer from	\$ 530,064.94	\$ 365,064.90			Commercial	72			
	Current Rate w/ CC Fees	2024-2025 Rates w/o CC Fees			Wastewater				
Revenue	\$ 3,662,637.34	\$ 3,662,637.34			Residential	1,872			
Expense	\$ 3,899,839.90	\$ 3,734,839.90			Commercial	88			
Net:	\$ (237,202.56)	\$ (72,202.56)				4,068			
Transfer from	\$ 296,661.36	\$ 131,661.36				\$530,064.94	Total deficit		
						\$ 130.30	Per account Cost per yr		
						\$ 10.86	Per Month		
	Current Rate w/ CC Fees	2025-2026 Rates w/o CC Fees							
Revenue	\$ 3,767,186.95	\$ 3,767,186.95							
Expense	\$ 3,899,839.90	\$ 3,734,839.90							
Net:	\$ (132,652.95)	\$ 32,347.05							
Transfer from	\$ 193,372.95	\$ 28,372.95							

WATER AND WASTEWATER RATE STUDY

Prepared for:

City of Manvel



March 2022

Prepared by:

FREESE AND NICHOLS, INC.
11200 Broadway St., Suite 2320
Pearland, Texas 77584
832-456-4700

WATER AND WASTEWATER RATE STUDY

Prepared for:

City of Manvel



Prepared by:

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11200 Broadway St., Suite 2320
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FNI Project No.: MNV20631



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Appendix A: Projected Expenses for Water and Wastewater Fund



EXECUTIVE SUMMARY

The City of Manvel (City) is located on Highway 6 west of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides retail water and wastewater services to customers within the City and outside the City limits. In August 2020, the City authorized Freese and Nichols, Inc. to perform a water and wastewater rate study. The purpose of the rate study is to develop a multi-year plan for rates that will provide sufficient revenue to implement needed capital improvements and allow the water and wastewater systems to be self-supporting. Freese and Nichols' methodology for performing this study is based on accepted industry standards and practices, specifically the American Water Works Association (AWWA) Manual 1 (M1) "Principles of Water Rates, Fees, and Charges", Seventh Edition, and the Water Environment Federation's (WEF) *Financing and Charges* manual.

The study included the following steps:

- Obtain data from City needed for the rate study.
- Review and analyze the data and develop projections of the operating expenses and revenues at current rates.
- Identify the revenue requirements for the water and wastewater system using the projected operating expenses and projected capital expenses in the next few years.
- Develop a rate model for the City's water and wastewater systems that projects the rates needed to provide sufficient annual revenue.
- Document the findings in a report.

This report describes the findings and recommendations of the water and wastewater rate study. The calculations are based on the City's Fiscal Year, which runs from October 1 through September 30.

A financing plan has been developed based on an analysis of the rates utilized to furnish water and wastewater services to customers connected to the City's water and wastewater utilities, herein referred to as the "Utility System." The financing plan compares the adequacy of projected revenues under existing rates in meeting the revenue requirement of the Utility System and identifies any adjustments which may be necessary to the existing revenue levels during the study period. The plan consists of implementing annual rate increases over the forecast period of Fiscal Years 2022 through 2030 and crafting a Utility System financing plan that provides the City with the ability to adequately fund operating and capital requirements over the forecast period. The City's goal is to have both the Water and Wastewater Utilities operate individually as self-sufficient or stand-alone entities while maintaining both a Debt Service



Coverage ratio of 1.25 for each Utility. While the City does not have a policy target for Fund Balances, this study leverages surplus fund balances to reduce debt issuances, and strives to achieve a Fund Balance of \$1-2 million as a combined system. This Fund Balance target is recommended in excess of the target of 20% of operating expenditures because while the monies assessed for Impact Fees are collected within a 10-year period, the debt service payments will be over a 30-year period.

As a result of the evaluations and analyses, the following summary of findings and recommendations is offered for consideration by the City.

REVENUE UNDER EXISTING RATES

The City of Manvel provided treated water and wastewater services to just over 1,000 water customers (residential, commercial and irrigation) and just over 1,000 wastewater customers (residential, commercial) as of September 30, 2020. In Fiscal Year 2022, it is projected that the City will serve just over 2,000 water customers (residential, commercial and irrigation) and just under 2,000 wastewater customers (residential, commercial), which illustrates a customer growth rate of roughly 50 percent annually over the two year period. Annual growth rate is projected to decrease from 15 percent between Fiscal Year 2023 and Fiscal Year 2024, to 5 percent between Fiscal Year 2029 and Fiscal Year 2030.

Revenue is primarily derived from charges for treated water and wastewater services. Additional revenue is derived from miscellaneous services and fees that the City may offer or charge for services that are not directly related to the production of water or transmission of wastewater. Operating revenue from rates for water and wastewater service, under existing rates, is projected to be \$771,224 for water and \$866,583 for wastewater in Fiscal Year 2022. Other operating revenues are projected to be \$153,564 for water and \$27,921 for wastewater in the same period. Currently water and wastewater sales revenues are estimated to increase based upon the projected increase of between roughly 15 percent per year and 5 percent per year in the number of customers over the forecast period. Other operating water and wastewater revenues are estimated to increase by the same rate as water and wastewater sales revenues, since those operating revenues are derived from the number of meters in the system.

Other non operating water and wastewater revenue in Fiscal Year 2022 is estimated to be \$1,470,892, the majority of which derives from transfers from the General Fund to the Utility Fund. This practice is not used in this rate study for Fiscal Year 2023 through Fiscal Year 2030. The forecast of revenues projected herein assumes that existing rates will be maintained throughout the forecast period.



IMPACT FEES

In parallel with this Water and Wastewater Rate Study, Freese and Nichols performed a Water and Wastewater Impact Fee Study, to update the City's water and wastewater impact fees. A maximum allowable impact fee of \$4,818 per service unit for water and \$14,221 per service unit for wastewater was calculated. The City decided to implement 50 percent of the maximum allowable impact fee, resulting in a new impact fee rate of \$2,409 per service unit for water and \$7,111 per service unit for wastewater. Based on the projected growth in new connections, this new impact fee is estimated to collect roughly \$1.7 million in Fiscal Year 2022, growing to a maximum of roughly \$4.8 million in Fiscal Year 2026 and 2027, and roughly \$2.5 million in Fiscal Year 2030.

EXPENSES

Expenses include operating and maintenance expenses, transfers, debt service obligations, capital projects cash funded from Utility System revenues and cash reserve funding. Operating and maintenance expenses include the costs of labor, materials, power, chemicals, salaries, and other expenses associated with the utility's operations.

Total expenses for the water utility are projected to be \$816,423 for the water system and \$2,468,760 for the wastewater system in Fiscal Year 2022. Expenses in Fiscal Year 2022 are anomalously high due to a one-year practice of funding capital improvements via capital outlay versus debt service. Total expenses are projected to increase to \$2,732,560 for the water system and \$3,026,090 for the wastewater system in Fiscal Year 2030. The increases for both systems come partially from inflation, cost of materials, and the cost of fuel, but principally from the principal and interest payments associated with a growing Capital Improvements Program.

The debt service payments are calculated for both the total issuance, as well as the amount of issuance paid for by rates. For the purposes of this rate study, only the portion of debt service payments associated with rates is accounted for. Annual debt payments associated with rates will be \$263,008 for the water system and \$740,678 for the wastewater system in Fiscal Year 2023, growing to \$1,613,306 for the water system and \$1,886,994 for the wastewater system in Fiscal Year 2030.

A cash reserve fund balance of \$1-2 million from revenues generated from operations is targeted annually for the combined Utility System.



PROPOSED WATER AND WASTEWATER RATE ADJUSTMENTS

Based upon the analysis, revenues generated under existing rates by the Utility System are not sufficient to fund the Utility System's obligations. The proposed rate plan meets all the forecasted Utility System revenue requirements, fulfills the bond coverage requirement and maintains adequate cash balances of the Utility System. The following sections of this report provide a detailed summary of the Utility System's financial forecast.

An analysis of projected revenues and revenue requirements for the Utility System was conducted to determine the adequacy of existing rates. The illustration below summarizes the projected annual revenue increases required over the next nine years to meet future revenue requirements, to maintain and improve Utility System infrastructure, to maintain adequate debt service coverage ratios, and maintain adequate cash reserves to improve the financial condition of the Utility System.

Table ES-1: Indicated Required Revenue Increases

Year	Combined Base	Combined Volumetric	Combined Overall
2022	0.0%	0.0%	0.0%
2023	13.4%	30.0%	17.3%
2024	14.9%	28.5%	18.1%
2025	6.3%	13.5%	8.0%
2026	2.7%	5.0%	3.2%
2027	8.1%	12.5%	9.1%
2028	4.6%	10.0%	5.9%
2029	4.6%	10.0%	5.9%
2030	9.2%	25.0%	12.9%

ADDITIONAL RECOMMENDATIONS

Listed below are the general recommendations associated with the analysis performed herein:

1. The City of Manvel staff should prepare the documents necessary to obtain approval of the proposed financial plan and water and wastewater rates.
2. The City should continue to closely monitor its non-revenue water through audits, identification of leaks, and other appropriate measures.
3. The City should establish an Outside City Limits rate of 1.5 times the Inside City Limits rate.
4. The City should establish a policy on requirements to connect after service becomes available for existing development.
5. The City should update this rate study on an on-going basis. It should be updated sooner if there are significant changes in the assumptions presented in this study, such as timing of the CIP projects.



1.0 WATER AND WASTEWATER SYSTEM

1.1 GENERAL DESCRIPTION

The City of Manvel (City) is located on Highway 6 west of State Highway (SH) 288, in northern Brazoria County, Texas. The City currently provides water service to over 1,000 connections, and wastewater service to over 1,000 connections as well. The City is experiencing rapid growth, and this Water and Wastewater Rate Study assumes an initial growth in connections of roughly 40 percent per year, stabilizing at roughly 5 percent per year by Fiscal Year 2030.

The City of Manvel's existing water infrastructure consists of the School Road Water Plant and associated pumps, water supply wells, and transmission and distribution pipelines. The City relies entirely on groundwater from the Gulf Coast Aquifer System. The City holds four groundwater well permits from the Brazoria County Groundwater Conservation District.

The City of Manvel's existing wastewater collection system consisting of eight (8) lift stations and associated force mains, a network of manholes and gravity mains, and one wastewater treatment plant (WWTP).

The City's water and wastewater customer base includes residential, commercial, and irrigation users. Water and sewer sales revenue is primarily supported by residential base charges, accounting for roughly two-thirds of total water sales revenue and nearly three-quarters of total wastewater sales revenue. Breakdowns of water and wastewater sales revenues by customer class are provided in **Figure 1-1** and **Figure 1-2**, respectively.

A review of Fiscal Year 2016 through Fiscal Year 2020 historical financial and billing data provided by the City showed the following general patterns:

- The combined water and wastewater expenses have averaged \$930,000 (including depreciation and transfers to the General Fund). Without depreciation and transfers, the average for that period is \$790,000.
- The combined water and wastewater revenue has averaged \$750,000.



1.2 PROJECTED WATER NEEDS AND WASTEWATER FLOWS

Table 1-1 shows projected water and wastewater connections, and metered water and wastewater billed volumes for Manvel. These projections are based on input from City staff. These projections are for an average year. Water use will tend to be more in dry years and less in wet years. **Figure 1-3** shows the historical and projected number of water and wastewater connections.

Review of historical water production in comparison to historical water billed volumes revealed substantial fluctuations in non-revenue water (both positive and negative). Values of non-revenue water above 12 percent are considered high for a retail water supplier. However, not all this non-revenue water is unaccounted for water. Some is used for authorized, beneficial purposes such as fire flow, line flushing, and irrigating city facilities, such as parks. Currently the city estimates the amount used for these purposes. To the extent possible, FNI recommends that the City meter as much of its unbilled authorized usage as feasible, particularly irrigation of City facilities. This will enable the City to better track how much water is actually being lost through leaks in the system. The City should continue to monitor non-revenue water and perform detailed water audits and seek to further reduce non-revenue water, unaccounted for water usage. The City should also audit its water production data, to ensure more accurate estimates of what is coming into the system.

Table 1-1: Projected Connections, and Water and Wastewater Billed Volume (including base)

Fiscal Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water Connections	1,368	1,910	2,130	2,453	2,777	3,192	3,422	3,588	3,752	3,918
Wastewater Connections	1,326	1,864	2,080	2,399	2,718	3,127	3,352	3,511	3,668	3,827
Water Billed Volume (MG)	93	129	144	166	188	216	232	243	254	265
Wastewater Billed Volume (MG)	93	129	144	166	188	216	232	243	254	265



Figure 1-1: Historical Water Sales Revenues, by Customer Class

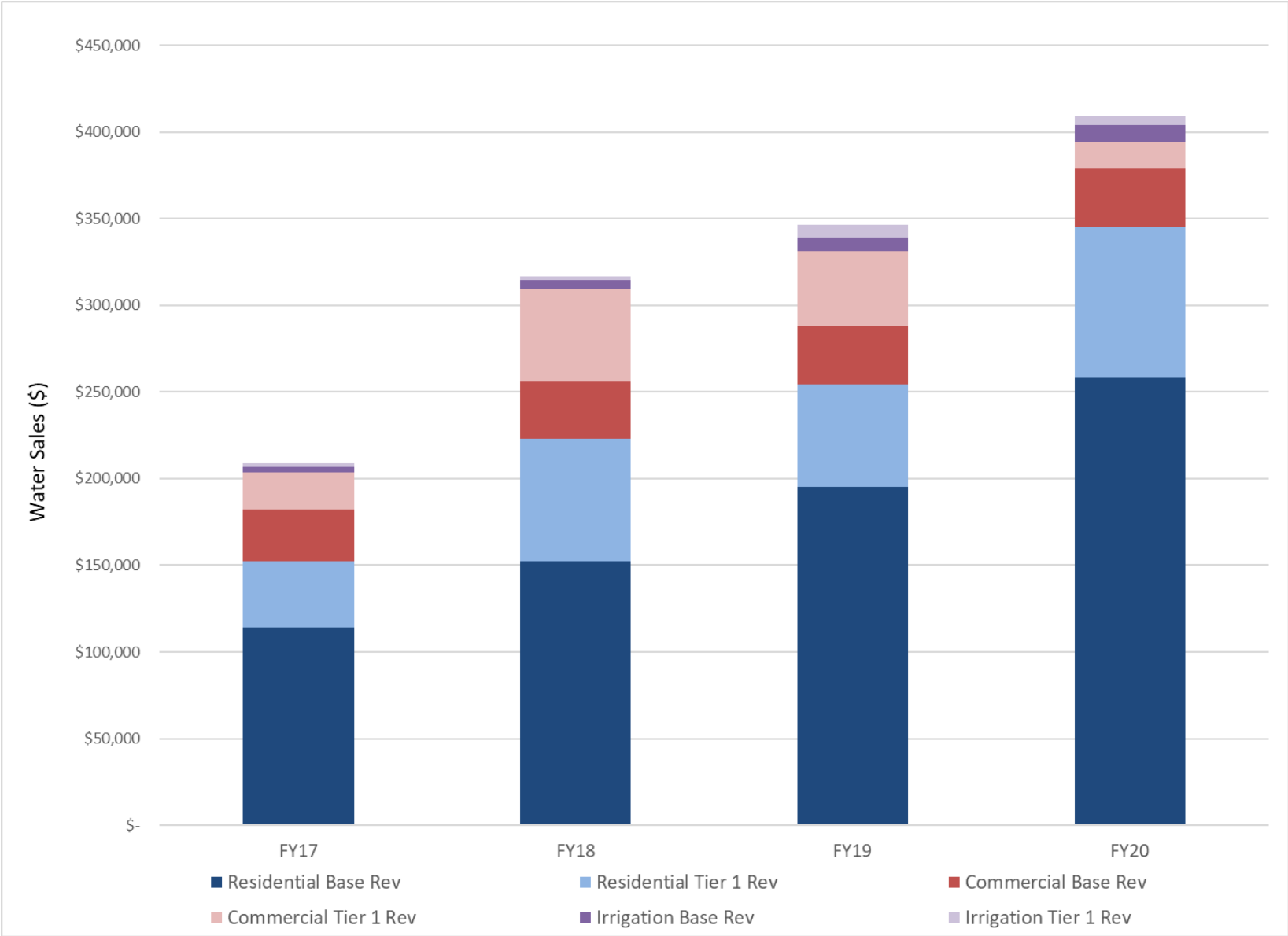




Figure 1-2: Historical Wastewater Sales Revenues, by Customer Class

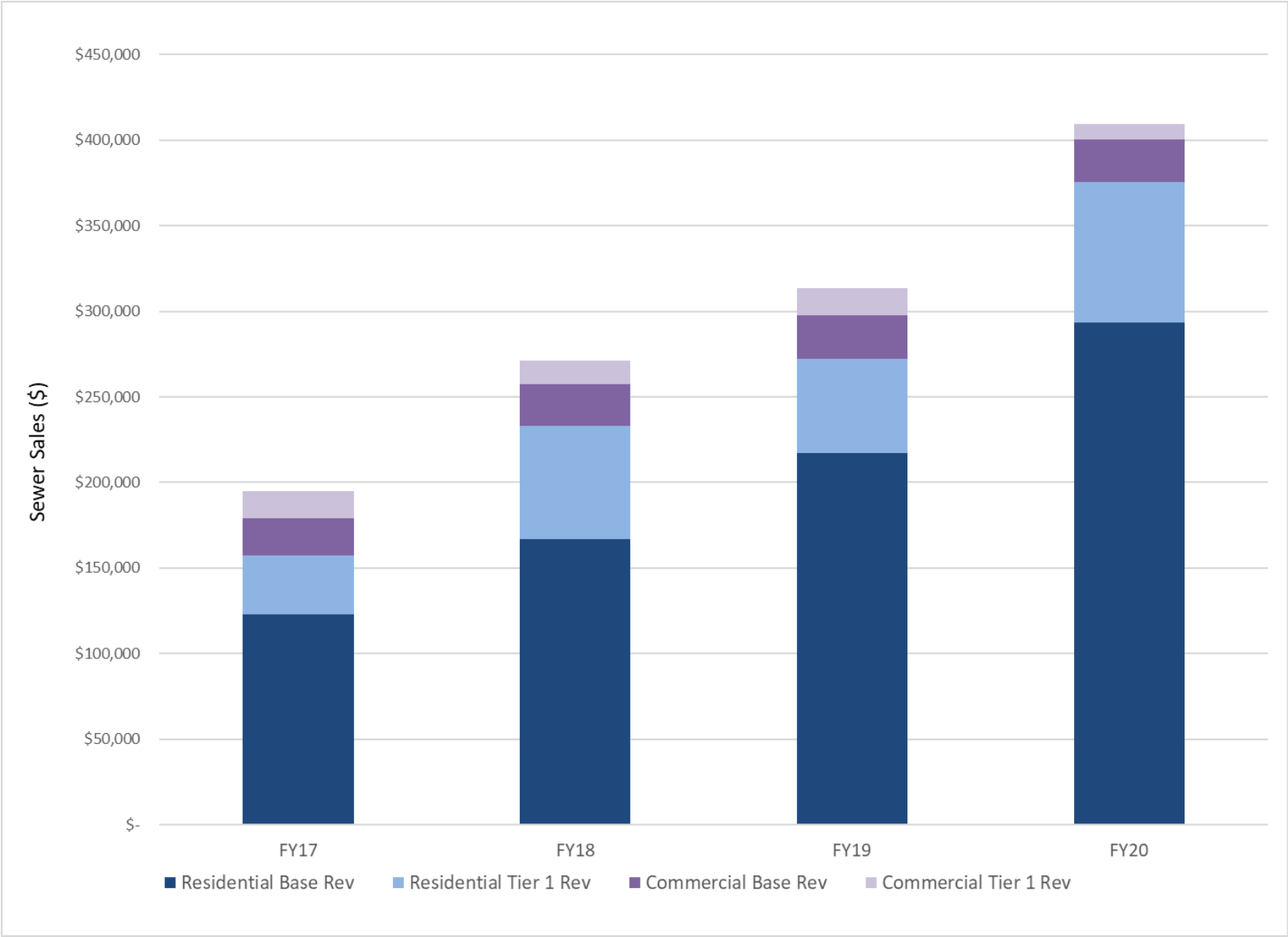
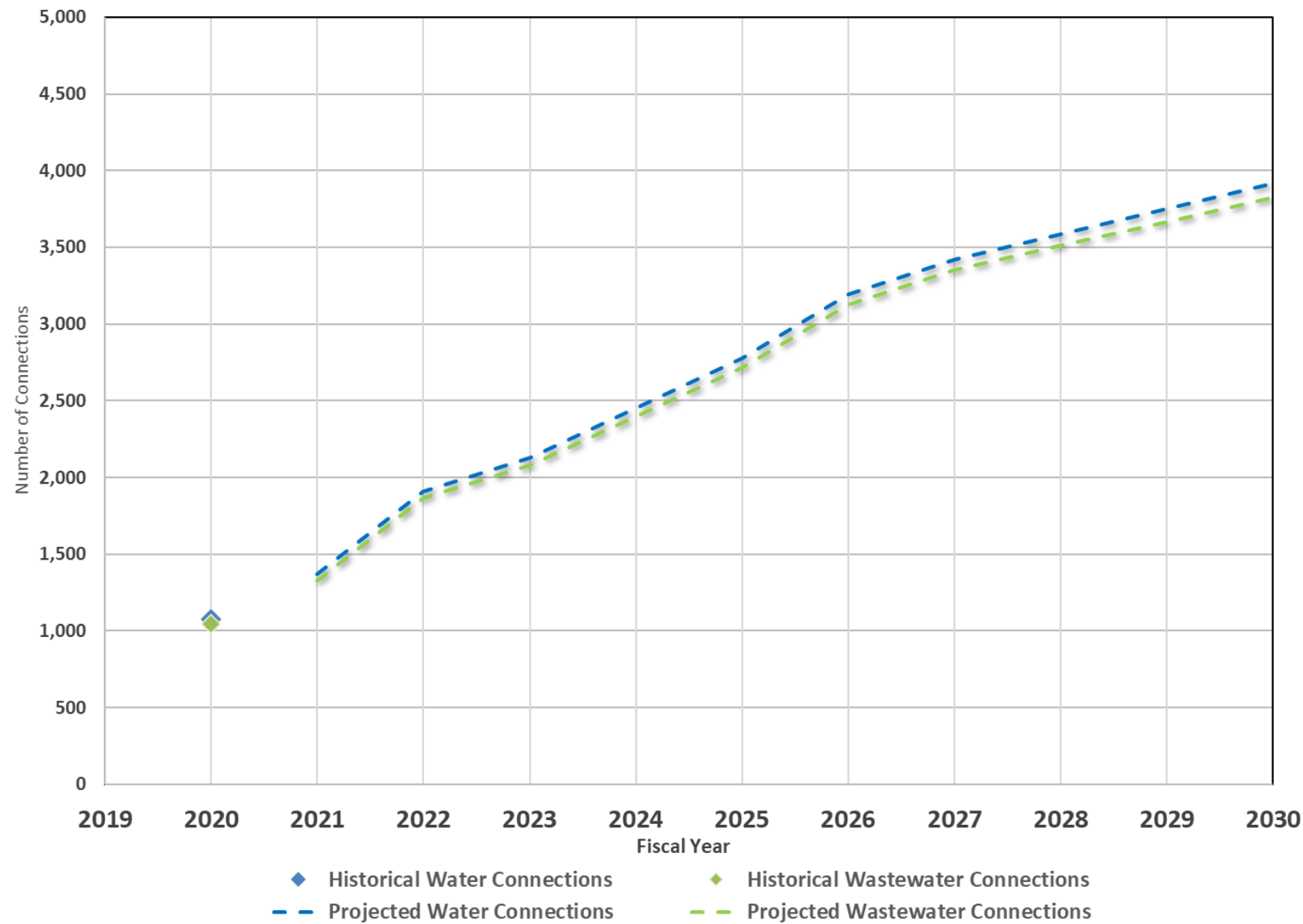




Figure 1-3: Historical and Projected Connections





2.0 HISTORICAL REVENUES AND EXPENSES

2.1 HISTORICAL REVENUES

Table 2-1 shows the historical revenues for the water and wastewater fund over the last four complete years (Fiscal Year 2016 – Fiscal Year 2020), as well as the budgeted revenues for Fiscal Year 2021. During this time, the City did not increase water or wastewater volumetric or base charges. Current rates as of September 2021 are shown in **Table 2-2**. Annual revenue from sales has averaged approximately \$531,000 over the previous four years, with total revenues (including transfers from the General Fund) averaging approximately \$745,000 over the same period. Over that time, water sales revenue made up on average approximately 50 percent of all sales revenue, and wastewater sales revenue made up on average approximately 50 percent.

2.2 HISTORICAL EXPENSES

Table 2-3 shows a summary of the historical expenses by major department. The annual expenses have averaged \$930,000. Historically, Water Expenditures make up on average approximately 50 percent of all expenses, followed by Administration Expenditures at 31 percent and Wastewater Expenditures at 19 percent. **Appendix Table A-1** provides a breakdown of historical expenses by line item.

2.3 COMPARISON OF HISTORICAL REVENUE AND EXPENSES

Figure 2-1 compares the historical revenue and expenses for the water and wastewater fund. The figure shows that in Fiscal Year 2016 through Fiscal Year 2020, expenses exceeded revenue (deficit), before taking into account the transfers from the General Fund.



Table 2-1: Historical Revenue for the Water and Wastewater Fund

Category	Historical				
	2015-2016	2016-17	2017-18	2018-19	2019-20
Utility Revenue (to include Sales)	\$438,389	\$456,564	\$588,268	\$702,040	\$869,137
Interest Revenue	\$382	\$0	\$1,464	\$335	\$0
Other Revenue	\$31,221	\$68,658	\$79,565	\$18,379	\$191
Transfers-In Revenue	\$400	\$98,426	\$57	\$375,000	\$0
TOTAL REVENUE	\$470,393	\$623,648	\$669,354	\$1,095,755	\$869,328

Table 2-2: Current City of Manvel Monthly Water & Wastewater Rates

Current Water Rates		
Residential		
Service Charge (includes 2,000 gallons)	\$25.00	
Volume Charge (2,001 gallons and above)	\$2.00	Per 1,000 gallons
Commercial/Irrigation		
Service Charge (includes 2,000 gallons)	\$30.00	
Volume Charge (2,001 gallons and above)	\$2.00	Per 1,000 gallons
Current Wastewater Rates		
Residential		
Service Charge (includes 2,000 gallons)	\$30.00	
Volume Charge (2,001 – 20,000 gallons*)	\$2.00	Per 1,000 gallons
Commercial		
Service Charge (includes 2,000 gallons)	\$35.00	
Volume Charge (2,001 – 20,000 gallons*)	\$2.00	Per 1,000 gallons

*No charge on Wastewater above 20,000 gallons

Table 2-3: Historical Expenses for the Water and Wastewater Fund, by Department

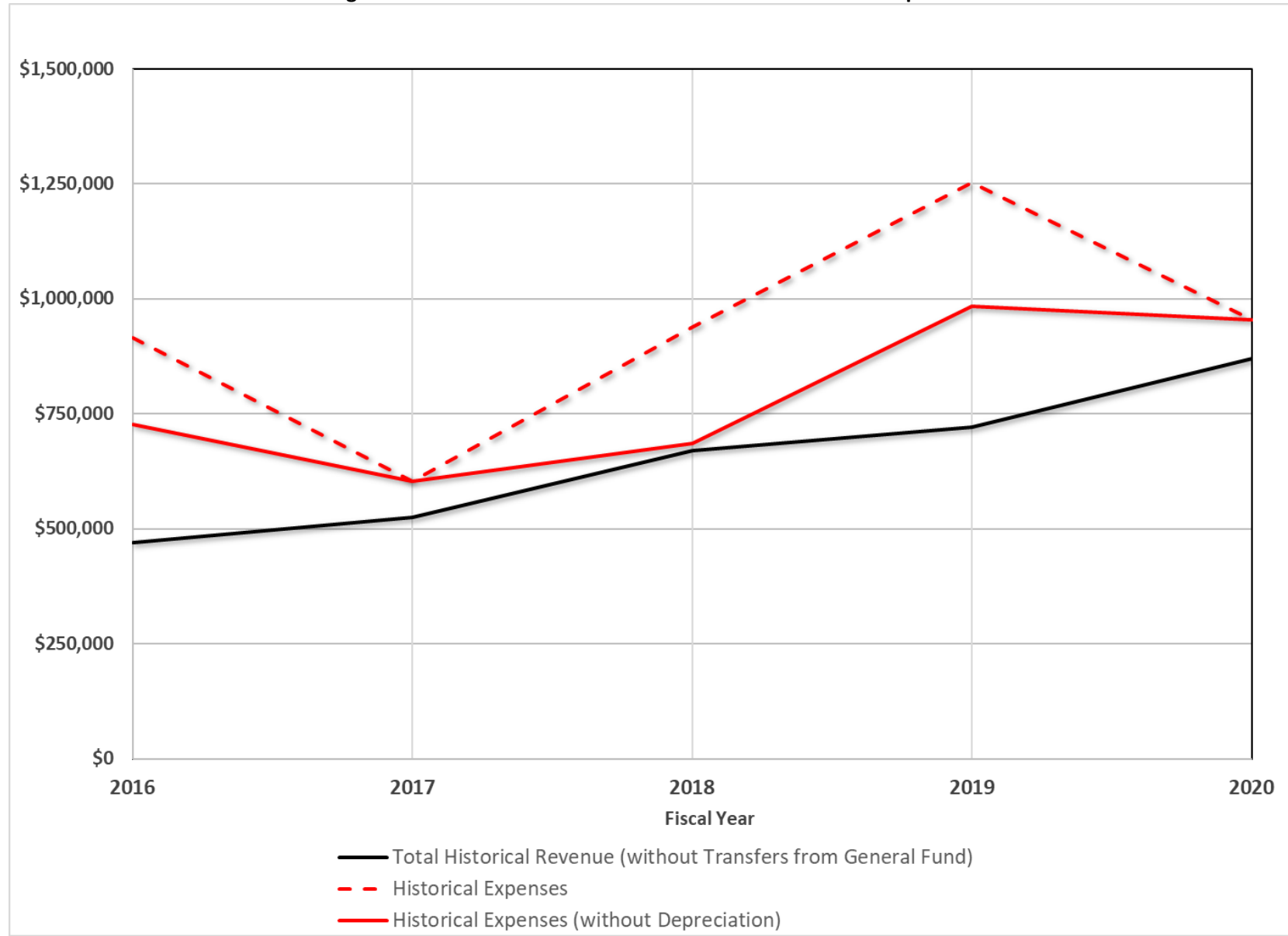
Department	Historical				
	2015-2016	2016-17	2017-18	2018-19	2019-20
Administration Expenses	\$342,491	\$246,462	\$274,339	\$336,797	\$251,307
Water Expenses	\$522,443	\$331,529	\$565,076	\$636,195	\$284,445
Wastewater Expenses	\$50,401	\$24,348	\$99,681	\$278,990	\$419,334
Non-Departmental Expenses	\$0	\$0	\$0	\$0	\$0
Total Operating Expenses	\$915,335	\$602,338	\$939,096	\$1,251,982	\$995,086

Total Revenue from Table 2-1	\$470,393	\$623,648	\$669,354	\$1,095,755	\$869,328
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Deficit (-) or Surplus (+)	-\$444,942	\$21,310	-\$269,742	-\$156,228	-\$85,757
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Figure 2-1: Historical Water and Wastewater Revenue and Expenses





3.0 WATER AND WASTEWATER FUND RATE ANALYSIS

3.1 PROJECTED REVENUES AT CURRENT RATES

Table 3-1 shows projected revenues at current rates for the water and wastewater fund. Without impact fees, projected total revenue (to include non-sales revenue) for Fiscal Year 2022 is approximately \$3.3 million. A large portion of those revenues is derived from a one-time transfer from the General Fund, a practice which is not used in Fiscal Year 2023 through Fiscal Year 2030. With impact fees, projected total revenue (to include non-sales revenue) for Fiscal Year 2022 is approximately \$5.0 million. If held to current rates, revenue is anticipated to increase by the same trend in increased connections and water/wastewater use. **Figure 3-1** shows the historical water and wastewater revenues and projected revenues at current rates. This figure does not include any revenues associated with impact fees. Volumetric sales and other operating revenues increase by the growth in number of connections and therefore, the corresponding consumption volume. Base sales revenues increase by the growth factor for number of connections. Other non-operating revenues are held constant at the Fiscal Year 2021 budget amount, with the exception of the one-time transfer from the General Fund in Fiscal Year 2022.

3.2 PROJECTED EXPENSES

Table 3-2 is a summary by major category of the projected expenses for the water and wastewater fund. **Appendix Table A-1** details the projected expenses by department and line item, as well as the basis for those projections. Projected expenses for Fiscal Year 2022 are roughly \$3.3 million, largely derived from a one-time capital outlay expense. In future years, O&M expenses (not including debt service) are projected to increase at a modest rate, primarily due to inflation and other escalators.

Over the next 10 years, the City is anticipated to undertake approximately \$84 million (2021 dollars) in improvements to its water and wastewater system. Approximately \$37 million of this capital program will be paid for with rates. This study assumes the capital improvements are programmed in debt issuances every year between Fiscal Year 2022 and Fiscal Year 2027, and a small issuance in Fiscal Year 2030. On average, approximately 70 percent of the funds will be for wastewater projects and 30 percent for water projects. These improvements are necessary to provide for future growth, replace aging infrastructure, maintain reliable service, keep facilities in compliance with new regulations, and improve efficiency. Debt service payments for each year's bond issuance were calculated using an interest rate of 3 percent, 30-year repayment terms, and a yearly inflation rate of 4 percent applied to the present-day capital cost of



CIP projects that will be constructed in future years. A debt service coverage requirement of 1.25 was assumed for both the water fund and the wastewater fund. **Appendix Table A-2** identifies the timing of future debt service issuances paid for with rates (in 2021 dollars), and **Appendix Table A-3** calculates the annual payments for the rate portion of those future debt service issuances. Figure 3-2 shows the historical and projected expenses for the water and wastewater fund, taking into account the rate portion only of debt service payments. **Table 3-1** depicts the total projected revenue, with and without impact fees. **Table 3-2** depicts the total projected expenses, with only the rate portion of debt service payments. At current rates, without impact fee revenues and only taking into account the rate portion of debt service payments, expenses exceed revenues in Fiscal Year 2023 by roughly \$200,000, increasing to roughly \$2.3 million by Fiscal Year 2030. **Figure 3-3** compares projected expenses and revenues (at current rates).



Table 3-1: Projected Revenue at Current Rates for the Water and Wastewater Fund

Category	Budget	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Utility Revenue (to include Sales)	\$780,000	\$1,819,291	\$2,030,102	\$2,339,309	\$2,648,781	\$3,044,306	\$3,268,879	\$3,426,820	\$3,583,107	\$3,741,825
Other Revenue	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Transfers-In Revenue	\$319,580	\$1,465,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUE (without impact fee)	\$1,104,580	\$3,290,183	\$2,035,102	\$2,344,309	\$2,653,781	\$3,049,306	\$3,273,879	\$3,431,820	\$3,588,107	\$3,746,825
Impact Fee Revenue (50%)		\$1,665,913	\$2,732,097	\$4,007,710	\$4,007,710	\$4,864,465	\$4,864,465	\$2,484,590	\$2,475,070	\$2,484,590
TOTAL REVENUE (with impact fee at 50%)	\$1,104,580	\$4,956,096	\$4,767,198	\$6,352,018	\$6,661,490	\$7,913,770	\$8,138,344	\$5,916,410	\$6,063,177	\$6,231,415



Figure 3-1: Historical and Projected Water and Wastewater Revenue (not including impact fees)

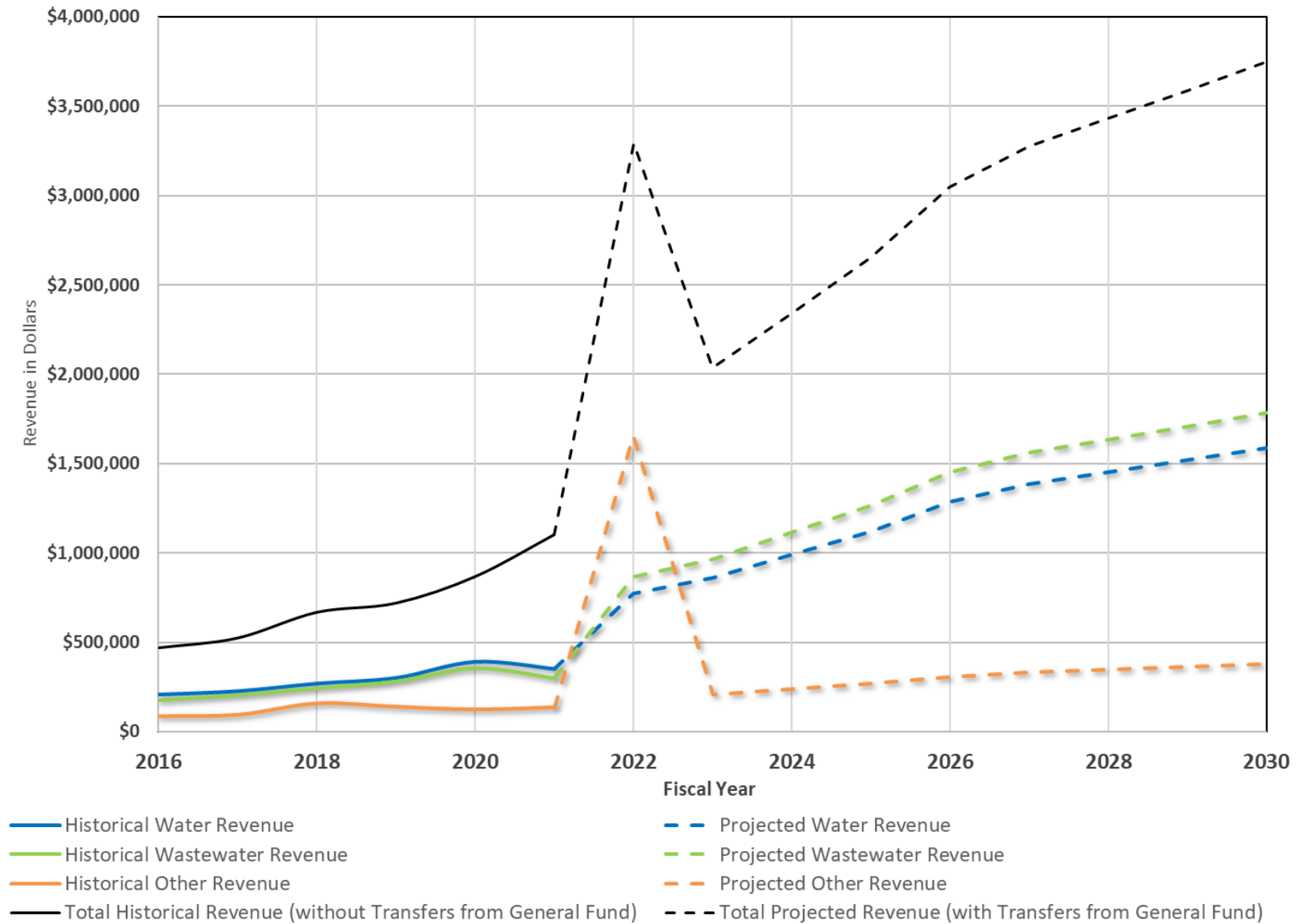




Table 3-2: Projected Expenses for the Water and Wastewater Fund, by Department

Department	Budget	Projected								
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Water Utility										
Administrative	\$233,790	\$240,804	\$248,030	\$255,471	\$362,137	\$370,031	\$427,663	\$436,038	\$444,666	\$453,551
Operational	\$365,000	\$575,619	\$425,589	\$461,925	\$503,137	\$549,993	\$603,390	\$664,376	\$734,170	\$814,203
Non-Departmental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planned Debt Service – Rate Portion	\$0	\$0	\$263,008	\$580,978	\$739,280	\$855,331	\$855,331	\$859,663	\$980,915	\$1,613,306
TOTAL WATER	\$598,790	\$816,423	\$936,627	\$1,298,374	\$1,604,554	\$1,775,355	\$1,886,384	\$1,960,077	\$2,159,751	\$2,881,060
Wastewater Utility										
Administrative	\$233,790	\$240,804	\$248,030	\$255,471	\$362,137	\$370,031	\$427,663	\$436,038	\$444,666	\$453,551
Operational	\$272,000	\$2,227,956	\$320,945	\$350,430	\$814,503	\$902,897	\$946,502	\$776,091	\$805,471	\$834,046
Non-Departmental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planned Debt Service – Rate Portion	\$0	\$0	\$740,678	\$871,360	\$1,050,860	\$1,173,840	\$1,874,348	\$1,874,348	\$1,874,348	\$1,886,994
TOTAL WASTEWATER	\$505,790	\$2,468,760	\$1,309,653	\$1,477,261	\$2,227,499	\$2,446,768	\$3,248,513	\$3,086,477	\$3,124,484	\$3,174,590
Total Operating Expenses	\$1,104,580	\$3,285,183	\$2,246,279	\$2,775,635	\$3,832,053	\$4,222,123	\$5,134,897	\$5,046,554	\$5,284,235	\$6,055,650



Figure 3-2: Historical and Projected Water and Wastewater Expenses

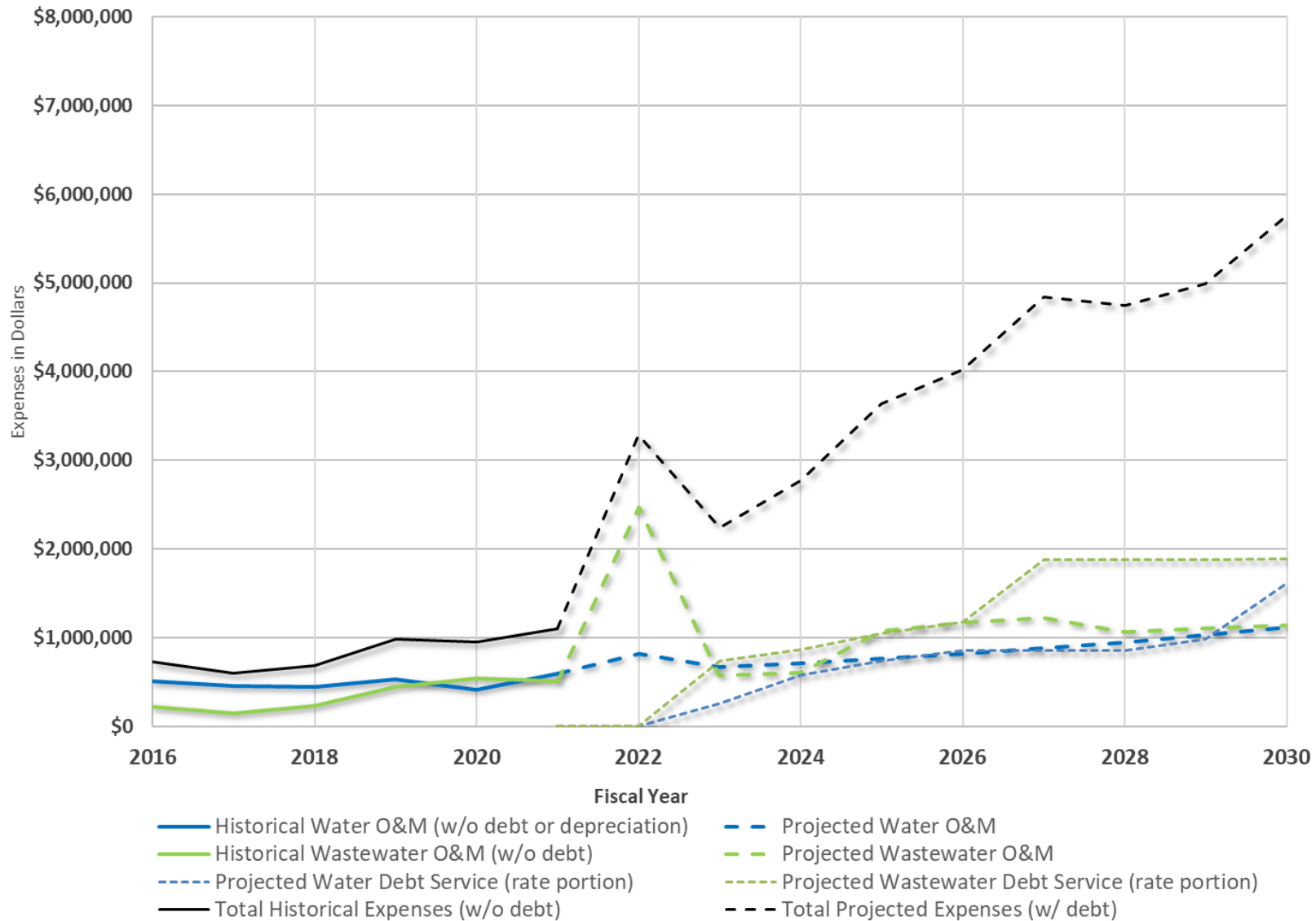
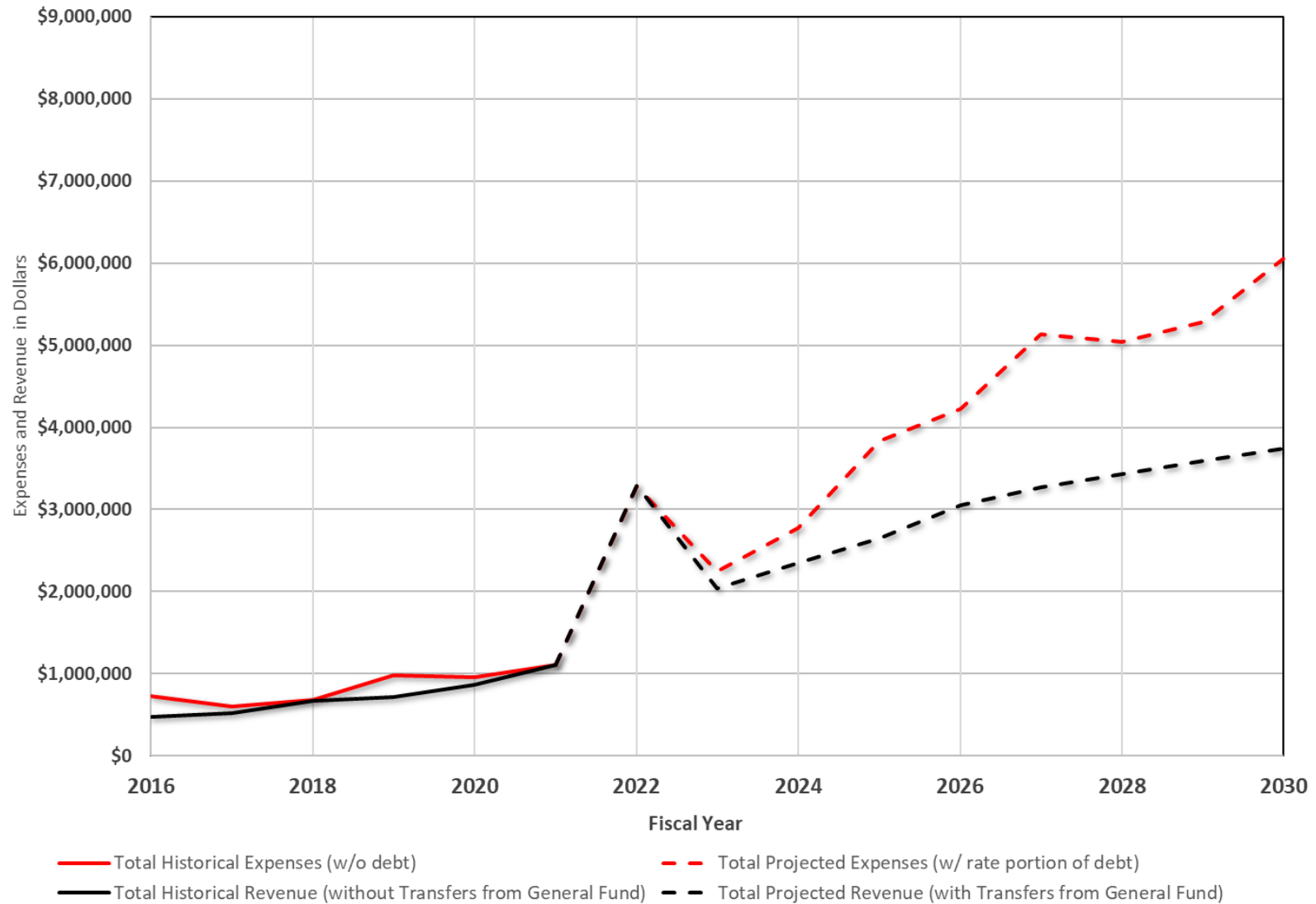




Figure 3-3: Historical and Projected Water and Wastewater Expenses (with rate portion of future Debt Service) and Revenue (at current rates)





4.0 RATE DESIGN

The schedule of proposed water rates has been designed toward implementing rate adjustments that meet the City's goals and objectives. Generally, the proposed rates have been designed to limit increases in the current service availability charge levels and to increase the volume charges for water consumption where necessary.

The schedule of proposed rates is designed following the same general form of rate structure as the existing water rates, which consist of a schedule of service availability charges and volume charges. The proposed service availability charge is designed to recover a portion of customer billing and collection costs, customer meter and service-related costs, and provision for a readiness-to-serve component. The schedule of volume charges have been designed to recover a portion of those costs related to supplying customers with water to meet their average and peak rates of use.



5.0 SUMMARY OF RATE RECOMMENDATIONS

The recommendations for water and wastewater rates and projected rate increases are summarized below in **Table 5-1**. Pro forma statements for the combined utility, wastewater fund, and water fund are found in **Appendix Table A-4** through **Table A-6**, respectively.

Table 5-1: Rate Adjustment Summary

Year	Combined Base	Combined Volumetric	Combined Overall
2022	0.0%	0.0%	0.0%
2023	13.4%	30.0%	17.3%
2024	14.9%	28.5%	18.1%
2025	6.3%	13.5%	8.0%
2026	2.7%	5.0%	3.2%
2027	8.1%	12.5%	9.1%
2028	4.6%	10.0%	5.9%
2029	4.6%	10.0%	5.9%
2030	9.2%	25.0%	12.9%

Table 5-1 through **Table 5-4** identify the specific rates recommended as a result of the rate study, by customer class. These rate adjustments are projected to provide sufficient revenue through Fiscal Year 2030 while maintaining a 1.25 debt service coverage ratio for both the water fund and the wastewater fund, and maintaining stable operating cash balances. Projected rate increases should be examined annually in light of future growth, revenues and system expenses.

Other Recommendations

1. The City of Manvel staff should prepare the documents necessary to obtain approval of the proposed financial plan and water and wastewater rates.
2. The City should continue to closely monitor its non-revenue water through audits, identification of leaks, and other appropriate measures.
3. The City should establish an Outside City Limits rate of 1.5 times the Inside City Limits rate.
4. The City should establish a policy on requirements to connect after service becomes available for existing development.
5. The City should update this rate study on an on-going basis. It should be done sooner if there are significant changes in the assumptions presented in this study, such as timing of the CIP projects.



Table 5-2: Residential Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Residential											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$25.00	\$25.00	\$28.36	\$32.59	\$34.65	\$35.58	\$38.46	\$40.24	\$42.09	\$45.98
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$30.00	\$30.00	\$34.03	\$39.11	\$41.58	\$42.70	\$46.15	\$48.28	\$50.51	\$55.18
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Residential											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$37.50	\$37.50	\$42.54	\$48.89	\$51.98	\$53.38	\$57.69	\$60.35	\$63.14	\$68.98
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$45.00	\$45.00	\$51.05	\$58.67	\$62.37	\$64.05	\$69.23	\$72.42	\$75.77	\$82.77
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16



Table 5-3: Commercial Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Commercial											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$30.00	\$30.00	\$34.03	\$39.11	\$41.58	\$42.70	\$46.15	\$48.28	\$50.51	\$55.18
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$35.00	\$35.00	\$39.71	\$45.63	\$48.51	\$49.82	\$53.84	\$56.33	\$58.93	\$64.38
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Commercial											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$45.00	\$45.00	\$51.05	\$58.67	\$62.37	\$64.05	\$69.23	\$72.42	\$75.77	\$82.77
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16
Wastewater Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$52.50	\$52.50	\$59.56	\$68.45	\$72.77	\$74.73	\$80.77	\$84.49	\$88.40	\$96.57
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16



Table 5-4: Irrigation Rate Adjustments Needed

Inside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Irrigation											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$30.00	\$30.00	\$34.03	\$39.11	\$41.58	\$42.70	\$46.15	\$48.28	\$50.51	\$55.18
Volumetric	per thousand gallons	\$2.00	\$2.00	\$2.60	\$3.34	\$3.79	\$3.98	\$4.48	\$4.93	\$5.42	\$6.78

Outside City Limits	Projected									
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base % Rate Increase (from Table 5-1)			13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%
Volumetric % Rate Increase (from Table 5-1)			30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%

Irrigation											
Water Monthly Fees		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Base or Volumetric	Unit	Fee									
Base	First 2,000 gallons	\$45.00	\$45.00	\$51.05	\$58.67	\$62.37	\$64.05	\$69.23	\$72.42	\$75.77	\$82.77
Volumetric	per thousand gallons	\$3.00	\$3.00	\$3.90	\$5.01	\$5.69	\$5.97	\$6.72	\$7.39	\$8.13	\$10.16



6.0 COMPARISON TO NEARBY CITIES

Table 6-1 shows the monthly cost for residential water and wastewater service for use of 5,000 gallons for Manvel and other nearby cities, while **Table 6-2** shows the same for 10,000 gallons. The costs for water and wastewater services are based on information found on the cities' websites as of November 2021.

Figure 6-1 shows the comparison of costs for 5,000 gallons of water and wastewater service for a typical residential customer inside city limits, while **Figure 6-2** shows the same for 10,000 gallons. At its current rates, Manvel has the fifth lowest total water and wastewater cost out of eight area cities surveyed for the cost of 5,000 gallons, and has the second lowest for 10,000 gallons.

Table 6-1: Residential Water and Wastewater Rate Comparison to Nearby Cities

City	5,000 Gallons/month		
	Water	Wastewater	Total
Brazoria County MUD #29	\$17.25	\$17.25	\$34.50
Clute	\$28.95	\$28.95	\$57.60
Angleton ICL	\$38.28	\$23.34	\$61.62
Pearland	\$27.96	\$37.74	\$65.70
Manvel FY21	\$31.00	\$36.00	\$67.00
Port Lavaca ICL	\$36.37	\$31.37	\$67.74
Richwood	\$37.45	\$35.45	\$72.90
Alvin	\$34.06	\$44.67	\$78.73
Portland	\$37.58	\$43.98	\$81.56

Table 6-2: Residential Water and Wastewater Rate Comparison to Nearby Cities

City	10,000 Gallons/month		
	Water	Wastewater	Total
Brazoria County MUD #29	\$30.75	\$28.50	\$59.25
Manvel FY 2021	\$41.00	\$46.00	\$87.00
Clute	\$48.70	\$48.70	\$97.40
Angleton ICL	\$67.88	\$36.84	\$104.72
Portland	\$57.23	\$50.63	\$107.86
Pearland	\$52.38	\$62.74	\$115.12
Richwood	\$59.20	\$57.20	\$116.40
Port Lavaca ICL	\$62.67	\$57.82	\$120.49
Alvin	\$58.71	\$69.32	\$128.03



Figure 6-1: Residential Water and Wastewater Rate Comparison with Other Cities, Monthly Bill (5,000 gallons)

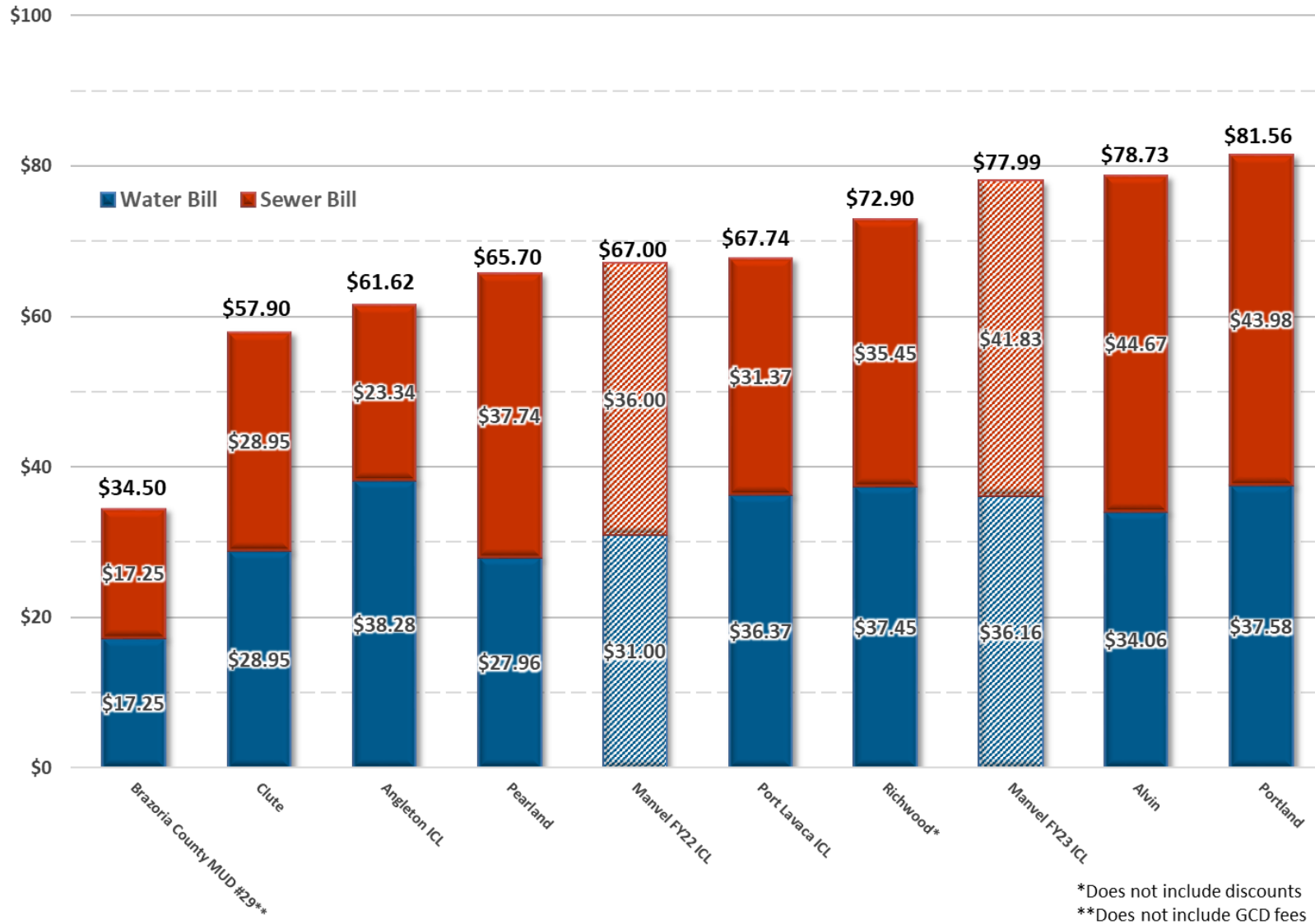
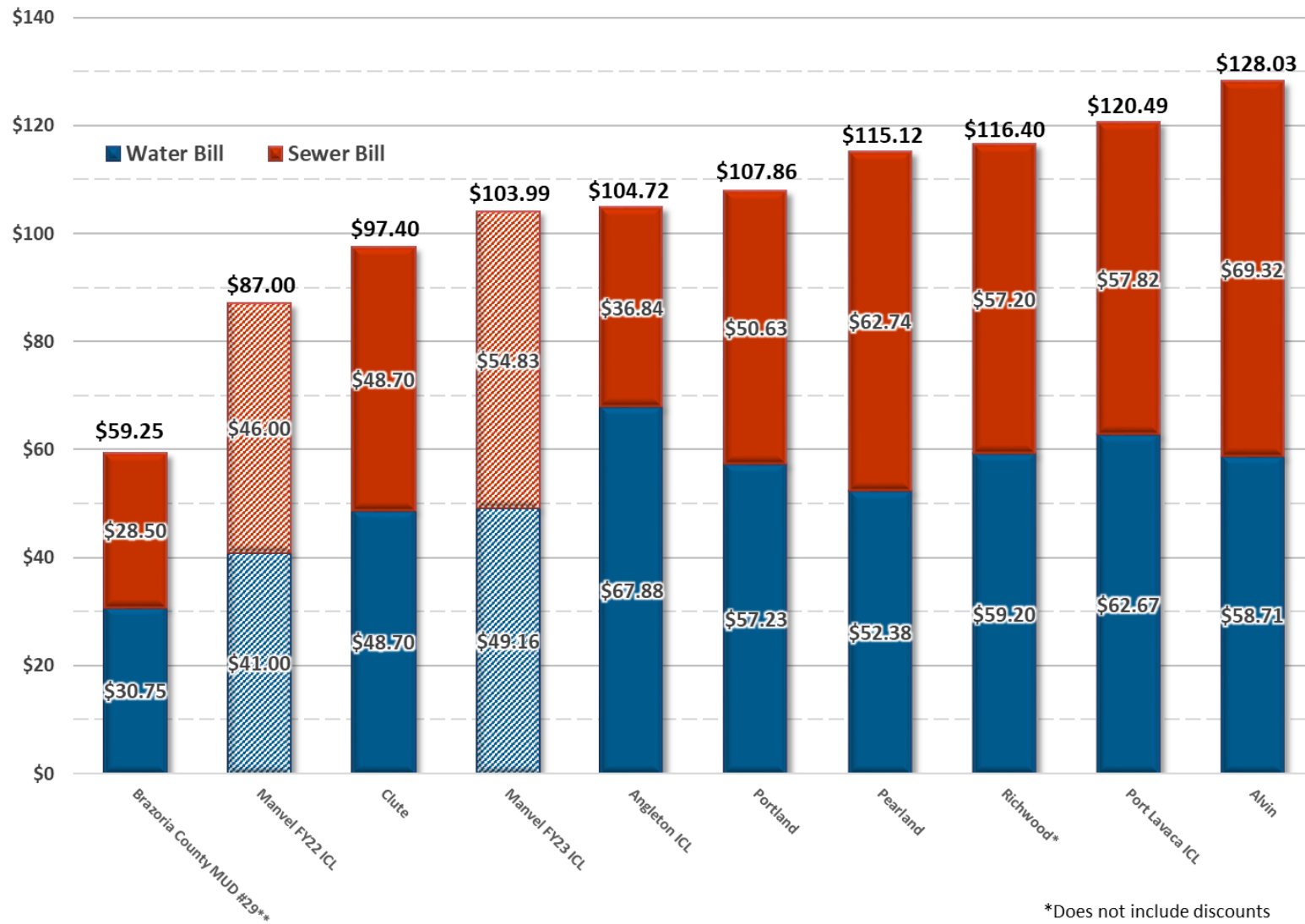




Figure 6-2: Residential Water and Wastewater Rate Comparison with Other Cities, Monthly Bill (10,000 gallons)



*Does not include discounts

**Does not include GCD fees



APPENDIX A

Expenses for Water and Wastewater Fund



Table A-1: Historical Expenses, by Line Item

Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
Administration					
40-10-5000 Salaries	\$72,600	\$117,869	\$142,989	\$159,345	\$112,495
40-10-5002 Overtime	\$8,763	\$10,361	\$11,340	\$10,975	\$949
40-10-5003 Holiday Pay	\$3,436	\$0	\$0	\$0	\$0
40-10-5004 Taxes, Social Security	\$6,392	\$0	\$0	\$0	\$0
40-10-5005 Retirement	\$4,912	\$0	\$0	\$0	\$0
40-10-5006 Longevity	\$353	\$600	\$720	\$840	\$840
40-10-5007 Part Time Wages	\$0	\$0	\$0	\$158	\$0
40-10-5010 Taxes, Social Security	\$0	\$9,098	\$10,996	\$10,617	\$8,290
40-10-5012 TWC	\$0	\$875	\$0	\$0	\$0
40-10-5030 Health & Life Insurance	\$9,608	\$19,658	\$30,485	\$29,506	\$16,398
40-10-5031 Vision	\$0	\$0	\$351	\$349	\$192
40-10-5032 Life & LTD	\$0	\$0	\$655	\$713	\$402
40-10-5033 Dental	\$0	\$0	\$1,468	\$1,586	\$818
40-10-5034 Retirement	\$0	\$14,904	\$19,509	\$20,834	\$12,760
40-10-5035 Cell Phone Allowance	\$0	\$519	\$173	\$1,004	\$595
40-10-5038 Flex	\$0	\$0	\$92	\$152	\$57
40-10-5039 Flex Card - Health Ins	\$0	\$0	\$1,167	\$1,277	\$471
40-10-5040 Workers Compensation	\$2,972	-\$805	\$11,196	\$0	\$4,502
40-10-5041 Pension Expense	\$0	\$0	-\$8,962	-\$4,428	\$0
40-10-5201 Contract Services	\$3,725	\$0	\$0	\$0	\$0
40-10-5202 Mowing & Weed Control	\$1,298	\$688	\$355	\$2,301	\$0
40-10-5220 Janitorial Supplies & Cleaning	\$0	\$432	\$0	\$0	\$0
40-10-5222 Postage	\$2,363	\$2,200	\$1,813	\$2,567	\$2,000
40-10-5225 Fuel	\$0	\$0	\$0	\$47	\$0
40-10-5230 Office Expense	\$880	\$1,437	\$667	\$0	\$687



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-10-5240 Minor Tools & Equipment	\$0	\$2,282	\$0	\$12,110	\$9,537
40-10-5300 Equipment Rental	\$0	\$4,577	\$3,983	\$6,732	\$1,123
40-10-5320 Bank/Convenience Charges	\$0	\$0	\$0	\$0	\$0
40-10-5370 Radio Repairs	\$0	\$0	\$0	\$0	\$0
40-10-5380 Building Repair & Maintenance	\$0	\$0	\$0	\$0	\$0
40-10-5418 Employment Testing	\$0	\$0	\$0	\$0	\$0
40-10-5432 Rental Equipment	\$6,265	\$0	\$0	\$0	\$0
40-10-5440 Computer Maintenance/Support	\$0	\$0	\$0	\$0	\$1,442
40-10-5441 Computer Software	\$4,160	\$7,927	\$0	\$0	\$0
40-10-5445 Telephone	\$2,029	\$1,179	\$0	\$303	\$0
40-10-5446 Uniforms	\$0	\$0	\$90	\$0	\$556
40-10-5458 Maintenance Agreements	\$0	\$0	\$0	\$0	\$0
40-10-5550 Radio Usage	\$810	\$1,476	\$1,476	\$1,968	\$1,476
40-10-5615 Credit Card Processing Fees	\$4,181	\$5,937	\$8,958	\$10,532	\$12,294
40-10-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0
40-10-5630 Insurance and Bonds	\$114	\$14,454	\$0	\$0	\$0
40-10-5636 Equipment Repairs/Maintenance	\$0	\$0	\$0	\$0	\$0
40-10-5638 Vehicle Repairs/Maintenance	\$0	\$0	\$0	\$2,204	\$0
40-10-5645 Training & Travel	\$1,129	\$1,807	\$307	\$2,465	\$175
40-10-5650 Mileage	\$0	\$0	\$0	\$0	\$0
40-10-5655 Other Expenses	\$0	\$0	\$7,772	\$0	\$0
40-10-5700 Vehicle/Equip Replacement Fees	\$4,125	\$10,438	\$24,149	\$62,641	\$58,000
40-10-5701 Legal Fees	\$0	\$0	\$0	\$0	\$0
40-10-5742 Subsidence Fees	\$627	\$2,155	\$0	\$0	\$0
40-10-5800 Eng/Consulting/Planning Fees	\$10,300	\$16,394	\$2,590	\$0	\$5,250
40-10-8641 Transfer from	\$191,450	\$0	\$0	\$0	\$0
40-10-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-10-8701 Compensation Study Adjustment	\$0	\$0	\$0	\$0	\$0
Administration Subtotal	\$342,491	\$246,462	\$274,339	\$336,797	\$251,307
Water					
40-54-5204 Chemicals	\$6,202	\$11,530	\$9,204	\$16,300	\$13,514
40-54-5210 Supplies	\$0	\$0	\$0	\$0	\$0
40-54-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0
40-54-5222 Postage	\$0	\$0	\$0	\$0	\$0
40-54-5225 Fuel	\$0	\$0	\$61	\$422	\$126
40-54-5240 Minor Tools & Equipment	\$4,288	\$4,828	\$2,116	\$2,110	\$6,701
40-54-5245 Fire Hydrants	\$0	\$0	\$0	\$0	\$0
40-54-5310 Meter Replacement Program	\$11,240	\$19,671	\$44,567	\$114,811	\$92,983
40-54-5312 Other Reimbursements	\$0	\$0	\$600	\$0	\$0
40-54-5325 Utility Billing Charges	\$0	\$0	\$249	\$0	\$0
40-54-5420 Electricity	\$48,961	\$66,228	\$55,629	\$29,055	\$26,195
40-54-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0
40-54-5435 Safety & Water Testing	\$0	\$0	\$0	\$0	\$0
40-54-5440 Computer Maintenance/Support	\$0	\$0	\$4,484	\$5,124	\$6,529
40-54-5441 Computer Software	\$1,360	\$367	\$824	\$0	\$0
40-54-5445 Telephone	\$0	\$0	\$1,351	\$1,224	\$2,556
40-54-5446 Uniforms	\$0	\$0	\$0	\$1,074	\$543
40-54-5498 Tap Connection Expense	\$0	\$0	\$0	\$1,650	\$0
40-54-5499 Laboratory Expenses	\$9,691	\$12,821	\$17,744	\$11,322	\$8,894
40-54-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0
40-54-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0
40-54-5636 Equipment Repairs/Maintenance	\$184,955	\$191,581	\$156,203	\$161,162	\$105,671
40-54-5638 Vehicle Repairs/Maintenance	\$1,688	\$6,659	\$4,671	\$3,506	\$3,848
40-54-5645 Training & Travel	\$660	\$416	\$2,394	\$245	\$115



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-54-5655 Other Expenses	\$8,055	\$0	\$0	\$0	\$0
40-54-5700 Vehicle/Equip Replacement Fees	\$4,125	\$4,014	\$5,955	\$11,638	\$9,000
40-54-5729 Permits & Assessments	\$2,464	\$3,562	\$3,717	\$3,707	\$3,871
40-54-5730 Legal Notices	\$0	\$0	\$0	\$0	\$0
40-54-5742 Subsidence Fees	\$1,378	\$357	\$2,167	\$4,387	\$3,900
40-54-5746 Water Sample Inspection	\$0	\$0	\$0	\$0	\$0
40-54-5800 Eng/Consulting/Planning Fees	\$13,585	\$9,495	\$0	\$0	\$0
40-54-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0
40-54-6020 Capital Outlay - Equipment	\$21,092	\$0	\$0	\$0	\$0
40-54-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0
40-54-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0
40-54-6070 Capital Outlay - Improvements	\$0	\$0	\$0	\$0	\$0
40-54-6203 Capital Outlay - Capitalize Taps	\$14,000	\$0	\$0	\$0	\$0
40-54-7025 WWTP to - Blowers/auto Dialer	\$0	\$0	\$0	\$0	\$0
40-54-8410 Depreciation Expense	\$188,699	\$0	\$253,138	\$268,458	\$0
40-54-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0
Water Subtotal	\$522,443	\$331,529	\$565,076	\$636,195	\$284,445
Wastewater					
40-56-5203 Sludge Hauling	\$0	\$0	\$0	\$0	\$0
40-56-5204 Chemicals	\$0	\$0	\$7,187	\$8,936	\$9,717
40-56-5210 Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5225 Fuel	\$0	\$0	\$3,744	\$39	\$0
40-56-5240 Minor Tools & Equipment	\$0	\$0	\$896	\$5,954	\$9,882
40-56-5312 Other Reimbursements	\$0	\$0	\$2,662	\$0	\$0
40-56-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0
40-56-5419 Sludge Hauling	\$14,200	\$24,348	\$33,238	\$44,090	\$46,036



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-56-5420 Electricity	\$0	\$0	\$2,859	\$40,809	\$34,421
40-56-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0
40-56-5432 Rental Equipment	\$0	\$0	\$10,075	\$17,275	\$17,802
40-56-5445 Telephone	\$0	\$0	\$229	\$538	\$1,384
40-56-5446 Uniforms	\$0	\$0	\$0	\$855	\$1
40-56-5480 Contract Labor	\$0	\$0	\$18,000	\$0	\$0
40-56-5499 Laboratory Expenses	\$0	\$0	\$540	\$10,985	\$15,145
40-56-5500 Operator Fees	\$28,650	\$0	\$0	\$0	\$0
40-56-5630 Insurance and Bonds	\$0	\$0	\$16,045	\$0	\$0
40-56-5636 Equipment Repairs/Maintenance	-\$1,600	\$0	\$2,559	\$126,330	\$114,846
40-56-5637 Sewer Line Maintenance & Repairs	\$0	\$0	\$0	\$0	\$0
40-56-5645 Training & Travel	\$0	\$0	\$1,646	\$3,284	\$100
40-56-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0
40-56-6020 Capital Outlay - Equipment	\$9,150	\$0	\$0	\$19,893	\$170,000
40-56-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0
40-56-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0
40-56-6070 Capital Outlay - Improvements	\$0	\$0	\$0	\$0	\$0
40-56-6080 Capital Outlay - Building	\$0	\$0	\$0	\$0	\$0
40-56-5203 Sludge Hauling	\$0	\$0	\$0	\$0	\$0
40-56-5204 Chemicals	\$0	\$0	\$7,187	\$8,936	\$9,717
40-56-5210 Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0
40-56-5225 Fuel	\$0	\$0	\$3,744	\$39	\$0
40-56-5240 Minor Tools & Equipment	\$0	\$0	\$896	\$5,954	\$9,882
40-56-5312 Other Reimbursements	\$0	\$0	\$2,662	\$0	\$0
40-56-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0
40-56-5419 Sludge Hauling	\$14,200	\$24,348	\$33,238	\$44,090	\$46,036



Historical Expenses by Fiscal Year					
	2015-16	2016-17	2017-18	2018-19	2019-20
40-56-5420 Electricity	\$0	\$0	\$2,859	\$40,809	\$34,421
40-56-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0
40-56-5432 Rental Equipment	\$0	\$0	\$10,075	\$17,275	\$17,802
40-56-5445 Telephone	\$0	\$0	\$229	\$538	\$1,384
40-56-5446 Uniforms	\$0	\$0	\$0	\$855	\$1
40-56-5480 Contract Labor	\$0	\$0	\$18,000	\$0	\$0
40-56-5499 Laboratory Expenses	\$0	\$0	\$540	\$10,985	\$15,145
40-56-5500 Operator Fees	\$28,650	\$0	\$0	\$0	\$0
40-56-5630 Insurance and Bonds	\$0	\$0	\$16,045	\$0	\$0
40-56-5636 Equipment Repairs/Maintenance	-\$1,600	\$0	\$2,559	\$126,330	\$114,846
40-56-5637 Sewer Line Maintenance & Repairs	\$0	\$0	\$0	\$0	\$0
40-56-5645 Training & Travel	\$0	\$0	\$1,646	\$3,284	\$100
40-56-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0
40-56-6020 Capital Outlay - Equipment	\$9,150	\$0	\$0	\$19,893	\$170,000
40-56-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0
40-56-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0
40-56-6070 Capital Outlay - Improvements	\$0	\$0	\$0	\$0	\$0
40-56-6080 Capital Outlay - Building	\$0	\$0	\$0	\$0	\$0
Wastewater Subtotal	\$50,401	\$24,348	\$99,681	\$278,990	\$419,334
Non-Departmental					
40-95-8510 Transfer to General Fund	\$0	\$0	\$0	\$0	\$0
40-95-8590 Transfer Out - Debt Service Fund	\$0	\$0	\$0	\$0	\$0
40-95-8591 Transfer Out - Veh/Equip Replace Fund	\$0	\$0	\$0	\$0	\$0
Non-Departmental Subtotal	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES (w/ Depreciation)	\$915,335	\$602,338	\$939,096	\$1,251,982	\$955,086
TOTAL OPERATING EXPENSES (w/o Depreciation)	\$726,636	\$602,338	\$685,958	\$983,524	\$955,086



Table A-2: Projected Expenses, by Line Item

	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
Administration										
40-10-5000 Salaries (Existing Plant)	\$256,941	\$264,649	\$272,588	\$280,766	\$289,189	\$297,865	\$306,801	\$316,005	\$325,485	\$335,250
Salaries and Benefits (MBR Plant)					\$198,000	\$198,000	\$297,000	\$297,000	\$297,000	\$297,000
40-10-5002 Overtime	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219
40-10-5003 Holiday Pay	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5004 Taxes, Social Security	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5005 Retirement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5006 Longevity	\$120	\$124	\$128	\$132	\$136	\$140	\$144	\$148	\$152	\$157
40-10-5007 Part Time Wages	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5010 Taxes, Social Security	\$20,017	\$20,618	\$21,237	\$21,874	\$22,530	\$23,206	\$23,902	\$24,619	\$25,358	\$26,119
40-10-5012 TWC	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5030 Health & Life Insurance	\$46,214	\$47,600	\$49,028	\$50,499	\$52,014	\$53,574	\$55,181	\$56,836	\$58,541	\$60,297
40-10-5031 Vision	\$541	\$557	\$574	\$591	\$609	\$627	\$646	\$665	\$685	\$706
40-10-5032 Life & LTD	\$1,129	\$1,163	\$1,198	\$1,234	\$1,271	\$1,309	\$1,348	\$1,388	\$1,430	\$1,473
40-10-5033 Dental	\$2,260	\$2,328	\$2,398	\$2,470	\$2,544	\$2,620	\$2,699	\$2,780	\$2,863	\$2,949
40-10-5034 Retirement	\$26,873	\$27,679	\$28,509	\$29,364	\$30,245	\$31,152	\$32,087	\$33,050	\$34,042	\$35,063
40-10-5035 Cell Phone Allowance	\$600	\$618	\$637	\$656	\$676	\$696	\$717	\$739	\$761	\$784
40-10-5038 Flex	\$241	\$248	\$255	\$263	\$271	\$279	\$287	\$296	\$305	\$314
40-10-5039 Flex Card - Health Ins	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5040 Workers Compensation	\$5,694	\$5,865	\$6,041	\$6,222	\$6,409	\$6,601	\$6,799	\$7,003	\$7,213	\$7,429
40-10-5041 Pension Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5201 Contract Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5202 Mowing & Weed Control	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957
40-10-5220 Janitorial Supplies & Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5222 Postage	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5225 Fuel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-10-5230 Office Expense	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306
40-10-5240 Minor Tools & Equipment	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
40-10-5300 Equipment Rental	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,797	\$5,971	\$6,150	\$6,335	\$6,525
40-10-5320 Bank/Convenience Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5370 Radio Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5380 Building Repair & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5418 Employment Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5432 Rental Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5440 Computer Maintenance/Support	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5441 Computer Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5445 Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5446 Uniforms	\$450	\$464	\$478	\$492	\$507	\$522	\$538	\$554	\$571	\$588
40-10-5458 Maintenance Agreements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5550 Radio Usage	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5615 Credit Card Processing Fees	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,328	\$14,758	\$15,201	\$15,657
40-10-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5636 Equipment Repairs/Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5638 Vehicle Repairs/Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5645 Training & Travel	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-10-5650 Mileage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5655 Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5700 Vehicle/Equip Replacement Fees	\$60,000	\$61,800	\$63,654	\$65,564	\$67,531	\$69,557	\$71,644	\$73,793	\$76,007	\$78,287
40-10-5701 Legal Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5742 Subsistence Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-10-5800 Eng/Consulting/Planning Fees	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,797	\$5,971	\$6,150	\$6,335	\$6,525
40-10-8641 Transfer from	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Water and Wastewater Rate Study
City of Manvel, TX



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-10-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration Subtotal	\$467,580	\$481,608	\$496,059	\$510,942	\$724,273	\$740,062	\$855,326	\$872,076	\$889,331	\$907,101
Water										
40-54-5204 Chemicals	\$18,000	\$21,696	\$26,151	\$31,521	\$37,994	\$45,796	\$55,200	\$66,535	\$80,198	\$96,667
40-54-5210 Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5222 Postage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5225 Fuel	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306
40-54-5240 Minor Tools & Equipment	\$3,000	\$3,090	\$3,183	\$3,278	\$3,376	\$3,477	\$3,581	\$3,688	\$3,799	\$3,913
40-54-5245 Fire Hydrants	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5310 Meter Replacement Program	\$100,000	\$115,000	\$132,250	\$152,088	\$174,901	\$201,136	\$231,306	\$266,002	\$305,902	\$351,787
40-54-5312 Other Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5420 Electricity	\$25,000	\$25,750	\$26,523	\$27,319	\$28,139	\$28,983	\$29,852	\$30,748	\$31,670	\$32,620
40-54-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5435 Safety & Water Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5440 Computer Maintenance/Support	\$5,000	\$5,305	\$5,628	\$5,971	\$6,335	\$6,721	\$7,130	\$7,564	\$8,025	\$8,514
40-54-5441 Computer Software	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5445 Telephone	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,001	\$19,571
40-54-5446 Uniforms	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739	\$1,791	\$1,845	\$1,900	\$1,957
40-54-5498 Tap Connection Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5499 Laboratory Expenses	\$13,000	\$15,134	\$17,619	\$20,512	\$23,879	\$27,799	\$32,363	\$37,676	\$43,861	\$51,062
40-54-5622 Dues & Subscriptions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5636 Equipment Repairs/Maintenance	\$160,000	\$164,800	\$169,744	\$174,836	\$180,081	\$185,483	\$191,047	\$196,778	\$202,681	\$208,761
40-54-5638 Vehicle Repairs/Maintenance	\$6,000	\$6,180	\$6,365	\$6,556	\$6,753	\$6,956	\$7,165	\$7,380	\$7,601	\$7,829
40-54-5645 Training & Travel	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612

Water and Wastewater Rate Study
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	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-54-5655 Other Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5700 Vehicle/Equip Replacement Fees	\$9,000	\$9,270	\$9,548	\$9,834	\$10,129	\$10,433	\$10,746	\$11,068	\$11,400	\$11,742
40-54-5729 Permits & Assessments	\$4,500	\$4,875	\$5,281	\$5,721	\$6,198	\$6,715	\$7,275	\$7,882	\$8,539	\$9,251
40-54-5730 Legal Notices	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5742 Subsidence Fees	\$2,000	\$2,284	\$2,609	\$2,980	\$3,403	\$3,886	\$4,438	\$5,069	\$5,789	\$6,611
40-54-5746 Water Sample Inspection	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-5800 Eng/Consulting/Planning Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6020 Capital Outlay - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6070 Capital Outlay - Improvements	\$0	\$182,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-6203 Capital Outlay - Capitalize Taps	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-7025 WWTP to - Blowers/auto Dialer	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-8410 Depreciation Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-54-8700 Salary Adjustments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Subtotal	\$365,000	\$575,619	\$425,589	\$461,925	\$503,137	\$549,993	\$603,390	\$664,376	\$734,170	\$814,203
Wastewater										
40-56-5203 Sludge Hauling	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5204 Chemicals (Existing Plant)	\$12,500	\$15,071	\$18,171	\$21,909	\$26,416	\$31,850	\$38,402			
40-56-5204 Chemicals (MBR Plant)					\$29,034	\$36,034	\$36,034	\$53,068	\$55,068	\$57,068
40-56-5210 Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5212 Safety Equipment/Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5225 Fuel	\$4,000	\$4,120	\$4,244	\$4,371	\$4,502	\$4,637	\$4,776	\$4,919	\$5,067	\$5,219
40-56-5240 Minor Tools & Equipment	\$7,500	\$7,725	\$7,957	\$8,196	\$8,442	\$8,695	\$8,956	\$9,225	\$9,502	\$9,787
40-56-5312 Other Reimbursements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5325 Utility Billing Charges	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Water and Wastewater Rate Study
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	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-56-5419 Sludge Hauling (Existing Plant)	\$50,000	\$57,500	\$66,125	\$76,044	\$87,451	\$100,569	\$115,654			
40-56-5419 Sludge Hauling (MBR Plant)					\$71,106	\$88,882	\$88,882	\$128,848	\$136,845	\$143,954
40-56-5420 Electricity (Existing Plant)	\$35,000	\$40,250	\$46,288	\$53,231	\$61,216	\$70,398	\$80,958			
40-56-5420 Electricity (MBR Plant)					\$166,280	\$191,700	\$191,700	\$236,170	\$246,484	\$255,652
40-56-5421 Electrical Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5432 Rental Equipment	\$15,000	\$15,450	\$15,914	\$16,391	\$16,883	\$17,389	\$17,911	\$18,448	\$19,001	\$19,571
40-56-5445 Telephone	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$1,160	\$1,195	\$1,231	\$1,268	\$1,306
40-56-5446 Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5480 Contract Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5499 Laboratory Expenses	\$20,000	\$23,000	\$26,450	\$30,418	\$34,981	\$40,228	\$46,262	\$53,201	\$61,181	\$70,358
40-56-5500 Operator Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5630 Insurance and Bonds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5636 Equipment Repairs/Maintenance (Existing Plant)	\$125,000	\$128,750	\$132,613	\$136,591	\$140,689	\$144,910	\$149,257			
40-56-5636 Equipment Repairs/Maintenance (MBR Plant)					\$164,125	\$164,125	\$164,125	\$268,519	\$268,519	\$268,519
40-56-5637 Sewer Line Maintenance & Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-5645 Training & Travel	\$2,000	\$2,060	\$2,122	\$2,186	\$2,252	\$2,320	\$2,390	\$2,462	\$2,536	\$2,612
40-56-6010 Capital Outlay - Technology	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6020 Capital Outlay - Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6030 Capital Outlay - Vehicle	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6040 Capital Outlay - Furniture & Fixtures	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6070 Capital Outlay - Improvements	\$0	\$1,933,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-56-6080 Capital Outlay - Building	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Subtotal	\$272,000	\$2,227,956	\$320,945	\$350,430	\$814,503	\$902,897	\$946,502	\$776,091	\$805,471	\$834,046
Non-Departmental										
40-95-8510 Transfer to General Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-95-8590 Transfer Out - Debt Service Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



	Budgeted			Projected						
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
40-95-8591 Transfer Out - Veh/Equip Replace Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-Departmental Subtotal	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL OPERATING EXPENSES	\$1,104,580	\$3,285,183	\$1,242,593	\$1,323,297	\$2,041,913	\$2,192,952	\$2,405,218	\$2,312,543	\$2,428,972	\$2,555,350
Future Debt Service										
FY2022 Series \$0.0M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FY2023 Series \$32.2M (Rate Portion)	\$0	\$0	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686	\$1,003,686
FY2024 Series \$11.7M (Rate Portion)	\$0	\$0	\$0	\$448,652	\$448,652	\$448,652	\$448,652	\$448,652	\$448,652	\$448,652
FY2025 Series \$8.1M (Rate Portion)	\$0	\$0	\$0	\$0	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802
FY2026 Series \$6.0M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$239,031	\$239,031	\$239,031	\$239,031	\$239,031
FY2027 Series \$16.8M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$700,508	\$700,508	\$700,508	\$700,508
FY2028 Series \$0.1M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,332	\$4,332	\$4,332
FY2029 Series \$2.7M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$121,252	\$121,252
FY2030 Series \$13.9M (Rate Portion)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$645,037
Future Debt Service Subtotal	\$0	\$0	\$1,003,686	\$1,452,338	\$1,790,140	\$2,029,171	\$2,729,679	\$2,734,011	\$2,855,263	\$3,500,300
TOTAL EXPENSES	\$1,104,580	\$3,285,183	\$2,246,279	\$2,775,635	\$3,832,053	\$4,222,123	\$5,134,897	\$5,046,554	\$5,284,235	\$6,055,650

Table A-3: Rate Portion of Future Debt Issuances (2021 Dollars)

	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030
Water	\$0	\$6,665,394	\$8,294,028	\$3,878,550	\$2,843,352	\$0	\$106,182	\$2,744,004	\$13,921,980
Wastewater	\$0	\$26,262,042	\$3,679,344	\$4,433,124	\$3,257,472	\$17,162,826	\$0	\$0	\$283,254
TOTAL	\$0	\$32,917,436	\$11,973,372	\$8,311,674	\$6,100,824	\$17,162,826	\$106,182	\$2,744,004	\$14,205,234

Water and Wastewater Rate Study
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Table A-4: Pro Forma Statement for Combined Utility

Combined Utility												
Line	Description	Fiscal Year Ending September 30										
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	
1	Beginning Operating Cash Balance	\$ -	\$ -	\$ 0	\$ 104,415	\$ 417,103	\$ 271,402	\$ 374,074	\$ 150,062	\$ 431,682	\$ 906,989	
2	Retail Rate Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
3	Base Charges	\$ 1,259,801	\$ 1,406,124	\$ 1,620,561	\$ 1,835,143	\$ 2,109,284	\$ 2,266,238	\$ 2,375,740	\$ 2,484,008	\$ 2,593,939		
4	Volume Charges	\$ 378,005	\$ 421,574	\$ 485,603	\$ 549,712	\$ 631,722	\$ 677,407	\$ 710,133	\$ 742,576	\$ 775,538		
5	Total Retail Rate Revenue	\$ 1,637,806	\$ 1,827,698	\$ 2,106,164	\$ 2,384,855	\$ 2,741,006	\$ 2,943,645	\$ 3,085,873	\$ 3,226,584	\$ 3,369,477		
6	Base Charge Revenue Increase Needed		0.0%	13.4%	14.9%	6.3%	2.7%	8.1%	4.6%	4.6%	9.2%	
7	Volumetric Charge Revenue Increase Needed		0.0%	30.0%	28.5%	13.5%	5.0%	12.5%	10.0%	10.0%	25.0%	
8	Overall Increase Needed		0.0%	17.3%	18.1%	8.0%	3.2%	9.1%	5.9%	5.9%	12.9%	
9	Additional Retail Rate Revenue											
10	Year 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11	Year 2	\$ -	\$ 315,592	\$ 363,796	\$ 412,024	\$ 473,722	\$ 508,472	\$ 532,885	\$ 557,018	\$ 581,501		
12	Year 3	\$ -	\$ -	\$ 380,218	\$ 430,559	\$ 494,926	\$ 531,333	\$ 556,936	\$ 582,263	\$ 607,972		
13	Year 4	\$ -	\$ -	\$ -	\$ 189,989	\$ 218,414	\$ 234,455	\$ 245,733	\$ 256,886	\$ 268,205		
14	Year 5	\$ -	\$ -	\$ -	\$ -	\$ 88,427	\$ 94,920	\$ 99,476	\$ 103,978	\$ 108,545		
15	Year 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,826	\$ 280,674	\$ 293,369	\$ 306,246		
16	Year 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,649	\$ 188,960	\$ 197,412		
17	Year 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,960	\$ 197,412		
18	Year 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433,600		
19	Total Additional Retail Rate Revenue	\$ -	\$ 315,592	\$ 744,014	\$ 1,032,572	\$ 1,275,489	\$ 1,637,006	\$ 1,896,353	\$ 2,171,435	\$ 2,700,894		
20	Other Operating Revenue	\$ 181,485	\$ 202,404	\$ 233,145	\$ 263,926	\$ 303,300	\$ 325,234	\$ 340,947	\$ 356,523	\$ 372,348		
21	Non-Operating Revenue	\$ 1,465,892	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000		
22	Impact Fees (50% Max Allowable)	\$ 1,665,913	\$ 2,732,097	\$ 4,007,710	\$ 4,007,710	\$ 4,864,465	\$ 4,864,465	\$ 2,484,590	\$ 2,475,070	\$ 2,484,590		
23	TOTAL REVENUE	\$ 4,951,096	\$ 5,082,790	\$ 7,096,032	\$ 7,694,062	\$ 9,189,259	\$ 9,775,350	\$ 7,812,763	\$ 8,234,612	\$ 8,932,309		
24	O&M Expenses											
25	Administrative	\$ 481,608	\$ 496,059	\$ 510,942	\$ 724,273	\$ 740,062	\$ 855,326	\$ 872,076	\$ 889,331	\$ 907,101		
26	Operational	\$ 2,803,575	\$ 746,534	\$ 812,355	\$ 1,317,640	\$ 1,452,890	\$ 1,549,892	\$ 1,440,467	\$ 1,539,641	\$ 1,648,249		
27	Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
28	Total O&M Expenses	\$ 3,285,183	\$ 1,242,593	\$ 1,323,297	\$ 2,041,913	\$ 2,192,952	\$ 2,405,218	\$ 2,312,543	\$ 2,428,972	\$ 2,555,350		
29	Net Revenue	\$ 1,665,913	\$ 3,840,197	\$ 5,772,735	\$ 5,652,149	\$ 6,996,307	\$ 7,370,132	\$ 5,500,220	\$ 5,805,640	\$ 6,376,959		
30	Debt Service (Existing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
31	Debt Service (Future - Total Issuance)	\$ -	\$ 1,679,933	\$ 2,290,805	\$ 2,714,861	\$ 3,026,121	\$ 3,901,756	\$ 3,907,173	\$ 4,047,170	\$ 4,771,910		
32	Debt Service (Future - Rate Portion of Total Issuance)	\$ -	\$ 1,003,686	\$ 1,452,338	\$ 1,790,140	\$ 2,029,171	\$ 2,729,679	\$ 2,734,011	\$ 2,855,263	\$ 3,500,300		
33	Total Debt Service - Rate Portion	\$ -	\$ 1,003,686	\$ 1,452,338	\$ 1,790,140	\$ 2,029,171	\$ 2,729,679	\$ 2,734,011	\$ 2,855,263	\$ 3,500,300		
34	Debt Service Coverage											
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	
36	Achieved	✗	0.00	2.29	2.52	2.08	2.31	1.89	1.41	1.43	1.34	
37	Annual Cash Surplus (Deficiency)	\$ 1,665,913	\$ 2,160,264	\$ 3,481,930	\$ 2,937,288	\$ 3,970,186	\$ 3,468,376	\$ 1,593,047	\$ 1,758,470	\$ 1,605,049		
38	Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses	\$ 0	\$ 104,415	\$ 312,687	\$ (145,700)	\$ 102,671	\$ (224,012)	\$ 281,620	\$ 475,307	\$ 392,069		
39	Fund Balance to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
40	Ending Operating Cash Balance	\$ 0	\$ 104,415	\$ 417,103	\$ 271,402	\$ 374,074	\$ 150,062	\$ 431,682	\$ 906,989	\$ 1,299,058		

Water and Wastewater Rate Study
City of Manvel, TX



Table A-5: Pro Forma Statement for Wastewater Utility

Wastewater Utility											
Line	Description	Fiscal Year Ending September 30									
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Beginning Operating Cash Balance	\$ -	\$ -	\$ (108,364)	\$ (101,518)	\$ 210,259	\$ 162,630	\$ 310,417	\$ 114,885	\$ 227,698	\$ 447,064
2	Retail Rate Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Base Charges	\$ 677,580	\$ 756,480	\$ 872,460	\$ 988,440	\$ 1,136,820	\$ 1,221,000	\$ 1,279,380	\$ 1,336,980	\$ 1,395,360	\$ 1,395,360
4	Volume Charges	\$ 189,003	\$ 210,787	\$ 242,801	\$ 274,856	\$ 315,861	\$ 338,704	\$ 355,067	\$ 371,288	\$ 387,769	\$ 387,769
5	Total Retail Rate Revenue	\$ 866,583	\$ 967,267	\$ 1,115,261	\$ 1,263,296	\$ 1,452,681	\$ 1,559,704	\$ 1,634,447	\$ 1,708,268	\$ 1,783,129	\$ 1,783,129
6	Base Charge Revenue Increase Needed		0.0%	25.0%	20.0%	10.0%	5.0%	15.0%	0.0%	0.0%	0.0%
7	Volumetric Charge Revenue Increase Needed		0.0%	60.0%	40.0%	20.0%	10.0%	25.0%	0.0%	0.0%	0.0%
8	Overall Increase Needed		0.0%	32.6%	24.4%	12.2%	6.1%	17.2%	0.0%	0.0%	0.0%
9	Additional Retail Rate Revenue										
10	Year 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Year 2	\$ -	\$ 315,592	\$ 363,796	\$ 412,024	\$ 473,722	\$ 508,472	\$ 532,885	\$ 557,018	\$ 581,501	\$ 581,501
12	Year 3	\$ -	\$ -	\$ 271,613	\$ 307,630	\$ 353,708	\$ 379,681	\$ 397,903	\$ 415,911	\$ 434,180	\$ 434,180
13	Year 4	\$ -	\$ -	\$ -	\$ 153,815	\$ 176,854	\$ 189,841	\$ 198,951	\$ 207,956	\$ 217,090	\$ 217,090
14	Year 5	\$ -	\$ -	\$ -	\$ -	\$ 88,427	\$ 94,920	\$ 99,476	\$ 103,978	\$ 108,545	\$ 108,545
15	Year 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 267,826	\$ 280,674	\$ 293,369	\$ 306,246	\$ 306,246
16	Year 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Year 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Year 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Total Additional Retail Rate Revenue	\$ -	\$ 315,592	\$ 635,408	\$ 873,469	\$ 1,092,711	\$ 1,440,741	\$ 1,509,888	\$ 1,578,232	\$ 1,647,562	\$ 1,647,562
20	Other Operating Revenue	\$ 27,921	\$ 31,140	\$ 35,869	\$ 40,605	\$ 46,663	\$ 50,037	\$ 52,455	\$ 54,851	\$ 57,285	\$ 57,285
21	Non-Operating Revenue	\$ 1,465,892	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
22	Impact Fees (50% Max Allowable)	\$ 1,244,338	\$ 2,040,714	\$ 2,993,521	\$ 2,993,521	\$ 3,633,466	\$ 3,633,466	\$ 1,855,841	\$ 1,848,730	\$ 1,855,841	\$ 1,855,841
23	TOTAL REVENUE	\$ 3,604,733	\$ 3,357,212	\$ 4,782,559	\$ 5,173,390	\$ 6,228,020	\$ 6,686,447	\$ 5,055,130	\$ 5,192,580	\$ 5,346,317	\$ 5,346,317
24	O&M Expenses										
25	Administrative	\$ 240,804	\$ 248,030	\$ 255,471	\$ 362,137	\$ 370,031	\$ 427,663	\$ 436,038	\$ 444,666	\$ 453,551	\$ 453,551
26	Operational	\$ 2,227,956	\$ 320,945	\$ 350,430	\$ 814,503	\$ 902,897	\$ 946,502	\$ 776,091	\$ 805,471	\$ 834,046	\$ 834,046
27	Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Total O&M Expenses	\$ 2,468,760	\$ 568,975	\$ 605,901	\$ 1,176,639	\$ 1,272,928	\$ 1,374,165	\$ 1,212,129	\$ 1,250,136	\$ 1,287,596	\$ 1,287,596
29	Net Revenue	\$ 1,135,973	\$ 2,788,238	\$ 4,176,658	\$ 3,996,751	\$ 4,955,092	\$ 5,312,282	\$ 3,843,001	\$ 3,942,444	\$ 4,058,720	\$ 4,058,720
30	Debt Service (Existing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Debt Service (Future - Total Issuance)	\$ -	\$ 1,339,870	\$ 1,527,587	\$ 1,753,762	\$ 1,919,956	\$ 2,795,591	\$ 2,795,591	\$ 2,795,591	\$ 2,810,042	\$ 2,810,042
32	Debt Service (Future - Rate Portion of Total Issuance)	\$ -	\$ 740,678	\$ 871,360	\$ 1,050,860	\$ 1,173,840	\$ 1,874,348	\$ 1,874,348	\$ 1,874,348	\$ 1,886,994	\$ 1,886,994
33	Total Debt Service - Rate Portion	\$ -	\$ 740,678	\$ 871,360	\$ 1,050,860	\$ 1,173,840	\$ 1,874,348	\$ 1,874,348	\$ 1,874,348	\$ 1,886,994	\$ 1,886,994
34	Debt Service Coverage										
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
36	Achieved	✗	0.00	2.08	2.73	2.28	2.58	1.90	1.37	1.41	1.44
37	Annual Cash Surplus (Deficiency)	\$ 1,135,973	\$ 1,448,368	\$ 2,649,071	\$ 2,242,989	\$ 3,035,136	\$ 2,516,691	\$ 1,047,410	\$ 1,146,853	\$ 1,248,678	\$ 1,248,678
38	Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses	\$ (108,364)	\$ 6,846	\$ 311,778	\$ (47,629)	\$ 147,786	\$ (195,532)	\$ 112,813	\$ 219,366	\$ 315,886	\$ 315,886
39	Fund Balance to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Ending Operating Cash Balance	\$ (108,364)	\$ (101,518)	\$ 210,259	\$ 162,630	\$ 310,417	\$ 114,885	\$ 227,698	\$ 447,064	\$ 762,949	\$ 762,949

Water and Wastewater Rate Study
City of Manvel, TX



Table A-6: Pro Forma Statement for Water Utility

Water Utility											
Line	Description	Fiscal Year Ending September 30									
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Beginning Operating Cash Balance	\$ -	\$ -	\$ 108,365	\$ 205,933	\$ 206,843	\$ 108,772	\$ 63,657	\$ 35,177	\$ 203,984	\$ 459,925
2	Retail Rate Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Base Charges	\$ 582,221	\$ 649,644	\$ 748,101	\$ 846,703	\$ 972,464	\$ 1,045,238	\$ 1,096,360	\$ 1,147,028	\$ 1,198,579	\$ 1,198,579
4	Volume Charges	\$ 189,003	\$ 210,787	\$ 242,801	\$ 274,856	\$ 315,861	\$ 338,704	\$ 355,067	\$ 371,288	\$ 387,769	\$ 387,769
5	Total Retail Rate Revenue	\$ 771,224	\$ 860,431	\$ 990,902	\$ 1,121,559	\$ 1,288,325	\$ 1,383,942	\$ 1,451,427	\$ 1,518,316	\$ 1,586,348	\$ 1,586,348
6	Base Charge Revenue Increase Needed		0.0%	0.0%	9.0%	2.0%	0.0%	0.0%	10.0%	10.0%	20.0%
7	Volumetric Charge Revenue Increase Needed		0.0%	0.0%	17.0%	7.0%	0.0%	0.0%	20.0%	20.0%	50.0%
8	Overall Increase Needed		0.0%	0.0%	11.0%	3.2%	0.0%	0.0%	12.4%	12.4%	27.3%
9	Additional Retail Rate Revenue										
10	Year 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Year 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Year 3	\$ -	\$ -	\$ 108,605	\$ 122,929	\$ 141,218	\$ 151,651	\$ 159,034	\$ 166,351	\$ 173,793	\$ 173,793
13	Year 4	\$ -	\$ -	\$ -	\$ 36,174	\$ 41,560	\$ 44,614	\$ 46,782	\$ 48,931	\$ 51,115	\$ 51,115
14	Year 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15	Year 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Year 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 180,649	\$ 188,960	\$ 197,412	\$ 197,412
17	Year 8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,960	\$ 197,412	\$ 197,412
18	Year 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433,600	\$ 433,600
19	Total Additional Retail Rate Revenue	\$ -	\$ -	\$ 108,605	\$ 159,103	\$ 182,778	\$ 196,265	\$ 386,465	\$ 593,203	\$ 1,053,332	\$ 1,053,332
20	Other Operating Revenue	\$ 153,564	\$ 171,265	\$ 197,276	\$ 223,321	\$ 256,638	\$ 275,197	\$ 288,493	\$ 301,673	\$ 315,063	\$ 315,063
21	Non-Operating Revenue	\$ -	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
22	Impact Fees (50% Max Allowable)	\$ 421,575	\$ 691,383	\$ 1,014,189	\$ 1,014,189	\$ 1,230,999	\$ 1,230,999	\$ 628,749	\$ 626,340	\$ 628,749	\$ 628,749
23	TOTAL REVENUE	\$ 1,346,363	\$ 1,725,578	\$ 2,313,473	\$ 2,520,672	\$ 2,961,239	\$ 3,088,903	\$ 2,757,633	\$ 3,042,032	\$ 3,585,992	\$ 3,585,992
24	O&M Expenses										
25	Administrative	\$ 240,804	\$ 248,030	\$ 255,471	\$ 362,137	\$ 370,031	\$ 427,663	\$ 436,038	\$ 444,666	\$ 453,551	\$ 453,551
26	Operational	\$ 575,619	\$ 425,589	\$ 461,925	\$ 503,137	\$ 549,993	\$ 603,390	\$ 664,376	\$ 734,170	\$ 814,203	\$ 814,203
27	Non-Departmental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Total O&M Expenses	\$ 816,423	\$ 673,619	\$ 717,396	\$ 865,274	\$ 920,024	\$ 1,031,053	\$ 1,100,414	\$ 1,178,836	\$ 1,267,754	\$ 1,267,754
29	Net Revenue	\$ 529,940	\$ 1,051,960	\$ 1,596,077	\$ 1,655,398	\$ 2,041,215	\$ 2,057,850	\$ 1,657,219	\$ 1,863,196	\$ 2,318,239	\$ 2,318,239
30	Debt Service (Existing)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Debt Service (Future - Total Issuance)	\$ -	\$ 340,063	\$ 763,218	\$ 961,099	\$ 1,106,165	\$ 1,106,165	\$ 1,111,582	\$ 1,251,579	\$ 1,961,868	\$ 1,961,868
32	Debt Service (Future - Rate Portion of Total Issuance)	\$ -	\$ 263,008	\$ 580,978	\$ 739,280	\$ 855,331	\$ 855,331	\$ 859,663	\$ 980,915	\$ 1,613,306	\$ 1,613,306
33	Total Debt Service - Rate Portion	\$ -	\$ 263,008	\$ 580,978	\$ 739,280	\$ 855,331	\$ 855,331	\$ 859,663	\$ 980,915	\$ 1,613,306	\$ 1,613,306
34	Debt Service Coverage										
35	Required		1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
36	Achieved	✗	0.00	3.09	2.09	1.72	1.85	1.86	1.49	1.49	1.18
37	Annual Cash Surplus (Deficiency)	\$ 529,940	\$ 711,897	\$ 832,859	\$ 694,299	\$ 935,050	\$ 951,685	\$ 545,637	\$ 611,617	\$ 356,371	\$ 356,371
38	Annual Cash Surplus (Deficiency) Exclusive of Impact Fee Revenue & Expenses	\$ 108,365	\$ 97,569	\$ 910	\$ (98,071)	\$ (45,115)	\$ (28,480)	\$ 168,807	\$ 255,941	\$ 76,184	\$ 76,184
39	Fund Balance to Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Ending Operating Cash Balance	\$ 108,365	\$ 205,933	\$ 206,843	\$ 108,772	\$ 63,657	\$ 35,177	\$ 203,984	\$ 459,925	\$ 536,109	\$ 536,109

ORDINANCE NO. 2025-O-24

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 71. “UTILITIES” BY ADOPTING NEW RATES FOR WATER AND SEWER; MAKING OTHER CHANGES TO THE ORDINANCE GOVERNING THE PROVISION OF UTILITIES WITHIN THE CITY OF MANVEL; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, pursuant to **Texas Water Code** § 13.042, the governing body of each municipality has exclusive original jurisdiction over all water and sewer utility rates, operations, and services provided by a water and sewer utility within its corporate limits; and

WHEREAS, pursuant to **Tex. Loc. Gov’t Code** § 552.001(b), a municipality is permitted to operate and regulate a utility system “in a manner that protects the interests of the municipality”; and

WHEREAS, the City Council of the City of Manvel seeks to exercise its exclusive original jurisdiction over water and sewer utility rates and operations and adopt new rates and provisions governing the provision of utilities by the City of Manvel; and

WHEREAS, the City Council commissioned Freese and Nichols to prepare a Water and Wastewater Rate Study to report on water and sewer rates and utility operations; and

WHEREAS, the City Council has reviewed all necessary data to make a reasonable determination of rate base, expenses, investment, and rate of return within the municipal boundaries, including the Water and Wastewater Rate Study by Freese and Nichols; and

WHEREAS, the City Council deems the new rates to be fair, just, and reasonable; and

WHEREAS, the revisions to the city’s utility ordinance are deemed to be 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 Code of Ordinances of the City of Manvel, Texas is hereby amended

by amending Chapter 71. “Utilities”, to read and provide as follows:

“Chapter 71 UTILITIES

ARTICLE I. IN GENERAL

Sec. 71-4. Water rates.

(a) *Monthly rates.*

- (1) *Single-family residential users.* Single-family residential users shall be charged monthly for water as follows:

First 2,000 gallons	[\$32.59] <u>\$35.58</u> base charge
All over 2,000 gallons	[\$3.34] <u>\$3.98</u> per 1,000 gallons

(2) *Multifamily residential users.*

- a. *Single meter.* Each multifamily building that is served by a single meter shall be charged monthly.
- b. *Multiple meters.* If a multifamily building is served by more than one meter, water delivered through each meter shall be charged the base rate for single-family residential users multiplied by the number of units served through such meter, with consumption over the base amount charged at the rates quoted above for single-family residential users.
- (3) *Commercial users.* Each business unit occupied by a separate business, including separate establishments within a single building, whether connected by a single meter or multiple meters, shall be charged monthly for water as follows:

First 2,000 gallons	[\$39.11] <u>\$42.70</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.98</u> per 1,000 gallons

- (4) *Irrigation systems.* Metered water connections established solely for the purpose of providing water to irrigation systems shall be charged monthly for water usage at the above-quoted rates that apply to such type of user. There shall be no sewer service charge for irrigation meters.
- (5) *One-thousand gallon unit.* The fee for any 1,000-gallon unit shall also apply to any portion of a 1,000-gallon unit.
- (b) *Pressure of water.* The city intends to use all reasonable efforts to supply adequate pressure of water to any user. The city does not and will not guarantee to any user a specific quantity

or pressure of water for any purpose whatsoever. The city is required only to furnish a connection to its water system and in no case shall the city be liable for the failure or refusal to furnish water or any particular amount or pressure of water; however, the city shall use reasonable efforts to supply water to all users at an acceptable minimum pressure.

(c) *Sale or use of water or sewer services.*

- (1) No person or entity except the city shall sell or resell water from the city's water system.
- (2) No person or entity except the city shall sell or resell city sewer services.
- (3) No person or entity except the city shall receive or use water from the city's water system without having a direct connection to the city's water system.
- (4) No person or entity except the city shall receive or use city sewer services without having a direct connection to the city's sewer system.
- (5) It is an affirmative defense to this subsection that the person or entity has the express, written, unrevoked consent of the city council or its designee for such sale, resale, receipt, or use.

Sec. 71-5. Sewer.

(a) *Single-family residential users:*

First 2,000 gallons	[\$39.11] <u>\$42.70</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.98</u> per 1,000 gallons

(b) *Multifamily residential users:*

First 2,000 gallons	[\$39.11] <u>\$42.70</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.98</u> per 1,000 gallons

(c) *Commercial users:*

First 2,000 gallons	[\$45.63] <u>\$49.82</u> base
All over 2,000 gallons	[\$3.34] <u>\$3.98</u> per 1,000 gallons

- (d) *Additional applications.* The fee for any 1,000-gallon unit shall also apply to any portion of a 1,000-gallon unit.
- (e) *Sewer fees.* Sewer fees are calculated using the metered amount of water provided to the user. Sewer fees shall be calculated using the average of the sewer fees of the winter months. Each customer's water meter readings during the three consecutive winter months (November, December, and January) shall be used each year to determine the customer's winter monthly average sewer fee. This winter monthly average sewer fee will then be applied to the sewer component of the customer's utility bills as a fixed monthly sewer fee charged to the

household over the following year. The city shall not be required to prove that the water went into the city's sewer system.

(f) *Quality of sewage.*

- (1) *Domestic waste.* Only ordinary liquid and water-carried waste from domestic activities that is amenable to biological treatment and that is discharged from sanitary conveniences of buildings connected to a public sanitary sewer system shall be discharged in the city's sanitary sewer lines. Waste resulting from any process of commerce or industry may not be discharged in the city's sanitary sewer lines except as authorized pursuant to subsection (f)(2) of this section.
- (2) *Commercial and industrial waste.* All discharges other than waste described in subsection (f)(1) of this section are prohibited unless the user has applied to and received written authorization from the city for such discharge. The applicant must file a statement with the city containing the following information:
 - a. Name and address of applicant;
 - b. Type of industry, business, activity, or other waste-creative process;
 - c. Quantity of waste to be discharged;
 - d. Typical analysis of waste;
 - e. Type of pretreatment proposed; and
 - f. Such other information as the city may request in writing.

The city shall have the right to reject any application for discharge of nondomestic waste into the city's sanitary sewer lines if the city determines in its sole discretion that the proposed discharge may be harmful to the city's sanitary sewer system or the environment. The city also shall have the right in approving any application for the discharge of nondomestic waste to impose any limitations on such discharge that the city determines in its sole discretion to be necessary to protect the city's sanitary sewer system or the environment.

- (3) *National categorical pretreatment standard.* If a user is subject to a national categorical pretreatment standard pursuant to regulations promulgated by the Environmental Protection Agency under Section 307 of the Federal Clean Water Act, the user is prohibited from discharging pollutants into the city's sanitary sewer system in violation of applicable categorical pretreatment standards.
- (4) *City testing; pretreatment.* The city shall have the right to sample and test any user's discharge at the discretion of the city's operator, with no limit as to the frequency of the tests, and to charge the user for the city's cost of such sampling and testing. The city also shall have the right to require pretreatment, at the user's expense, of any discharge of nondomestic waste if the city determines in its sole discretion that pretreatment of such waste is necessary to protect the city's sanitary sewer system or the environment, even if pretreatment is not otherwise required pursuant to subsection (f)(3) of this section.

- (d) *Maintenance and repair.* It shall be the responsibility of each user to maintain the water and sewer lines from the building served to the point of connection to the city's system.
- (e) *Out-of-city service.* The city council shall determine whether to provide any utility service to areas outside of the city and the terms and conditions for such service.
- (f) *Nonliability of city.* Neither the city nor its agents, employees, officers, or representatives shall bear any liability to any person other than the city for any act, omission, or condition in any way directly or indirectly related to the subject matter of this article.

Section 3. **Effective date.** The rates established by this ordinance shall take effect the first billing cycle that occurs after October 31, 2025.

Section 4. **Penalty.** Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this chapter 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 5. **Repealer.** All ordinances or parts of ordinances inconsistent or in conflict herewith, are, to the extent of such inconsistency or conflict, hereby repealed.

Section 6. **Severability.** In the event any 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 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 such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED AND APPROVED on first reading this ____ day of _____ 2024.

PASSED, APPROVED, AND ADOPTED on second and final reading this ____ day of

_____.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

2022 Water and Wastewater Rate Study prepared by Freese and Nichols